



SPRINGVILLE CITY COUNCIL AGENDA
WORK MEETING
TUESDAY, FEBRUARY 03, 2026
110 South Main Street
Springville, Utah 84663

NO FORMAL ACTIONS ARE TAKEN IN A WORK MEETING

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

CALL TO ORDER

COUNCIL BUSINESS

1. Calendar
 - Feb 16 - President's Day Observed (Civic Center Closed - Monday)
 - Feb 17 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
 - Mar 03 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
2. **REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS**
 - a) Invocation - Councilmember Millsap
 - b) Pledge of Allegiance - Councilmember Ellingson
 - c) Consent Agenda
 1. Approval of the minutes for January 14, 2026, Budget Meeting and the January 20, 2026, Work Meeting and Regular Meeting
 2. Approval of a Resolution for the 2026 Public Meeting Calendar - Kim Crane, City Recorder
3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**
 - a) Property Discussion - Scott Sensanbaugh, Internal Services Director
 - b) Pressurized Irrigation Master Plan IFFP/IFA
 - c) Culinary Water Master Plan IFFP/IFA
 - d) Transportation IFA

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.





SPRINGVILLE CITY COUNCIL AGENDA
REGULAR MEETING
TUESDAY, FEBRUARY 03, 2026
110 South Main Street
Springville, Utah 84663

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

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

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.

1. Approval of the minutes for January 14, 2026, Budget Meeting and the January 20, 2026, Work Meeting and Regular Meeting
2. Approval of a Resolution for the 2026 Public Meeting Calendar - Kim Crane, City Recorder

REGULAR AGENDA

3. Consideration of an Ordinance amending Springville City Code, Section 3-7-801, Hen Chickens for Egg Production Allowed - Laura Thompson, Community Development Planner
4. Consideration of a Resolution and Amendment to the Development Agreement with Lakeside Landing Development - Josh Yost, Community Development 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.

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE - POSTED 01/30/2026

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 OF THE BUDGET WORK MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
2 TUESDAY, JANUARY 14, 2026, AT 4:00 P.M. AT THE CIVIC CENTER, MULTI-PURPOSE ROOM, 110
SOUTH MAIN STREET, SPRINGVILLE, UTAH.

4 Presiding and Conducting: Mayor Matt Packard

6 Elected Officials in Attendance: Karen Ellingson
8 Logan Millsap
10 Jake Smith
Mike Snelson
12 Mindi Wright

14 **City Staff in Attendance:** City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney
16 John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane,
Community Development Director Josh Yost, Administrative Services Director Patrick Monney, Internal
Services Director Scott Sensanbaugh, Library Director Dan Mickelson,-Museum of Art Director Emily
Larsen, Parks and Recreation Director Stacey Child, Public Safety Director Lance Haight, Power Director
18 Jason Miller, and Public Works Director Brad Stapley

20 **CALL TO ORDER**

22 Mayor Packard welcomed everyone and called the meeting to order at 4:05 p.m.

24 **WELCOME AND INTRODUCTION** - Troy Fitzgerald, City Administrator
City Administrator Troy Fitzgerald welcomed all to the meeting.

26 **SPRINGVILLE CITY SURVEY REVIEW** - Troy Fitzgerald, City Administrator

28 Administrator Troy Fitzgerald presented results from the city survey, noting that citizen funding
priorities ranked improving traffic flow, reducing traffic congestion, and reducing junk and garbage around
30 homes as the top concerns. He reported that survey data showed illegal drug use had declined. He also
stated that housing development for low- and moderate-income residents had been steadily increasing
32 but experienced a drop in 2025. He identified the top recurring themes in the survey as fixing traffic
congestion, revitalizing downtown, and providing additional shopping, restaurants, and family
34 entertainment options. He asked the council for direction on how staff should use the survey results and
explained that over the coming months, staff would review the data more closely to better understand
36 citizen feedback. He suggested incorporating the survey information into budget planning and discussing
it in greater detail.

38 Brad Stapley addressed potential approaches to improving traffic flow and reducing traffic
congestion.

40 Councilmember Snelson commented that it would be helpful to see how Springville's survey
results compared to those of other cities. He later asked whether staff had been able to review the survey
and stated that he would like feedback from staff as part of the process.

42 Mayor Packard asked Chief Haight to provide his perspective on the survey results related to
illegal drug use.

44



46 Chief Haight stated that the department had recently confiscated a large quantity of fentanyl pills
and questioned whether such enforcement actions increased residents' sense of safety or had the
opposite effect.

48 Councilmember Millsap stated that increasing transportation options and locating people closer
to their destinations would help address traffic issues.

50 Councilmember Ellingson suggested reviewing council priorities alongside the survey results to
understand what citizens were recommending.

52 Councilmember Wright asked whether citizens would be willing to pay an additional amount to
fund services.

54 **SERVICE LEVEL - REVENUES DISCUSSION - Troy Fitzgerald, City Administrator**

56 City Administrator Troy Fitzgerald reported on the core service level project, explaining that
departments were in the process of identifying core services. He raised the question of whether capital
58 projects should be the first items reduced during challenging financial periods. He provided a fiscal
management update, stating that Springville City's net financial position was strong and that the ratio of
60 financial assets to total liabilities remained favorable.

He discussed the Governor's priorities for the state and reviewed the House majority's legislative
priorities. He outlined proposed property tax legislation, including potential changes to the Truth in
Taxation process, an increase in the residential fair market value exemption, a proposed 5% cap on
additional property tax increases through Truth in Taxation, exclusion of certain valuation increases from
calculations, a constitutional limit on revenue and spending growth tied to inflation and population growth,
and a requirement for voter approval of new tax increases.

