

IN ATTENDANCE

Commissioners Present: Ralph Calder, Tyler Patching, Peter Pratt, Mariah Hurst and BJ Smith

Commissioners Excused: Brett Nelson, Hunter Huffman

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Mindi Wright

CALL TO ORDER

Vice Chair Calder the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Hurst moved to approve the agenda as written. Commissioner Pratt seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

June 23, 2026

Commissioner Smith moved to approve the June 23, 2026 meeting minutes. Commissioner Patching seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT ITEM

- 1- Scott Merry is seeking commercial site plan re-approval for buildings 4 and 5 of the expired Hobble Creek Industrial project located at 1294 N 1750 W and 1295 N 1650 W within the HC Highway Commercial Zone.*

With no objections or comments, the consent agenda item passed without further consideration.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

Springville Community Development seeks to amend Springville City Code Title 11 Chapter 4 Article 301 Land Use Matrix to amend the list of uses permitted in the North Gateway Area from 400 N to 1160 North Main Street.

Josh Yost, Community Development Director, presented. The Community Board previously evaluated several key gateway areas in Springville with significant development potential. They reviewed permitted uses in those zones and recommended restricting certain uses to prevent further suburban-type development in the North Gateway area. The intent is not to penalize existing businesses or property owners but to focus restrictions on new development on undeveloped sites.

Director Yost noted that Planner Wiese identified conflicting language in other areas of the city code related to nonconforming uses, which would create ambiguity for existing businesses and property owners. Staff requests continuance of this item to clean up these code sections concurrently.

Former Community Board member Hurst emphasized that the proposal resulted from extensive discussion over multiple meetings and was not developed hastily. She requested staff include links to the relevant Community Board meeting minutes so the public can review the proposal's history.

Director Yost reminded that staff reports summarize prior action, and agreed links to additional resources would be beneficial.

Commissioner Hurst moved to continue this item. Commissioner Pratt seconded the motion. The vote to continue the Legislative Session item was unanimous.

3) Springville Community Development seeks to amend Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay.

Josh Yost, Community Development Director, presented. He explained the state passed legislation two years ago requiring cities to adopt the WUI code published by the International Code Council, to maintain participation in the cooperative wildland firefighting program. Failure to adopt the code could result in the city being unable to receive reimbursement for expenses incurred fighting wildland-adjacent fires.

The city has already adopted the WUI code by reference into the building code. This overlay would impose additional fire-resistant construction requirements on new development within designated wildland adjacent areas. Requirements would vary based on a risk assessment of the proposed construction and site, factoring in both building materials and landscaping.

The current action establishes the overlay in the city code only. The specific map designates which properties fall within the overlay will be brought back to the Planning Commission at a future meeting. Based on mapping completed to date, the overlay would apply only to properties in the far foothill-adjacent reaches of the city.

Commissioners asked several clarifying questions. Director Yost confirmed the overlay is not retroactive and existing construction is not required to be retrofitted, applies only to new construction, and is not triggered by the sale or transfer of property.

Compliance is enforced during the building permit and plan review process. Ongoing landscaping compliance for properties immediately adjacent to wildlands is monitored through an inspection process administered by the county and city fire departments. The overlay will be reflected on the zoning map, allowing property owners to check their zoning status. As with other overlay zones, where the WUI overlay conflicts with the underlying zone, the overlay controls; where the overlay is silent, the underlying code applies.

Vice Chair Calder opened the Public Hearing at 7:18 p.m. Seeing no speakers, Commissioner Hurst moved to close the Public Hearing. Commissioner Smith seconded. The public hearing was closed at 7:19 p.m.

Commissioner Hurst noted that most detailed questions would be better addressed when the map returns for review, and expressed comfort with adopting the overlay code at this time.

Commissioner Patching moved to recommend approval of Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay. Commissioner Smith seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Hurst moved to adjourn the meeting. Commissioner Pratt seconded the motion. Vice Chair Calder adjourned the meeting at 7:20 p.m.