

IN ATTENDANCE

Commissioners Present: Brett Nelson, Hunter Huffman, Tyler Patching, Peter Pratt, and BJ Smith

Commissioners Excused: Mariah Hurst, Ralph Calder

City Staff: Carla Wiese, Planner II
Heather Goins, Executive Assistant

CALL TO ORDER

Chair Huffman called the meeting to order at 7:04 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

August 25, 2026

Commissioner Smith moved to approve the August 25, 2026, meeting minutes. Commissioner Patching seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) Onyx Custom Homes proposes an amendment to the Springville Code 11-5a-101, Westfields Central New Neighborhood Plan.*

Chair Huffman recused himself from this item because of personal conflict.

Carla Wiese, City Planner, presented. She explained that the Westfield Central New Neighborhood Plan contains specific architectural and design standards, including requirements for operable shutters or awnings intended to provide solar shading. Builders have expressed concerns regarding the cost and installation requirements associated with these features.

Onyx Custom Homes proposed additional exceptions to the shading requirements. The proposed exceptions would apply in situations where:

- An adjacent structure provides sufficient shade; or

- Windows are oriented toward an alley and therefore receive limited direct sunlight.

Ms. Wiese explained that the proposed amendment was generally consistent with the applicant's proposal, with language referring to a "design review committee" removed because the City does not currently have a separate design review committee. The City does, however, have a design review process through which architectural packages are reviewed for compliance with the applicable Westfield Central New Neighborhood Plan standards. Staff supports this change.

Hunter Huffman represented Onyx, the applicant. He explained that the proposed amendment would retain the energy-efficiency intent of the requirements while providing flexibility where shutters are not necessary for solar protection. He noted that the proposed exceptions would primarily affect south- and west-facing windows when those windows are shaded by an adjacent building or face an alley. Street-facing windows would continue to be subject to the shading requirements.

Commission members then discussed the distinction between the City's development review committee and the architectural/design review process and confirmed that architectural plans would continue to be reviewed for compliance with the Westfield Central New Neighborhood Plan.

Commissioner Patching opened the Public Hearing at 7:14 p.m. Seeing no speakers, Commissioner Nelson moved to close the Public Hearing. Commissioner Patching seconded. The public hearing was closed at 7:14 p.m.

Commissioner Smith moved to recommend approval of the amendment to the Springville code 11-5a-101, Westfields Central New Neighborhood plan to include additional exceptions to the shading requirements as proposed by staff. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

Ms. Wiese reminded the Commissioners about the APA Conference Wednesday and Thursday.

Chair Huffman asked about the Council tabling the Station Area Plan. Ms. Wiese will have Director Yost respond to the Commission with an update email regarding Council's concerns and next steps, which may also be shared with interested parties and included in the public record. The Council questioned if we need to do this right now. Ms. Wiese noted we were getting ahead of the game, and we don't have to have this plan in place until we actually have a station. Chair Huffman said the Planning Commission saw a 25-year-old plan and it didn't reflect current needs, so we updated the plan. Ms. Wiese reminded the Commission that its recommendations are advisory and not binding on the City Council.

With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Huffman adjourned the meeting at 7:26 p.m.