Troy provided information on building capital replacement and repair as strategies to remain
balanced with inflation. He reviewed the city's property tax history, noting that prior to 2024, Springville
City had not raised property taxes before the recent Truth in Taxation process, and that property values
had adjusted over time.

He asked the council whether GO Bond dollars should be shifted to operations. He later asked
72 whether the council was open to property tax increases above inflation to address funding gaps, and the
council reached a consensus that they were open to a rate discussion.

74 He discussed the Civic Center debt, stating that after FY 2026, approximately \$2,000,000 would
remain owed, with an annual general fund payment of \$400,000. He asked whether the council would
76 consider using reserves to pay down the debt and stated that staff would return with additional information
regarding the option of using reserves for the annual payment.

78 Troy asked whether the council was open to moving reserves between categories, and later asked
whether utility rate increases above inflation should be considered to catch up over time. The council, by
80 consensus, indicated that it was worth reviewing utility rates over a longer period.

82 Councilmember Snelson stated that water line replacements would be needed in the future. He
said he would like to see different service level options presented. He responded to the discussion on
moving GO Bond dollars by stating that it would depend on state actions related to city revenues and
84 noted concerns that funding often continues even after bonds are paid off.

86 Councilmember Ellingson stated that she would like to see more information and further
discussion regarding service levels.

88 Councilmember Wright asked whether the city should maintain maximum reserve levels or
rebalance reserves to support other beneficial city needs. She later expressed the need to consider
attracting new businesses and generating additional revenue.

90 Bruce Riddle stated that the city had recently used reserves for property-related purposes.



92 Mayor Packard commented that it was positive that the city was in a strong financial position and
93 credited good management for that outcome.

94 Dinner Break: The council recessed at 5:58 p.m. and reconvened at 6:10 p.m.

95 **TUF - METHODOLOGY, USES, AND TIMELINE - Brad Stapley, Public Works Director**

96 Brad Stapley reported on the Transportation Utility Fee (TUF), explaining its purpose, limitations,
97 and allowable uses. He stated that Springville's methodology aligned with preventative maintenance
98 practices and explained that pavement degrades over time. He reviewed the Pavement Surface
99 Evaluation and Rating (PASER) values for city roads, noting that roadways are evaluated annually and
100 that the city strives to maintain a PASER value of 5.72. He stated that a monthly TUF would be required
101 to maintain the current service level. He reported that staff were in the process of completing a TUF study
102 and provided a breakdown of potential TUF fee structures, including options for city entrances, active
103 transportation, asphalt surface maintenance, and median maintenance. He recommended using the TUF
104 to fund maintenance.

105 Mayor Packard stated that he would like to discuss and follow the Active Transportation Plan
106 separately. He later stated that the city needed to begin implementation, review the program after a year,
107 and make adjustments as necessary. He noted that the TUF represented one of the remaining revenue
108 options for the city and could help fund active transportation and improvements to city entrances.

109 Councilmember Wright asked whether the TUF, being relatively new, could be subject to future
110 litigation and expressed concern about potential financial risk.

111 Councilmember Snelson stated that he was not yet comfortable with the TUF and asked how road
112 maintenance had been funded previously without it. In response, Brad Stapley stated that roadways were
113 now entering rehabilitation phases.

114 Councilmember Millsap stated that investing in active transportation would help reduce traffic on
115 roadways.

116 Councilmember Smith stated that he supported including city entrances as part of the TUF.

117 Councilmember Ellingson stated that the city should focus on achieving the greatest impact with
118 the minimum necessary effort and commented that the proposed fee was fair.

119 Council Action: The council agreed to move forward with the completion of the TUF study and to
120 continue the discussion at a future meeting.

121 Councilmember Jake Smith left the meeting at 6:47 p.m.

122 **BUDGET POLICIES - Bruce Riddle, Assistant City Administrator/Finance Director, and John Penrod,
123 Assistant City Administrator/City Attorney**

124 Bruce Riddle reviewed key budget policy points and the city's current practice of applying annual
125 inflationary increases to operations. He explained that increases above 3% would require additional
126 discussion. The council agreed to continue the current practice. He asked whether the council wished to
127 maintain the general fund balance within a range of 5% to 35%. He also asked whether the council agreed
128 that Enterprise Fund reserves should be maintained at 30% of annual operating revenue.

129 Councilmember Wright asked whether a report could be provided regarding reserve levels.

130 Bruce Riddle stated that while the city was saving funds, the current level was insufficient to
131 support a 20-year plan, and that reserve levels by fund would need further discussion.

132 John Penrod reported on the cost recovery policy for city services and reviewed the process used
133 to evaluate and adjust fees. He noted that Public Art funding was currently set at 2% of the Capital
134 Improvement Program (CIP), and the council agreed to continue that level.

140 John Penrod also reported on Utah Retirement System Tier II requirements for employees hired
after 2011, explaining the city's contribution obligations. He stated that covering pension costs would
result in an increase. He reviewed how other cities were addressing the issue. The council agreed to
142 cover only the city's portion of the required contribution.

144 **WORK PLAN DISCUSSIONS**

146 **ALLEN'S BLOCK - Troy Fitzgerald, City Administrator**

148 City Administrator Troy Fitzgerald reported that the property had a new owner and that the owner
was working with the city to explore future plans for the site.

150 **GENERAL PLAN - Josh Yost, Community Development Director**

152 Josh Yost, Community Development Director, reported on the General Plan update. He stated
that staff were evaluating recommendations from the Dry Creek Plan and the SR-51 South area. He
154 reviewed the project timeline, noting that the consultant had delivered the draft plan to staff the previous
month, that it was scheduled to go to the Community Development Board in February, to three additional
boards in March, and to the Planning Commission in May. He asked when the council would like to be
involved in the process.

