

NO FORMAL ACTIONS ARE TAKEN IN A WORK SESSION

5:30 P.M. - WORK MEETING - MULTI-PURPOSE ROOM

CALL TO ORDER

COUNCIL BUSINESS

1. Calendar
 - Nov 11 - Council Budget Work Meeting 9:00 a.m.
 - Nov 18 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
 - Nov 18 - RDA Meeting 6:30 p.m.
 - Nov 18 - Board of Canvassers - 2025 Municipal Election Canvas 6:40 p.m.
 - Nov 27-28 - Thanksgiving Holiday Observed, City Offices Closed (Thursday and Friday)
2. **REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS**
 - a) Invocation - Councilmember Jensen
 - b) Pledge of Allegiance - Councilmember Wright
 - c) Consent Agenda
 2. Approval of the minutes for the October 21, 2025, work and regular meetings.
3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**
 - a) Review of the City Facilities Use Policy - Troy Fitzgerald, City Administrator
 - b) Update on Historic Seminary Building - Emily Larsen, Museum of Art Director
 - c) Allocation of PAR Funds - Emily Larsen, Museum of Art Director, and Stacey Child, Parks and Recreation Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

ADJOURNMENT

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.

7:00 P.M. COUNCIL MEETING - CITY COUNCIL ROOM

CALL TO OR
INVOCATION
PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

CEREMONIAL AGENDA

1. Citizen Service Awards - Lance Haight, Public Safety Director

PUBLIC COMMENT - Audience members may bring any item, not on the agenda, to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the mayor's discretion. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The agenda provides an opportunity for public comment. If, after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number. It will be added to the regular agenda for discussion unless otherwise specified by the Council.

2. Approval of the minutes for the October 21, 2025, work and regular meetings

REGULAR AGENDA

3. Consideration of a Resolution approving a special events fireworks display at Memorial Park on November 08, 2025, by Pyrocrate Fireworks - Fire Department and Parks and Recreation Department
4. Consideration of an Ordinance and amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low Density Residential for the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street, Springville, Utah - Josh Yost, Community Development Director
5. Consideration of an Ordinance and amendment to the Official Zone Map to apply the R1-15 Zone to the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street, Springville, Utah - Carla Wiese, Planner II/Economic Development

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

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CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 10/31/2025

In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.

s/s - Kim Crane, MMC, City Recorder



MINUTES
Springville City Council Work/Study Meeting - October 21, 2025

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 21, 2025, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

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

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Community Development Director Josh Yost, Director of Administration Patrick Monney, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight, Public Works Director Brad Stapley, and Assistant City Attorney Chris Creer.

CALL TO ORDER - Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:32 p.m.

COUNCIL BUSINESS

1. Calendar

- Oct 31, 2025 - Annual City Downtown Trick or Treat 3:00 p.m. to 5:00 p.m.
- Nov 02, 2025 - Daylight Savings Ends
- Nov 04, 2025 - Municipal General Election
- Nov 04, 2025 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked if there was any discussion about the upcoming calendar. There was none.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**

- a) Invocation - Councilmember Smith
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda

- 1. Approval of the minutes for the work meeting and regular meeting held on October 07, 2025

Mayor Packard asked if there was any discussion on the consent agenda. There was none.

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

a) Economic Update Presentation - Robert Spendlove

Mayor Packard introduced Robert Spendlove, Chief Economist for Zions Bank, a macroeconomist who presents all over the Intermountain West.

Robert Spendlove presented on navigating economic policy shifts and began by asking attendees how they felt about the economy. Responses indicated that the job market appeared to be slowing, consumers continued to spend, housing activity had slowed due to pricing, and consumer debt was rising as many tried to understand current economic conditions.

He reviewed key economic indicators, stating that GDP had grown by 3.8% in the second quarter and was expected to grow by the same amount in the third quarter. He noted that blue-chip consensus forecasts had predicted that tariffs would increase inflation and negatively affect the real economy. He reported that the Federal Reserve had begun lowering interest rates again and that the market anticipated additional rate cuts. He also discussed challenges related to mortgage rates.

Spendlove explained that the federal employment report had not been completed due to the ongoing government shutdown. He referenced ADP data showing private-sector job losses for the second consecutive month, noting that ADP's sample did not include government jobs, small businesses, and other sectors. He reported that the national unemployment rate had increased in August but had since declined to 4.3%.

