



**MINUTES**  
**Springville City Council Regular Meeting - March 05, 2024**

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MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MARCH 05, 2024, AT 6:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

**Presiding and Conducting:** Mayor Matt Packard

**Elected Officials in Attendance:** Craig Jensen  
Logan Millsap  
Jake Smith  
Mike Snelson  
Mindi Wright

**City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Community Development Director Josh Yost, Director of Administrative Services Patrick Monney, Internal Services Director Scott Sensenbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Public Works Director Brad Stapley, and Fire Chief Hank Clinton.

**CALL TO ORDER**

Mayor Packard called the meeting to order at 6:30 p.m.

**INVOCATION AND PLEDGE**

Councilmember Smith offered the invocation, and Councilmember Snelson led the Pledge of Allegiance.

**APPROVAL OF THE MEETING'S AGENDA**

**Motion:** Councilmember Snelson moved to approve this evening's agenda as written. Councilmember Smith seconded the motion. **Voting Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0.**

**MAYORS COMMENTS**

Mayor Packard welcomed the Council, staff, and those in attendance.

**PUBLIC COMMENT**

Mayor Packard introduced the Public Comment section of the agenda and inquired if there were any written requests to speak.

Lillian Kump with Tabitha's Way a local food pantry reported that in the past year, they have helped over 16,700 local households, and 62,055 individuals served with an increase of over 60% in the last two

years. Next Saturday they are having a food drive and are encouraging volunteers. Information can be found on the Just Serve website.

## CONSENT AGENDA

1. **Approval of the minutes for the February 06, 2024 work meeting and regular meeting and the February 20, 2024 work meeting and regular meeting.**

Mayor Packard noted a correction on the February 20, 2024 work study minutes. He was excused during this meeting and on line 126 it should show Mayor Pro Tem Snelson.

**Motion: Councilmember Snelson moved to approve the consent agenda with corrections on the February 20, 2024 work meeting minutes line 126. Councilmember Smith seconded the motion. Voting Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0**

## REGULAR AGENDA

2. **Consideration of a Resolution for property acquisition of approximately 5.84 acres by Springville City for Parcel #23:033:0053 and Parcel #23:022:0018 located in the area of 700 North and 425 West, Springville, Utah - Brad Stapley, Public Works Director**

Director Stapley reported Springville City has been working with Edward C. Johnson to purchase two contiguous separate parcels totaling 5.84 acres to be combined with 13.23 acres of adjacent City-owned property for a future Public Works facility complex to be located west of and adjacent to 425 West, just south of the City's Whitehead Power Plant, the appraised value was \$1.336 million.

**Motion: Councilmember Snelson moved to approve Resolution #2024-04 for the purchase of Utah County Parcels 23:033:0053 and 23:022:0018 for a total of 5.84 acres from Edward C. Johnson, to be combined with adjacent City-owned property for siting a future City Public Works facility complex. Councilmember Smith seconded the motion. Roll Call Vote; Voting Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0. Resolution #2024-04 Approved**

3. **Consideration of an Ordinance amending the Westfields Central New Neighborhood Plan to clarify setback requirements and architectural standards - Josh Yost, Community Development Director**

Director Yost reported the amendments to the Westfields Central New Neighborhood Plan are to clarify setbacks and enhance architectural standards to maintain the plan's original objectives. Concerns regarding design clarity and inconsistencies between architectural plans and existing regulations prompted the proposed changes, which focus on addressing encroachments, setbacks for attached units, and refining architectural standards. Staff supports the amendments, citing their alignment with the neighborhood plan's goals of fostering diverse housing options and superior design. Therefore, the staff recommends approving the amendments to ensure coherence and quality in the Westfields Central New Neighborhood. Josh went on to review the amendments.

**Motion: Councilmember Millsap moved to approve Ordinance #03-2024 adopting the amendments to the Westfields Central New Neighborhood Plan. Councilmember Jensen seconded the motion. Roll Call Vote; Voting Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0. Ordinance #03-2024 Approved**

4. Consideration of an Ordinance amending the Official Zone Map to apply the Neighborhood Commercial (NC) Zone to the entirety of parcel 23:031:0089, consisting of 2.04 acres and located at approximately 301 South 950 West, Springville - Josh Yost, Community Development Director  
Carla reported the proposed zone map amendment is to apply the Neighborhood Commercial (NC) zoning to the entirety of parcel 23:031:0089. The parcel is currently zoned NC and R2 with the zoning split along the canal that runs through the property. Dual zoning is problematic for the current owner, and the extension of the residential zoning is inconsistent with the adjacent parcels. The alternatives would be to deny the proposed zone map amendment and maintain the dual zoning or to continue the discussion. The amendment was heard before the Planning Commission and the motion to recommend approval of the rezone to NC passed unanimously.

Councilmember Millsap inquired if the parcel was the only one in the area with this type of zoning. Carla replied a large portion of the parcel was owned by one person and then it was subdivided, they were not aware of any others.

**Motion: Councilmember Wright moved to approve Ordinance #04-2024** amending the Official Springville Zone Map to apply the Neighborhood Commercial (NC) Zone to the entirety of parcel 23:031:0089. **Councilmember Snelson seconded** the motion. **Roll Call Vote; Voting Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0. Ordinance #04-2024 Approved**

**CLOSED SESSION, AND ADJOURNMENT IF NEEDED - TO BE ANNOUNCED IN MOTION**

*The Springville City Council may adjourn the regular meeting and convene into a closed session as provided by UCA 52-4-205.*

**ADJOURNMENT**

**Motion: Councilmember Snelson moved** to adjourn the regular meeting at 6:53 p.m. and go into a closed session to discuss possible litigation and property **Councilmember Smith seconded** the motion. **Voting Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously; 5-0.**

*This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, March 05, 2024.*

*I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, of Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, March 05, 2024.*

DATE APPROVED: March 19, 2024



Kim Crane  
City Recorder