156 Councilmember Snelson requested that the council receive updates and copies of the draft plan
at each stage of the review process.

158 Council Action: The council agreed to receive updates and draft versions of the plan throughout
the review process.

160 **DRY CREEK PARKWAY - Josh Yost, Community Development Director**

162 Josh said the Dry Creek area would be rolled into the General Plan.

164 **CITY ENTRANCES - Stacey Child, Parks and Recreation Director**

166 Stacey Child, Parks and Recreation Director, reported that the current level of service for city
entrances was low and asked the council to provide direction on priorities and concerns. Council
168 discussion included improving the 1400 North Freeway and 400 South Freeway entrances with more than
signage, incorporating a theme while allowing each entrance to have a distinct appearance. Council
170 members discussed emphasizing the "Art City" identity, adding trees, and considering landscaping
elements. Stacey Child asked for direction on the use of concrete versus rock mulch in medians, the
172 inclusion of landscaping and potential public art, and preferences for lighting, including whether the focus
should be on increased visibility or design features. The council expressed support for a design concept
approach to lighting.

174 **STREET TREE PROGRAM - Stacey Child, Parks and Recreation Director**

176 Stacey Child, Parks and Recreation Director, reported that Springville had been designated a
Tree City for 46 consecutive years. She stated that the city maintained approximately 36,600 trees,
178 including 8,500 street trees and 28,100 city-owned trees. She reviewed the current street tree program
and reported that the existing level of service was poor and largely reactive, with staff time divided among
180 parks for tree care. She presented several program options for council consideration.

182 **Council Direction:** The council provided the following ranked preferences:

184 1. Continue with a city-managed street tree program – supported by Councilmembers Ellingson and
Millsap.



2. A shared responsibility model with both the city and property owners involved in planting and maintenance – supported by Councilmember Snelson.
3. Full responsibility placed on property owners – supported by Councilmember Wright

COUNCIL GUIDANCE - Troy Fitzgerald, City Administrator

Mayor Packard asked for a couple of city council members to work with Patrick Monney regarding the pension plan. Councilmember Wright and Ellingson will assist.

ADJOURNMENT

Motion: Councilmember Snelson moved to adjourn the meeting at 8:25 p.m. **Councilmember Wright** Seconded the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously**, 4-0, with 1 absent.

CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by UCA 52-4-205.

There was none.

This document constitutes the official minutes for the Springville City Council Budget Planning meeting held on Tuesday, January 14, 2026. 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, January 14, 2026.

DATE APPROVED:

Kim Crane
City Recorder



MINUTES
Springville City Council Work/Study Meeting - January 20, 2026

2 MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
2 TUESDAY, JANUARY 20, 2026, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard Excused

Karen Ellingson
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 Administration Patrick Monney, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Works Director Brad Stapley, Assistant Public Works Director Jake Nostrom, Wastewater/Stormwater Collections Superintendent Terrance Harris, and Wastewater Superintendent Tyler Lowe.

Motion: Councilmember Snelson moved to appoint Councilmember Wright as Mayor Pro Tem for this evening's meetings. Councilmember Ellingson seconded the motion. Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion Passed Unanimously, 5-0

CALL TO ORDER - Mayor Pro Tem Wright welcomed everyone and called the Work/Study meeting to order at 5:30 p.m.

COUNCIL BUSINESS

1. Calendar

- Feb 03 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Feb 16 - President's Day Observed (Civic Center Closed - Monday)
- Feb 17 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Pro Tem Wright asked if there was any discussion about the upcoming calendar.

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

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

42 2. Approval of the minutes for the Special Meeting on December 31, 2025, and the Work and
Regular Meetings held on January 06, 2026

44 3. Approval of an Ordinance

46 Mayor Pro Tem Wright asked if there was any discussion on the consent agenda. There was
none.

48 **3. WORK MEETING DISCUSSIONS/PRESENTATIONS**

50 a) **Wastewater Collections Master Plan IFFP/IFA and Sewer Treatment IFA**

52 Public Works Director Brad Stapley reported that the last update to the Wastewater Master Plan
occurred in August 2020. The purpose of the update is to establish levels of service, project and estimate
growth, gather flow data, and develop a hydraulic model.

54 An Equivalent Residential Unit (ERU) is defined as approximately 250 gallons per day. Peak flows
within sewer pipes are not to exceed 75 percent of capacity. The city's wastewater system includes
approximately 150 miles of sewer line, 14 sewer pumping stations, and 2,900 manholes. Flow data is
collected and analyzed at various locations throughout the city. Rain events and infiltration can
significantly impact system performance.

56 Since 2020, infiltration has been reduced from 0.8 million gallons per day (MGD) to 0.4 MGD. The
hydraulic model is used to determine flow patterns and variations throughout the system. Capital
improvement projects are planned based on projected growth. The Master Plan includes future projects
for Lakeside, Buc'ees, and the 1600 South corridor.

58 Brad reviewed the proposed impact fee for wastewater collections and the Water Reclamation Facility
Impact Fee Analysis. Annual updates to the Impact Fee Analysis (IFA) are planned to account for inflation
and revised project costs. The ERU is based on 2.3 persons and 250 gallons per day of peak flow to
establish the level of service. A surcharge study is currently underway to review commercial and
residential rates. Growth projections will be reviewed and updated over time, with inflation adjustments
considered as necessary. The proposed impact fees for both wastewater treatment and collections were
discussed, with Springville anticipated to remain on the lower end of impact fees compared to surrounding
cities.

70 b) **Storm Water IFA**

72 Chris Thompson of Hansen, Allen, and Luce Engineers presented the annual storm drain Impact Fee
study. He emphasized the importance of consistency in impact fee reviews. A future storm drain system
was evaluated to determine infrastructure needs associated with growth.