He reviewed average effective tariff rates since 1970 and stated that current tariffs had not caused inflation. He said retail sales remained strong but that there were signs of underlying economic weaknesses. He noted that the national debt continued to rise.

Spendlove reported that Utah's population growth and employment were increasing, with unemployment below the national average. He stated that Utah's home prices were significantly higher than the national average, but appreciation remained stable. He added that wage growth in Utah was above the national average, median household income was among the highest, and Utah continued to have the strongest economy in the country.

b) Station Area Plan Update - Josh Yost, Community Development Director

Director Josh Yost reported on the Station Area Plan and explained that a presentation had been given to the Planning Commission the previous week. He stated that the plan area extended from 1500 West to 1200 West and from 900 South to Center Street. He noted that existing planning goals for the West Fields included establishing a community core.

Yost explained that staff were analyzing the area to address housing, business, industry, transportation, and public life needs. He outlined guiding questions for the planning process, including how to design for future residents, how to support economically sustainable retail, and how to integrate community values and traditions into new mixed-use development.

He reviewed guiding principles, which included designing streets for all users with an emphasis on pedestrian comfort and bicycle safety; providing diverse residential options such as condos, apartments, and townhomes to support a multigenerational community; creating public spaces that accommodate both planned and informal gatherings; capturing the value of transit; promoting physical connections within the community; and visually reflecting Springville's values through building form and style.

Yost reported that the Planning Commission had expressed concerns that the visual plan map did not accurately represent the plan and that the plan did not designate specific street locations. He stated that staff was working to clarify that the current concept was not final and that additional information would be brought back to the City Council.

88 c) **Community Reinvestment Area Follow-Up - Carla Wiese, Planner II/Economic Development**
Moved the discussion to the regular meeting.

90

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

92 Mayor Packard asked if there was any further discussion. There was none.

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

96 *The Springville City Council may temporarily recess the meeting and convene in a closed session as provided by UCA 52-4-205.*

98 **Motion: Councilmember Snelson moved** to adjourn the work meeting at 7:00 p.m. **Councilmember**
100 **Smith seconded** the motion. **Vote Yes:** Councilmember Jensen, Councilmember Millsap, Councilmember
Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

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106 *This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, October 21, 2025*
108 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, 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, October
21, 2025.

110 *DATE APPROVED:* _____

112 *Kim Crane*
City Recorder



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 21, 2025, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard

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

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Community Development Director Josh Yost, Director of Administration Patrick Monney, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight, Public Works Director Brad Stapley, Carla Wiese, Planner II/Economic Development and Assistant City Attorney Chris Creer.

CALL TO ORDER

Mayor Packard called the meeting to order at 7:03 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 Wright moved to approve the agenda as written. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

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.

CONSENT AGENDA

1. **Approval of the minutes for the work meeting and regular meeting held on October 07, 2025**

Mayor Packard asked for a discussion or a motion on the consent agenda.

Motion: Councilmember Snelson moved to approve the consent with corrections to the October 07, 2025, work meeting minutes, changing the cost of a traffic signal from \$100,000 to approximately \$400,000. Councilmember Millsap seconded the motion. Voting Yes: Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion Passed Unanimously, 4-0 with 1 absent.

Mayor Packard asked Planner Wiese to provide her report on Community Reinvestment Areas that was scheduled for the prior work study meeting.

Planner II Carla Wiese reported that on July 15, 2025, a presentation was given to the City Council regarding Community Reinvestment Areas (CRAs). She stated that the Council had requested additional information and directed staff to conduct community outreach to property owners within the targeted boundary from the north end of Main Street to 800 South. She explained that staff mailed notices to property owners of record and emailed those with available email addresses. Although attendance at the outreach meeting was lower than anticipated, she noted that those who participated were engaged and generally supportive of the concept.

Carla presented a draft resolution for the Council's review and explained that a development impediment study would be required before adoption, as it could not be added afterward. She clarified that the study would identify any impediments to development and would provide the council with the option to use eminent domain if deemed necessary for project purposes. She added that the Redevelopment Agency (RDA) Board would be required to review the matter and hold a public comment period. She concluded by stating that the development impediment findings would be provided to the Council before a meeting was scheduled and that she would return with additional information.

