

Planning and Zoning Commission
Work Session and Meeting Minutes, January 18, 2022, 6:00 PM
City Hall, 160 Walker Drive

Members Present- Walter Coleman, Tim Walker, Kris Bishop, Maranda Nolen, Doug Morrison, Joey Breighner, Dean Goforth

Members Absent- Chairman Stephen Graham, Josh Weldon

The work session was called to order at 6:03 p.m. by member Dean Goforth.

Tim Walker provided the members with hand-outs of various subdivisions in the Springville area and begin discussions on density requirements of PUD developments. Mr. Walker suggested the Commission consider revising the zoning ordinance to include certain ratios be met for large lot development based on the amount of proposed smaller lots of a subdivision. Attorney James Hill discussed ways the city may regulate such a requirement, either through land area percentages or density of each PUD district. He added the benefits of providing these requirements to developers prior to their submission of a master plan.

Robert Wilkes took the floor to update the members on plans to close and redirect Camp Road, which will impact the Archer's Cove phase 4 development. Mr. Wilkes stated Dan Dahlke, the county engineer, has approved the plan and added the density of the phase has been reduced due to redirection of Camp Road. Mr. Wilkes stated a traffic signal was not required at this time and added if a signal is needed in the future, the developer will meet the requirements of the county.

Mr. Hill discussed amending the subdivision regulations to require an engineer to certify compliance with the sub regs related to completion of development concerning preliminary and final plats. Mr. Hill stated the engineering certificate would add a layer of protection for the city prior to consideration of accepting the roads of a development. Robert Wilkes suggested having the Geotech engineer sign the plats and explained the role of a Geotech engineer.

Mr. Goforth closed the work session at 7:07 p.m. and called the regular meeting to order.

Strategic Plan Amendment

Zoning Director Maranda Nolen reviewed the plan amendment and the project list of items the Commission had discussed and determined to recommend the Council put focus on completing over the next few years. She stated Springville had been placed on the Regional Planning Commission's schedule to begin preparation for a new comprehensive plan in July or August. The members reviewed the project list and determined to recommend four items: complete the sewer expansion project, acquire a western connector road, update the feasibility study for connecting Purple Heart Boulevard to Springville Station Boulevard, and various updates to the sports complex at Springville Station (the Strategic Plan Amendment was not considered at this time). The members discussed ways to move the projects of a new comprehensive plan through the council to completion.

Public Hearing, Strategic Plan Amendment

A public hearing was opened and closed with no comments at 7:41 p.m. Prior to the public hearing, Chamber President Nikkie Posey spoke about the importance of parking and the need for easy access to the businesses located in the downtown district.

Walter Coleman made a motion to approve and recommend to the council completion of the sewer expansion project, acquiring a western connector road, updating the feasibility study for connecting Purple Heart Boulevard to Springville Station Boulevard and begin land acquisition, and updates to the sports complex at Springville Station, to include paving the main parking area, constructing at least two softball fields, and adding a restroom near the soccer fields. Doug Morrison seconded the motion, and all voted aye. The motion carried.

Meeting Minute Approval


The members reviewed minutes from the December 14th work session and meeting. Tim Walker made a motion to approve the minutes. Walter Coleman seconded, and all voted aye except for Joey Breighner and Kris Bishop, who abstained. The motion carried.

Being no further business to discuss, Kris Bishop made a motion to adjourn at 7:44 p.m. Walter Coleman seconded the motion, and all voted aye. The meeting was adjourned.



Chairman

2-15-22
Date



Secretary

2/15/22
Date