74 Chris explained how impervious areas are calculated for single-family residential properties and
reviewed the Impact Fee Facilities Plan. A correction was made to the impact fee calculations, resulting
in a decrease for single-family residential and an increase for multi-family and non-residential
development.

78 c) **Sewer Treatment IFA**

80 Brad Stapley stated that each of the impact fee plans has been presented to the Utility Board and
the Planning Commission. Staff plans to return to the City Council at a regular meeting on February 17,
82 2026, for council consideration and potential adoption.

84 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

86 Mayor Pro Tem Wright asked if there was any further discussion. There was none.

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

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

92 **Motion:** Councilmember Smith moved to adjourn the work meeting at 6:44 p.m. **Councilmember**
94 **Snelson seconded** the motion. **Vote Yes:** Councilmember Ellingson, Councilmember Millsap,
Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed**
96 **Unanimously, 5-0**

98

100 *This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, January 20, 2026.
I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State
102 of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, January
20, 2026.*

104

106

DATE APPROVED: _____

*Kim Crane
City Recorder*



MINUTES
Springville City Council Regular Meeting - January 20, 2026

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY,
2 JANUARY 20, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE,
UTAH.

4
6 During the work meeting, Councilmember Wright was appointed Mayor Pro Tem for this evening's
meetings.

8 **Presiding and Conducting:** Mayor Matt Packard Excused

10 **Elected Officials in Attendance:** Karen Ellingson
12 Logan Millsap
14 Jake Smith
Mike Snelson
Mindi Wright

16 **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 Administration Patrick Monney, 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, and Public Works Director Brad Stapley.

22 **CALL TO ORDER**

24 Mayor Pro Tem Wright called the meeting to order at 7:01 p.m.

26 **INVOCATION AND PLEDGE**

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

30 **APPROVAL OF THE MEETING'S AGENDA**

32 **Motion:** Councilmember Snelson moved to approve the agenda as written. Councilmember Smith
34 moved to move item #3 from the consent agenda to the regular agenda. Councilmember Snelson
36 seconded the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember
Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

38 **MAYORS COMMENTS**

39 Mayor Pro Tem Wright welcomed the Council, staff, and those in attendance.

40 **CEREMONIAL AGENDA**

42 1. **Swearing in of the Springville City Youth Council**

43 Mayor Pro Tem Wright acknowledged the swearing-in of the Youth City Council would be
postponed until February 17, 2026.

44 **PUBLIC COMMENT**

46 Mayor Pro Tem Wright introduced the Public Comment section of the agenda and inquired if there
46 were any written requests to speak. There was none.

48 **CONSENT AGENDA**

50 2. Approval of the minutes for the Special Meeting on December 31, 2025, and the Work and Regular
50 Meetings held on January 06, 2026

52 3. Approval of an Ordinance amending Springville City Code Title 4, Chapter 8, Airport - Christina
52 Westover, Risk Manager

54 Mayor Pro Tem Wright asked for a discussion or a motion on the consent agenda.

56 **Motion:** Councilmember Millsap moved to approve the consent agenda for the minutes of the
56 Special Meeting on December 31, 2025, and the Work and Regular Meetings held on January 06, 2026.
58 **Councilmember Snelson seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember
58 Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion
60 **Passed Unanimously, 5-0.**

62 **REGULAR AGENDA**

64 3. Christina Westover reported on the change to the ordinance amending the city code and the reverter
64 clause...

66 Christina explained that the reverter clause was added to the Ordinance.

66 **Motion:** Councilmember Millsap moved to approve Ordinance #01-2026 amending Springville City Code
68 Title 4, Chapter 8, Airport. **Councilmember Ellingson seconded the motion.** Voting Yes: Councilmember
68 Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember
70 Wright. **The motion Passed Unanimously, 5-0.**

72 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

74 Mayor Pro Tem Wright asked for any further discussion.

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

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

78 There was none.

80 **ADJOURNMENT**

82 **Motion:** Councilmember Snelson moved to adjourn the meeting at 7:09 p.m. **Councilmember**
82 **Millsap seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap,
82 Councilmember Smith, Councilmember Snelson, and Councilmember Wright. **The motion Passed**
84 **Unanimously, 5-0.**

86

88



90 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday,
January 20, 2026.*

92 *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, January 20, 2026.*

94 DATE APPROVED: _____

96 Kim Crane
City Recorder

DRAFT





STAFF REPORT

DATE: February 03, 2025

TO: Honorable Mayor and City Council

FROM: Kim Crane, City Recorder

SUBJECT: 2026 ANNUAL MEETING SCHEDULE

RECOMMENDED MOTION

Motion to APPROVE RESOLUTION #2026 - ____ ADOPTING THE 2026 ANNUAL MEETING SCHEDULE FOR SPRINGVILLE CITY'S COUNCIL, AGENCIES, AUTHORITIES, BOARDS, COMMISSIONS, AND COMMITTEES AS ATTACHED IN EXHIBIT A

SUMMARY OF ISSUES/FOCUS OF ACTION

UCA 52-4-202 requires all public entities to adopt and publish an Annual Meeting Schedule if they hold regular meetings scheduled in advance over the course of a year. UCA 10-3-502 requires cities to hold regular monthly council meetings based on their population. Springville City is a third-class city (30,000 to 65,000 in population) required to hold at least one meeting per month.

Springville City Code 2-4-102 requires the City Council to hold regular meetings to be held on the first and third Tuesdays of each month unless there is a holiday or election day.

DISCUSSION

Please see the attached Exhibit A. All meetings will be held on their regular schedule, including Work/Study meetings. Special or Emergency Meetings may be held at the call of the Mayor or with the consent of two Council Members upon three hours' notice.