REGULAR AGENDA

2. **Consideration of a Resolution authorizing the Fremont Solar PPA project transaction schedule under the master firm power supply agreement with Utah Associated Municipal Power Systems; and related matters - Jason Miller, Power Director**

Power Director Jason Miller reported that the Fremont Solar Project (Project) consists of a 99 MW photovoltaic generation facility coupled with a 49.5 MW / 198 MWh battery storage system (BESS) located in Iron County, Utah. The combined Project will deliver clean energy and grid flexibility through solar generation and four-hour battery dispatch capability. A portion of Springville's power purchase contracts will expire within three months of the planned commercial operation date (12/2027) of the Project. This resource will mitigate additional market exposure caused by the expiration of the contract.

The Project has been discussed during multiple meetings of the Utility Board. On October 8th, the Board unanimously (10 of 14 present) recommended City Council review and approve the project.

UAMPS is entering into a 25-year solar plus battery Power Purchase Agreement (PPA) with Fremont Solar, LLC, on behalf of participating members. If the project is delayed from the scheduled operation, the agreement includes limited damages.

Director Miller requested approval for the City to enter into a Power Purchase Agreement (PPA) that included battery storage. He explained that new requirements and future resource needs made the battery component important despite the higher cost. He stated that when existing contracts concluded, solar resources would be able to backfill the energy supply beginning in 2027.

Councilmember Snelson asked why the proposed gap in resources should be filled with solar rather than a less expensive option.

90 Jason responded that no other new projects were coming online and that the Fremont project offered a lower price point. He added that previous wind projects had performed poorly.

92 Mayor Packard asked whether incentives similar to Rocky Mountain Power's could be considered for residents to install home battery systems. He also inquired about the status of nuclear energy development.

94 Jason stated that staff could look into options for incentivizing homeowners to install batteries, noting that Rocky Mountain Power currently had the ability to turn off customer-installed batteries when they were not needed. He also explained that some planning for nuclear resources was underway and that certain state approvals had already been completed.

100 **Motion: Councilmember Millsap** moved to approve Resolution #2025-35, authorizing Springville City to enter into the Power Purchase Agreement (PPA) to receive 8.57% of the 99 MW expected Fremont Solar Project (Project) output. **Councilmember Snelson seconded** the motion. **Roll Call Vote Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent. Resolution #2025-35 Adopted**

106
108 3. **Consideration of an Ordinance amending Springville City Code Section 11-3-402, Definitions, and adopting Section 11-6-135, concerning Land Use Application Expirations - Laura Thompson, Planner**

110 Planner Laura Thompson reported that the City Council considered the proposed amendments on April 15, 2025. The council members supported the proposal; however, they wanted to see a policy that establishes the process for notifying applicants, outlines expectations for applicants, and ensures accountability.

114 She explained the city has multiple land use application types that can remain under review for years until they are eventually withdrawn or abandoned. The proposed amendments will help keep the development review process efficient and remove outdated applications that may no longer be compliant with current regulations.

118 Councilmember Smith asked how many applicants would be affected by the proposed change. Laura reported that the change would affect about a dozen applicants and stated that a few other cities had adopted similar approaches.

122 Councilmember Smith asked whether other cities were implementing similar practices and inquired whether only one extension would be allowed.

124 Councilmember Wright stated that the policy would need to be applied consistently and should clearly specify that only one extension would be allowed. Councilmember Smith agreed.

126 Attorney Penrod stated that the proposed change would need to be incorporated into the ordinance and discussed further. He added that an agreed-upon timeline would need to be established and noted that the item could return to the Council for future consideration.

128 Councilmember Millsap commented that additional clarification and more specific language were needed.

130
132 **Motion: Councilmember Snelson** moved to continue the item to an unspecified date. **Councilmember Millsap seconded** the motion. **Vote Yes:** Councilmember Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

136 4. **Consideration of an Ordinance amending Title 11, Development Code, and Title 14, Subdivision**
138 **Regulations, concerning development approval processes - Josh Yost, Community Development**
Director

140 Community Development Director Josh Yost reported that he sought to clarify administrative
142 processes related to the Lakeside Overlay. He stated that the Lakeside Overlay had never been applied
144 to any property, was not connected to the Lakeside Landing Overlay, and would be removed.

146 Yost then reviewed the proposed amendments. He explained that on July 16, 2024, the City
148 Council had approved updates to the City's residential and commercial subdivision regulations and
150 application procedures, including preliminary and final plan checklists, to align with Utah State Code. He
152 stated that the current amendments were intended to address irregularities in Titles 11 and 14 regarding
154 approval processes by the Land Use Authority and included updated subdivision checklists to ensure
156 clarity and consistency.

158 **Motion: Councilmember Millsap moved to approve Ordinance #20-2025, amending Springville**
160 **City Code Title 11, Development Code, and Title 14, Subdivision Regulations, concerning development**
162 **approval processes. Councilmember Wright seconded the motion. Roll Call Vote Yes:** Councilmember
164 **Jensen EXCUSED, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and**
166 **Councilmember Wright. The motion Passed Unanimously, 4-0 with 1 absent. Ordinance #20-2025**
168 **Adopted**

170 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

172 Mayor Packard asked for any further discussion. There was none.

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

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

180 **ADJOURNMENT**

182 **Motion: Councilmember Snelson moved to adjourn the meeting at 8:07 p.m. Councilmember**
184 **Millsap seconded the motion. Voting Yes:** Councilmember Jensen, Councilmember Millsap,
186 Councilmember Smith, Councilmember Snelson, and Councilmember Wright. **The motion Passed**
188 **Unanimously, 5-0.**

190 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday,*
192 *October 21, 2025.*

194 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah*
196 *County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this*
198 *meeting held on Tuesday, October 21, 2025.*

200 DATE APPROVED: _____
202 _____
204 Kim Crane
206 City Recorder



STAFF REPORT

DATE: October 30, 2025
TO: Honorable Mayor and City Council
FROM: Chief Clinton, Assistant Public Safety Director
SUBJECT: APPROVAL OF FIREWORKS DISPLAY AT MEMORIAL PARK 11/8/25

Recommended Motion: Move to approve **Resolution 2025-___** authorizing Pyrocrate Fireworks to conduct private fireworks display at Memorial Park on November 8, 2025, and requiring a bond of not less than \$1,500 for payment of any damages related to the display.

Executive Summary: Pyrocrate Fireworks has submitted an application to hold private fireworks display at Memorial Park on November 8, 2025. The request has been reviewed by the Springville Fire Department and Parks and Recreation Department, and all required safety, site, and operator approvals have been met. Pursuant to Springville City Code Sections **3-4-112 through 3-4-114**, City Council approval by resolution is required for the issuance of a fireworks display permit.

Focus of Action: To consider and approve a resolution granting a permit for Pyrocrate Fireworks to conduct private fireworks display at Memorial Park on November 8, 2025, subject to the conditions outlined by City Code and the Fire Department.

Background: Pyrocrate Fireworks submitted an application to the Parks & Recreation Department to reserve memorial Park for a private event and fireworks display on November 8, 2025.

The Fire Chief has approved the proposed operator, storage location, and display site in accordance with the Springville City Code sections 3-4-112 and 3-4-113.

Per City Code Section 3-4-112, the City Council must authorize all fireworks displays by resolution.

Under Section 3-4-114, the City Council may require a bond of not less than \$1,500 to ensure coverage of any potential damages arising from the event.



Discussion: The fireworks display will be conducted by a licensed and insured pyrotechnics company, **Pyrocrate Fireworks**, in compliance with all applicable **state fire regulations** and **local safety ordinances**. The Fire Department will oversee setup, storage, and ignition procedures to ensure public safety and compliance with permit conditions.

The applicant has provided proof of liability insurance and agreed to post the required bond to cover potential damages related to the display. The event is private and will not involve city-sponsored activities or costs.

Approval of the resolution will allow the event to proceed under city supervision and maintain compliance with all fire and safety codes.

Alternatives:

1. Approve the resolution as presented.
2. Approve the resolution with additional conditions.
3. Deny the request for fireworks display permit.

Fiscal Impact: There is **no direct fiscal impact** to the City. All costs associated with the fireworks display, including permits, insurance, bond, security, and cleanup, will be the responsibility of the applicant.

Henry L. Clinton
Assistant Public Safety Director / Fire Chief

RESOLUTION #2025-__

A RESOLUTION APPROVING A FIREWORKS DISPLAY AT MEMORIAL PARK ON NOVEMBER 8, 2025, BY PYROCRATE FIREWORKS, AND REQUIRING A BOND OF NOT LESS THAN \$1500 FOR THE PAYMENT OF DAMAGES RELATED TO THE DISPLAY.