The Redevelopment Agency and Municipal Building Authority will hold regularly scheduled meetings to present and adopt their budgets in May and June. Other meetings may be held as necessary at the call of the Mayor and will be posted as required with 24 hours minimum notice.

Each of the other boards, commissions, and committees has adopted its meeting times as noted. They have anticipated holidays that fall on their regular meeting days and either canceled or rescheduled their meetings accordingly. Please see the attached Exhibit A.

ALTERNATIVES

The Council may schedule, reschedule, or cancel meetings they wish as long as one meeting per month is held.

FISCAL IMPACT

None

ATTACHMENTS Proposed Resolution and Annual Meeting Schedule

Respectfully,

Kim Crane

Kim Crane, MMC
City Recorder



RESOLUTION #2026-__

**A RESOLUTION OF THE CITY COUNCIL OF SPRINGVILLE CITY, UTAH
ADOPTING A MEETING SCHEDULE FOR THE CALENDAR YEAR 2026**

WHEREAS, the Utah State Legislature has declared that cities of the third, fourth, or fifth class shall hold council meetings at least once a month in the Utah State Code Section 10-3-502

WHEREAS, Springville City has reached the classification of a third-class city by attaining a population between 30,000 and 65,000 as defined in the Utah State Code Section 10-2-301

WHEREAS, the Springville City Code Section 2-4-102 requires regular meetings of the City Council to be held on the first and third Tuesdays of each month, except these meetings may be held as scheduled, canceled, or rescheduled as directed by the mayor due to holidays or election days. In no case shall any less than one meeting per month be held in accordance with Utah State Code Section 10-3-502.

WHEREAS, the Utah State Legislature, in Utah State Code Section 52-4-202, has further required public bodies that hold regular meetings scheduled in advance over the course of a year to give public notice of the annual meeting schedule and to include the date, time, and place of such meetings.

NOW THEREFORE, BE IT RESOLVED by the City Council of Springville City, Utah, on this 03rd day of February 2026, to adopt the attached meeting schedule ("Exhibit A") as the official City Council, Agencies, Authorities, Boards, Commissions, and Committees meeting schedules for the calendar year 2026;

AND FURTHERMORE, RESOLVE to authorize its publication and posting according to Utah State Code Section 52-4-202.

APPROVED and ADOPTED by the City Council of Springville, Utah, this 03rd day of February 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

2026 Springville City Meeting Schedule



ANNUAL MEETING SCHEDULE FOR 2026

ANNUAL MEETING SCHEDULE OF THE SPRINGVILLE CITY COUNCIL

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule of the City Council of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	06 - 20
February.....	03 - 17
March.....	03 - 17
April.....	07 - 21
May.....	05 - 19
June.....	02 - 16
July.....	07 - 21
August.....	04 - 18
September.....	01 - 15
October.....	06 - 20
November.....	03 - 17
December.....	01 - 15

Regular meetings of the City Council are held in the Council Chambers of the Civic Center Building, 110 South Main Street, Springville, Utah, commencing at 7:00 p.m. on the first and third Tuesday of each month. Work meetings begin at 5:30 p.m. in the Multipurpose Room and are held on the first and third Tuesday of each month. Call the City Offices at 801-489-2700 or check www.springville.org for more information.

ANNUAL MEETING SCHEDULE OF THE MUNICIPAL BUILDING AUTHORITY

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Municipal Building Authority of Springville, Utah is as follows:

REGULAR MEETING	DATE
May	05
June	16

Regular meetings begin at 6:40 p.m. and convene in the Civic Center Council Chambers, 110 South Main Street. Other meetings may be held as necessary at the call of the chairman and will be posted as required with a minimum of 24-hours' notice. Call the City Offices at 801-489-2700 or check www.springville.org for more information.

ANNUAL MEETING SCHEDULE OF THE REDEVELOPMENT AGENCY

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Redevelopment Agency of Springville, Utah is as follows:

REGULAR MEETING	DATE
May.....	05
June	16

Regular meetings begin at 6:50 p.m. and convene in the Civic Center Council Chambers, 110 South Main Street. Other meetings may be held as necessary at the call of the chairman and will be posted as required with a minimum of 24-hours' notice. Call the City Offices at 801-489-2700 or check www.springville.org for more information.

ANNUAL MEETING SCHEDULE OF THE PLANNING COMMISSION

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule of the Planning Commission is as follows:

REGULAR MEETING	DATE
January.....	13 - 27
February	10 - 24
March.....	10 - 24
April.....	14 - 28
May.....	12 - 26
June.....	09 - 23
July.....	14 - 28
August	11 - 25
September.....	08 - 22
October.....	13 - 27
November.....	10 - 24
December.....	08 - 22

Meetings may be canceled due to holidays or a lack of agenda items. Regular meetings begin at 7:00 p.m. and convene in the Civic Center Council Chambers, 110 South Main Street, as posted. The study session before the first meeting of the month begins at 7:00 p.m. in the Council Chambers. The second meeting each month is a study session and begins at 7:00 p.m. in the Civic Center Council Chambers. Call Community Development at 801-491-7861 or check www.springville.org for more information.



ANNUAL MEETING SCHEDULE OF THE BOARD OF ADJUSTMENT

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule of the Board of Adjustment is as follows:

Meetings will be held only if there are agenda items. Meeting notices will be posted 24 hours in advance. Call Community Development at 801-491-7861 or check www.springville.org to verify a scheduled meeting.

ANNUAL MEETING SCHEDULE OF THE DEVELOPMENT REVIEW COMMITTEE

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Development Review Committee of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	15 - 29
February.....	12 - 26
March	12 - 26
April	09 - 23
May.....	07 - 21
June.....	04 - 18
July.....	02 - 16 - 30
August.....	13 - 27
September.....	10 - 24
October.....	08 - 22
November.....	05 - 19
December.....	03 - 17 - 31

Regular meetings begin at 8:30 a.m. on Thursday unless otherwise scheduled, and convene in the Civic Center Council Room, 110 South Main Street. Meetings may be canceled due to holidays or a lack of agenda items. Other meetings may be held as necessary at the call of the chair and will be posted as required with a minimum of 24-hours' notice. Call Community Development at 801-491-7861 or check www.springville.org for more information.

ANNUAL MEETING SCHEDULE OF THE LANDMARKS PRESERVATION COMMISSION

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Landmarks Preservation Commission of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	15
March.....	19
May.....	21
July	16
September.....	17
November.....	19

Meetings will be held bi-monthly on the third Thursday of the month at 6:00 p.m. in the Civic Center Room #217, 110 South Main Street. Call Community Development at 801-491-7861 or check www.springville.org to verify a scheduled meeting.

ANNUAL MEETING SCHEDULE OF THE COMMUNITY BOARD

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Community Board of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	08
February	12
March.....	12
April	16
May.....	07
June.....	18
July	09
August	13
September.....	10
October.....	08
November.....	12
December.....	10

Meetings are at 7:00 p.m. on the second Thursday of the month unless otherwise noticed and convene in the Springville Civic Center Multipurpose Room, 110 South Main Street, Springville, Utah. Meetings may be canceled due to holidays or a lack of agenda items. Other meetings may be held as necessary at the call of the chair and will be posted as required with a minimum of 24-hours' notice. Call the City Offices at 801-489-2700 or check www.springville.org for more information.



ANNUAL MEETING SCHEDULE OF THE LIBRARY BOARD OF TRUSTEES

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Library Board of Trustees of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	15
March	19
May.....	21
July	16
September.....	17
November.....	19

Regular meetings begin at 7:00 p.m. bi-monthly on the second Thursday of the month and convene in the Springville Library, 2nd Floor, Multipurpose Room, 45 South Main Street. Meetings may be canceled due to holidays, a lack of a quorum, or agenda items. Other meetings may be held as necessary at the call of the chair and will be posted as required with a minimum of 24-hours' notice. Call the Library at 801-489-2720 or check www.springville.org for more information.

ANNUAL MEETING SCHEDULE OF THE PARKS, ARTS, AND RECREATION BOARD

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Parks, Arts, and Recreation Board of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	27
February	24
March	24
April	28
May.....	26
June.....	23
July	28
August	25
September.....	22
October.....	27
November.....	24
December.....	22

Regular meetings begin at 5:45 p.m. on the fourth Tuesday of the month unless otherwise noticed and convene in the Springville Civic Center, Multipurpose Room, 110 South Main Street, Springville, Utah. Meetings may be canceled due to holidays or a lack of agenda items. Other meetings may be held as necessary at the call of the chair and will be posted as required with a minimum of 24-hours' notice. Call the Parks & Cemeteries Secretary at 801-489-2770 or check www.springville.org for more information.

ANNUAL MEETING SCHEDULE OF THE UTILITY BOARD

PUBLIC NOTICE is hereby given that the 2026 Annual Meeting Schedule for the Utility Board of Springville, Utah is as follows:

REGULAR MEETING	DATE
January.....	14
February	11
March.....	11
April	08
May.....	13
June.....	10
July	08
August	12
September.....	09
October.....	14
November.....	11
December.....	09

Regular meetings begin at 6:30 a.m. on the second Wednesday of the month and convene at the Springville Electric Operations Center, Conference Room, 777 North 425 West. Meetings may be canceled due to holidays or a lack of agenda items. Other meetings may be held as necessary at the call of the chair and will be posted as required with a minimum of 24-hours' notice. Call the Planner/Inventory Secretary at 801-489-2772, or check www.springville.org for more information.

MEETING LOCATION ADDRESSES

Springville Civic Center
110 South Main Street
Springville, Utah 84663

Springville Public Library
45 South Main Street
Springville, UT 84663

Springville Electric Operations Center
777 North 425 West
Springville, UT 84663





STAFF REPORT

DATE: January 23, 2026

TO: Honorable Mayor and City Council

FROM: Laura Thompson, Planner II

SUBJECT: CONSIDERATION OF AN ORDINANCE AMENDING SPRINGVILLE CITY CODE, TITLE 3, CHAPTER 7, ARTICLE 8, CONCERNING THE KEEPING OF HEN CHICKENS FOR EGG PRODUCTION.

RECOMMENDED MOTION

Motion to adopt Ordinance No. ____-2026, amending Springville City Code, Section 3-7-801, *Hen Chickens for Egg Production Allowed*, to clarify that up to six (6) hens may be kept on any residential lot, regardless of lot size, in all residential zones.

SUMMARY OF ISSUES/FOCUS OF ACTION

Questions have arisen regarding whether the current ordinance governing hen chickens for egg production is clearly written and whether it was the original intent of the ordinance to allow additional hens on residential lots larger than 20,000 square feet.

The proposed amendment clarifies that residential properties in any residential zone may keep up to six (6) hens for egg production, regardless of lot size. The amendment does not increase the number of hens allowed, but clarifies intent and removes ambiguity regarding lot size and agricultural zoning provisions.

BACKGROUND

On March 19, 2014, the City Council adopted Title 3, Chapter 7, Article 8, permitting the keeping of up to six (6) chickens for egg production on any single-family, duplex, or twin-home lot in any residential zone.

On November 4, 2025, during public comment at a City Council meeting, a resident expressed concern that the current ordinance could be interpreted as more restrictive than intended, particularly for properties larger than 20,000 square feet. The resident suggested that lots of this size should not be subject to the specific hen-chicken limitations in Section 3-7-801 and should be allowed additional hens.