WHEREAS, Pyrocrate Fireworks wishes to provide a fireworks display on November 8, 2025, at Memorial Park for a private event; and

WHEREAS, An application has been submitted to the Parks and Recreation Department to reserve Memorial Park for the purpose of holding the private event as required in Springville City Code 3-4-113; and

WHEREAS, The Fire Chief has given the necessary approvals, as required in Springville City Code sections 3-4-112 and 113, for the operator of the fireworks display, the storage place of the fireworks, and for the display to be held at Memorial Park; and

WHEREAS, Springville City Code 3-4-112 requires the City Council to grant a permit for the public display of fireworks by resolution; and

WHEREAS, Springville City Code 3-4-114 provides that the City Council may require the posting of a bond in a sum of not less than \$1500 for the payment of all damages which may be caused either to a person or persons or to property by reason of the display, and arising from any acts of Pyrocrate Fireworks, their agents or employees.

NOW, THEREFORE, BE IT RESOLVED BY THE SPRINGVILLE CITY COUNCIL:

SECTION 1. Grant permit for fireworks display on November 8, 2025. The City Council grants a permit for Pyrocrate Fireworks to put on a fireworks display that will take place at Memorial Park on November 8, 2025.

SECTION 2. Bond required. The City Council may require a bond as it deems adequate from Pyrocrate Fireworks in a sum not less than \$1500 for the payment of all damages which may be caused by reason of the display.

SECTION 2. Effective Date. This resolution shall become effective immediately upon passage.

PASSED AND APPROVED this __ day of _____, 2025.

Matt Packard, Mayor

Attest:

Kim Crane, City Recorder



STAFF REPORT

DATE: October 29, 2025

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner II

SUBJECT: PETER AND JILLIAN FIFE REQUEST AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FROM INDUSTRIAL MANUFACTURING TO LOW-DENSITY RESIDENTIAL FOR THE ENTIRETY OF PARCEL 26:026:0046, CONSISTING OF APPROXIMATELY 9.3 ACRES LOCATED AT APPROXIMATELY 1350 S MAIN STREET.

Recommended Motion:

Motion to approve the amendment to the Springville General Plan Future Land Use Map to designate parcel 26:026:0046 as low-density residential.

Focus of Action:

Is the requested amendment to the General Plan Land Use map consistent with the intent of the General Plan Future Land Use Map?

Background:

The Future Land Use Map identifies the property as both Light Industrial Manufacturing and Low-Density Residential. The designation was made at the last update of the general plan in 2014 and was made based on the existing use at that time. The properties surrounding the parcels are primarily designated as low-density residential, with only the properties on the north designated light industrial. The current uses of the properties designated as light industrial include agricultural and some light manufacturing, such as cabinet making and flooring.

Discussion:

There is an argument to be made for designating the entire parcel as low-density or light industrial. Dual-use parcels have come before the planning commission and city council, and absent a compelling reason for staff to advocate for one use over another, staff have supported the property owner's choice. As no compelling reason exists in this



circumstance, the staff recommends the approval of the land use designation to low-density residential for the future land use.

PLANNING COMMISSION REVIEW

The Planning Commission held a duly noticed Public Hearing on October 14, 2025; no public comment was received.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Ralph Caldwell	X	
Hunter Huffman	X	
Ann Anderson	X	
Brett Nelson	X	
Peter Pratt	Excused	
Tyler Patching	X	

Alternatives:

Motion to deny the approval of the amendment to the Springville General Plan Future Land Use Map to designate parcel 26:026:0046 as low-density residential.

Motion to continue the discussion of the amendment to the Springville General Plan Future Land Use Map to designate parcel 26:026:0046.sa