Council directed planning staff to review the ordinance to determine the original legislative intent and recommend any needed clarifications.

DISCUSSION

Historical Context

Prior to the adoption of the 2014 ordinance, chickens were permitted only in the A-1 and R1-15 Residential/Agricultural Zones.

These zones require:

- A minimum lot size of 20,000 square feet, and
- Limitations based on “animal units” tied to the overall lot area.

This regulatory framework was designed for agricultural and livestock activities, not for small-scale backyard egg production typical of residential neighborhoods.

Purpose of the 2014 Ordinance

When the City considered allowing backyard chickens in residential areas, the Council intentionally moved away from the agricultural “animal unit” model and instead adopted a straightforward residential standard:

- A maximum of six (6) hens
- No roosters
- Allowed in all residential zones
- Intended to be independent of lot size

The goal was to allow residents to produce eggs for household use while ensuring the activity remained residential in character and did not resemble small-scale farming.

Why Six Hens?

Planning research at the time determined:

- Four to six hens are sufficient to provide eggs for a typical family.
- Six hens generally produce 4-5 eggs per day, or approximately 30+ eggs per week.
- More than six hens typically result in surplus production beyond household needs.
- Limiting hens to six maintains compatibility with residential neighborhoods and prevents properties from appearing or functioning like agricultural operations.

Clarification Regarding “Animal Keeping”

Title 11, Chapter 3 defines **Animal Keeping** as the raising, care, and keeping of animals and fowl in the A-1 and R1-15 Zones. Importantly:

“Animal keeping” does **not** include keeping hen chickens for egg production.

This distinction was intentional. Backyard hens for egg production in all residential zones were meant to be regulated separately from the agricultural livestock provisions. In the R1-15 Zone, no animals may be kept on lots smaller than 20,000 square feet. However, this requirement applies only to agricultural “animal keeping” and was never intended to apply to backyard hens regulated under Section 3-7-801.

Source of Confusion

Because both provisions reference chickens and appear in different sections of the code tied to zoning and animal keeping, the ordinance can be misread as suggesting that larger lots in



agricultural/residential zones could keep more than six hens under the animal keeping provisions. This was not the intent of the 2014 ordinance.

The proposed amendment makes clear that:

- The six-hen limit applies to all residential properties, regardless of lot size.
- Hen chickens for egg production are a residential accessory use, not an agricultural use.
- Larger lots do not qualify for additional hens under animal keeping standards unless specifically zoned A-1, A-S, or R1-15.

ZONING TABLE REFERENCE

PERMITTED USE	ZONING DISTRICTS																					
AGRICULTURE & RELATED USES																						
	A-1	A-S	R1-15	R1-10	R1-8	R1-5	R2	R-MHP	R-MF1	R-MF2	PO	BP	MSSG	VC	TC	NC	CC	RC	RRC	HC	LIM	HIM
Animal Keeping	P	P	P																			
Apiary or Beekeeping	See Section 3-7-901 et seq.																					
Chickens for Egg Production	See Section 3-7-801 et seq.																					
Crop Production for Sale	P	P																				
Dairy	P	P																				
Farm Building	P	P	P																			
Farm Industry or Ranch	P	P																				
Orchard – Commercial	P	P																				

The zoning table correctly separates:

- **Animal Keeping** (agricultural/livestock use)
- **Chickens for Egg Production** (regulated by Section 3-7-801)

The amendment reinforces this distinction in the code's text.

ALTERNATIVES

Move to continue the discussion of the proposed amendments.
Move to deny the adoption of the proposed amendments.



STAFF RECOMMENDATION

Staff recommends the adoption of the ordinance amendment. The proposal does not change policy or increase allowances but clarifies the original intent of the 2014 ordinance, removes ambiguity, and improves enforceability and public understanding of the code.

Respectfully,

Laura Thompson

cc: Dr. Michael and Emily Andersen



ORDINANCE #____-2025

AN ORDINANCE AMENDING SPRINGVILLE CITY CODE, SECTION 3-7-801, CONCERNING THE KEEPING OF HEN CHICKENS FOR EGG PRODUCTION.

WHEREAS, the Springville City Public Safety Department provides animal control services within the City of Springville; and

WHEREAS, the City Council desires to allow the keeping of a limited number of hen chickens for egg production as a residential accessory use; and

WHEREAS, the City Council has reviewed Section 3-7-801 and finds that clarification is necessary to reflect the original legislative intent of the ordinance and remove ambiguity related to lot size and agricultural animal keeping provisions; and

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

SECTION 1: Section 3-7-801, Hen Chickens for Egg Production Allowed, of Springville City Code is hereby amended to read as follows:

Subject to the requirements of this Chapter ~~and any other applicable provisions of Title 11~~, hen chickens, ~~in the numbers set forth below~~, may be kept on a lot or parcel of land in any residential zone, ~~in the numbers set forth below~~. For lots ~~twenty thousand (20,000) square feet in size or larger~~, the provisions set forth in Title 11, Chapters 3 and 4 for fowl apply. For all smaller lots, ~~the following applies~~:

- (1) The number of hen chickens which may be kept shall be up to six (6).
- (2) No roosters of any age are allowed.
- (3) The principal use on the lot or parcel shall be a single-family dwelling, duplex, or twin home.
- (4) Chickens may be kept on a no-nuisance basis strictly for familial gain from the production and consumption of eggs only, and there shall be no sale or income resulting from the keeping of chickens.
- (5) All enclosures, pens, and coops shall be located in the rear yard of the main dwelling or in an interior side yard provided all of the requirements of this Chapter are met.
- (6) Enclosures, pens, and coops shall not be located in a corner side yard unless the side yard shall be completely fenced using sight-obscuring fencing or vegetative screening, so as to prevent sight of such areas from the street or neighboring properties.