Carla Wiese

Carla Wiese

EXHIBIT A-AERIAL PARCEL # 26:026:0046

EXHIBIT B-GENERAL PLAN FUTURE LAND USE MAP DESIGNATION

EXHIBIT C-PLANNING COMMISSION STAFF REPORT

EXHIBIT A -PARCEL 26:026:0046

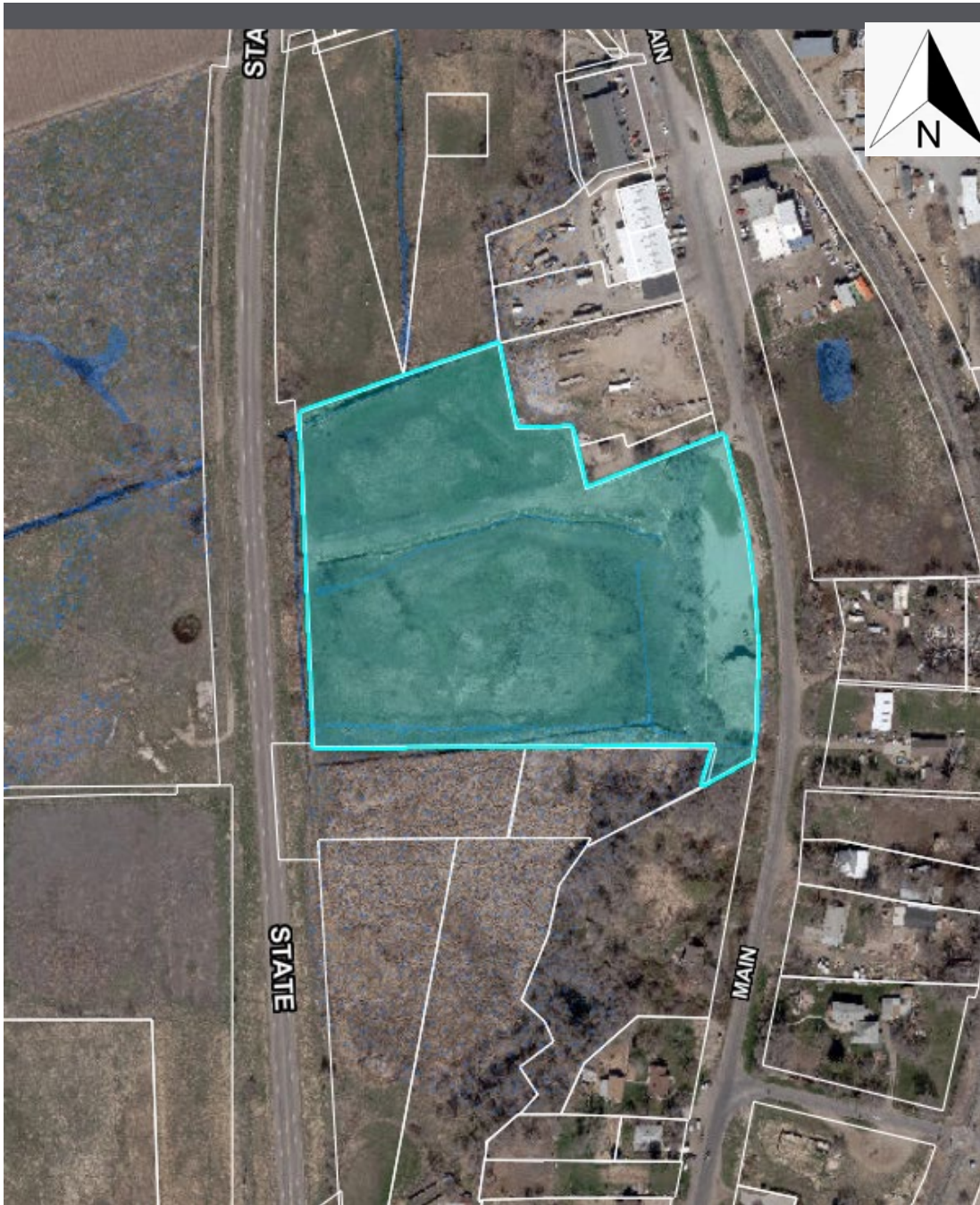


EXHIBIT B -FUTURE LAND USE MAP





EXHIBIT C-PLANNING COMMISSION STAFF



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #2
October 14, 2025

October 8, 2025

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Spec.

RE: Peter and Jillian Fife request an amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low Density Residential for the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street.

Petitioner: Peter and Jillian Fife

Summary of Issues

- Is the requested amendment to the General Plan Land Use map consistent with the intent of the General Plan Future Land Use Map?

Background

The parcel was recently purchased by the Fifes with the intent to build a home on the property. It was previously separate parcels with different General Plan Land Use Designations. The Fifes have combined the parcels into one, resulting in a parcel with two different designations.

Analysis

The single parcel has two land use designations. Concerning the surrounding area, the dual land use is unique to the parcel in question. The Fife property is the only property with two different land use designations on one parcel. It is also the southernmost parcel in the Light Industrial Manufacturing designated area that extends north to Highway 89. The part of the parcel currently designated Low Density Residential is part of the larger surrounding Low Density Residential Area. This proposed change cleanly changes the land use designation without creating any islands of different designations by shifting the boundary between the existing districts. The change results in a small peninsula of Light Industrial Manufacturing to the east across Old South Main Street, but it is part of the existing Art City Bronze foundry which backs onto the railroad corridor.

Dual land use designation on a single parcel has come before the Planning Commission, most recently with a parcel designated as both commercial and residential. In the request before the Planning Commission now, either land use designation would be consistent with current land use and the use of adjacent properties, but as the property owner would like to use the property for residential purposes, an amendment to the General Plan Land Use Map to designate the property as low-density residential would be preferred.

Staff Recommendations

Staff recommends support of the proposed amendment to the General Plan Land Use Map to designate the entirety of the parcel to low-density residential.

Recommended Motion

Move to recommend approval of the amendment to the Springville General Plan Land Use Map to designate parcel 26:026:046 as low-density residential.

Alternate Motions

Move to recommend denial of the amendment to the Springville General Plan Land Use Map to designate parcel 26:026:046 as low-density residential.

Move to continue consideration of the amendment to the Springville General Plan Land Use Map to designate parcel 26:026:046 as low-density residential.

ORDINANCE #__-2025

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FROM INDUSTRIAL MANUFACTURING TO LOW-DENSITY RESIDENTIAL FOR THE ENTIRETY OF PARCEL 26:026:0046, CONSISTING OF APPROXIMATELY 9.3 ACRES LOCATED AT APPROXIMATELY 1350 S MAIN STREET

Be it ordained by the City Council of Springville, Utah:

WHEREAS, Springville City Development Code governs land use within Springville City in fulfillment of the recommendations of the General Plan, as well as the future vision of the City as established by the Mayor and City Council; and

WHEREAS, Springville City may from time to time, examine the land use designations included in the Springville City General plan to determine if the designations are appropriate based on current conditions; and

WHEREAS, Parcel 26:026:0046 (Exhibit A) is designated in the 2011 General Plan Future Land Use Map as both industrial manufacturing and low-density residential; and

WHEREAS, the property owner has requested that the low-density residential land use designation be applied to the entirety of the property;

WHEREAS, Springville City has determined that the requested amendment to the Future Land Use Map is consistent with the General Plan; and

WHEREAS, the Springville City Planning Commission has held a duly noticed public hearing on October 14, 2025;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah:

SECTION 1: The General Plan Future Land Use Map be amended to designate the entirety of Parcel 26:026:0046, as shown in Exhibit A, as low-density residential.

SECTION 2: EFFECTIVE DATE. This Ordinance shall take effect upon publication or posting as required by law.

PASSED, ADOPTED, AND ORDERED POSTED by the City Council of Springville, Utah, this 04th day of November, 2025.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A





STAFF REPORT

DATE: October 29, 2025

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner II

SUBJECT: PETER AND JILLIAN FIFE REQUEST AN AMENDMENT TO THE OFFICIAL ZONE MAP TO APPLY THE R1-15 ZONE TO THE ENTIRETY OF PARCEL 26:026:0046, CONSISTING OF APPROXIMATELY 9.3 ACRES LOCATED AT APPROXIMATELY 1350 S MAIN STREET.

Recommended Motion:

Motion to approve the amendment to the Springville Zoning Map to designate parcel 26:026:0046 as R1-15.

Focus of Action:

Is the requested amendment to the Springville Zoning Map to R1-15 consistent with the General Plan and the intent of the R1-15 zone as stated in 11-4-102(2)(a) of the Springville City Code?

Background:

The current dual zoning on this parcel is consistent with the future land use map (Exhibit A). The parcel was recently combined into one single parcel by the Fife's as part of the process for building a home on the property. The Fife's have chosen to build the house on the eastern portion of the parcel that is zoned as Light Industrial Manufacturing (LIM), which doesn't allow for single-family residential. The western portion of the parcel has a high-water table, which complicates building a home.

Discussion:

As with the land use designation, either zoning could be justified, and the staff's recommendation is based on the property owner's desire.

PLANNING COMMISSION REVIEW



The Planning Commission held a duly noticed Public Hearing on October 14, 2025; no public comment was received.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Genevieve Baker	X	
Ralph Caldwell	X	
Hunter Huffman	X	
Ann Anderson	X	
Brett Nelson	X	
Peter Pratt	Excused	
Tyler Patching	X	

Alternatives:

Motion to deny the approval of the amendment to the Springville Zoning Map to designate parcel 26:026:0046 as R1-15.

Motion to continue the discussion of the amendment to the Springville Zoning Map to designate parcel 26:026:0046 as R1-15.

Carla Wiese
Carla Wiese

**EXHIBIT A-PARCEL 26:026:0046 ZONING
EXHIBIT B-PLANNING COMMISSION STAFF REPORT**

EXHIBIT A-PARCEL 26:026:0046 ZONING





EXHIBIT B-PLANNING COMMISSION STAFF REPORT



**PLANNING COMMISSION
STAFF REPORT**

Agenda Item #3
October 14, 2025

October 8, 2025

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Spec.

RE: **Peter and Jillian Fife request an amendment to the official zone map to apply the R1-15 zone to the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street.**

Petitioner: Peter and Jillian Fife

Summary of Issues

- Is the requested amendment to zoning map consistent with the General Plan?
- Is the requested amendment consistent with the purpose and intent of the R1-15 zone as stated in 11-4-102(2)(a) of Springville City Code?

Background

The land was recently purchased by the Fifes and combined into one parcel with the intent to build a home on the property and use the remainder for horses and agriculture. The Fifes intended to build the home on the portion of the property that is currently zoned as LIM as the western portion of the property that is zoned R1-15 has a high water-table. Single family residential is not an allowed use in the LIM zone and the Fife’s are requesting a rezone of the entire parcel to R1-15.

Analysis

The parcel is zoned as Light Industrial Manufacturing on the east side of the property and R1-15 on the west. Surrounding parcels are a mix of the two zones with the majority of the parcels to the south and west zone as R1-15. The subject property is the southernmost parcel zoned as LIM in the area north of 1600 South. Landowners to the north utilize their LIM zoned property for keeping of livestock and farming related structures and properties located to the northeast of the subject parcel are furniture and flooring manufacturing companies.

An argument could be made for the parcel to be zoned entirely R1-15 or LIM. As the property owner is desirous that the property be used for a single-family residence consistent with the intent of the R1-15 Zoning as outlined in 11-4-102 Purpose of Zoning Districts, which allows “farm animals as an accessory use”, the property rights of the owner are consistent with the General Plan and Title 11 Development Code.

Staff Recommendations

Staff recommends support of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

Recommended Motion

Move to recommend approval of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

Alternate Motions

Move to recommend denial of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

Move to continue consideration of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 26:026:0046, consisting of approximately 9.3 acres located at approximately 1350 S Main Street as R1-15.

ORDINANCE #__-2025

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP TO APPLY THE R1-15 ZONE TO THE ENTIRETY OF PARCEL 26:026:0046, CONSISTING OF APPROXIMATELY 9.3 ACRES LOCATED AT APPROXIMATELY 1350 S MAIN STREET

Be it ordained by the City Council of Springville, Utah:

WHEREAS, Springville City Development Code governs land use within Springville City in fulfillment of the recommendations of the General Plan, as well as the future vision of the City as established by the Mayor and City Council; and

WHEREAS, Springville City may, from time to time, examine the zoning designations included in the Springville City Zoning Map to determine if the existing zoning is consistent with the General Plan and the intent of the proposed zones as outlined in Title 11 Development Code; and

WHEREAS, Parcel 26:026:0046 (Exhibit A) is currently zoned as both Light Industrial Manufacturing and R1-15; and

WHEREAS, the property owner has requested that the R1-15 zone be applied to the entirety of the property; and

WHEREAS, Springville City has determined that the requested zone map amendment is consistent with the General Plan; and

WHEREAS, the Springville City Planning Commission has held a duly noticed public hearing on October 14, 2025;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Springville, Utah:

SECTION 1: The Springville City Zoning Map be amended to designate the entirety of Parcel 26:026:0046 (as shown in Exhibit A) as R1-15.

SECTION 2: EFFECTIVE DATE. This Ordinance shall take effect upon publication or posting as required by law.

PASSED, ADOPTED, AND ORDERED POSTED by the City Council of Springville, Utah, this 6th day of November, 2025.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