(7) Dead birds and unused eggs shall be removed within twenty-four (24) hours or less and shall be properly discarded in accordance with this Chapter.

SECTION 2: This ordinance will become effective one day after publication hereof, in the manner required by law.

SECTION 3: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this ____ day of _____, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder



STAFF REPORT

DATE: January 28, 2026

TO: Honorable Mayor and City Council

FROM: Josh Yost, Community Development Director

SUBJECT: CONSIDERATION OF A RESOLUTION AND DEVELOPMENT AGREEMENT WITH LAKESIDE LANDING DEVELOPMENT

Recommended Motion:

Move to recommend approval of Resolution No._____, the First Amendment to the Development Agreement for Lakeside Landing Property between the City of Springville, Lakeside Land Partners, and Davies Design Build.

Executive Summary:

The proposed First Amendment to the Development Agreement for Lakeside Landing Property equitably balances the interests of the city and the development group, while resolving the development group's default.

Focus of Action:

Does the proposed amendment equitably balance the interests of the city and the development group, while resolving the development group's default?

Background:

The Lakeside Landing Special District Overlay was adopted in December 2021. A development agreement was recorded in April 2022 between the city and the district's two primary landowners. The agreement's two primary purposes were to establish vesting periods and set timelines for the completion of two planned public parks.



The development group defaulted on the agreement because the two public parks were not completed by April 2025. To continue the development process, the City and the development group negotiated the terms of an amendment. This amendment reestablishes the required time period for completing and installing the Parks and resets the vesting period for Design Rights.

Discussion:

Springville and the development group both desire that the Lakeside Landing area continue to develop in accordance with the adopted overlay district. The development group must resolve its default to continue the development process, as the city cannot approve any further land use applications, including preliminary subdivision plats, while the development group remains in default.

The development agreement is a land use regulation that requires City Council approval after a recommendation from the Planning Commission following a public hearing. This amendment must be approved through the same process.

The proposed amendment establishes a new completion timeline for the two public parks, the North and South Neighborhood Parks, contingent on development progress in the north and south portions of the district. Each park must be completed before the city will issue any building permits for more than 40% of the units in each respective portion of the district. The proposed amendment also resets the six-year vesting period for the Design Rights, which includes all articles of the Lakeside Special District Overlay Zone except Article 2, which contains the regulating plan and the provisions determining residential density and required commercial space. The 15-year vesting period for these Article 2 rights began in 2022 on the effective date of the original agreement and is not changed by this amendment.

The amendment does not affect any other provision of the original agreement. In short, nothing changes except the park completion timeline and the vesting period for design rights. This result equitably balances the city's and the development groups' interests to ensure the proper development of Lakeside Landing and the completion of the two neighborhood parks by establishing a new flexible park completion timeline and extending the Design Rights vesting, but not extending the vesting period for the Article 2 rights.



Springville and the development group collaborated to draft this agreement. The final draft has been reviewed and is recommended for approval by the Springville Legal, Administration, and Community Development Departments.

Alternatives:

- Move to deny amending the development agreement.

Fiscal Impact:

None

Josh Yost
Josh Yost

RESOLUTION #2026-__

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE LAKESIDE LANDING PROPERTY BETWEEN SPRINGVILLE CITY, LAKESIDE LAND PARTNERS, AND DAVIES DESIGN BUILD.

WHEREAS, a Development Agreement (the "Agreement") was recorded in April 2022 between Springville City, Lakeside Land Partners, and Davies Design Build (the "Development Group") with the two primary purposes of the Agreement being establishing vesting periods and the completion of two planned parks; and

WHEREAS, due to the planned parks not being completed by April 2025, the Development Group had defaulted on the Agreement; and

WHEREAS, to continue development on the Lakeside Landing property, an amendment to the Agreement was created to reestablish the required time period for completing and installing the planned parks and resetting the vesting period for design rights as agreed upon in the original Agreement; and

WHEREAS, the Agreement Amendment has been reviewed by the City's Legal, Administration, and Community Development Departments; and

WHEREAS the Agreement Amendment has been considered by the Planning Commission in a duly noticed Public Hearing on January 13, 2026, and recommended to the Council for approval.

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

SECTION 1. Agreement Approval. The City Council approves the First Amendment to the Development Agreement for the Lakeside Landing Property between Springville City, Lakeside Land Partners, and Davies Design Build.

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

PASSED AND APPROVED this 3rd day of February, 2026.

Matt Packard, Mayor

Attest:

Kim Crane, City Recorder

DRAFT

FIRST AMENDMENT

to Development Agreement

This First Amendment to Development Agreement ("First Amendment") is entered this ____ day of _____, 202____, by and between the City of Springville, a Utah municipal corporation (the "City"), Lakeside Land Partners, LLC, a Utah limited liability company ("Lakeside"); and Davies Design Build, Inc., a Utah corporation ("Davies" and, together with Lakeside, each a "Developer" and, collectively, "Developers"). This First Amendment is to amend that certain Development Agreement for Lakeside Landing Property, dated January 31, 2022, recorded in the Utah County Recorder's Office, Entry Number 53661:2022 (the "Development Agreement").

Background

- A. City entered into the Development Agreement with Lakeside and Davies as part of these two entities' desires to develop the Property as described in the Development Agreement and in the attached Exhibit A to this First Amendment.
- B. As of today, neither the North Neighborhood Park nor the South Neighborhood Park (both neighborhood parks are herein collectively referred to as the "Parks") have been constructed nor installed within the required three-year period described in the Development Agreement.
- C. The parties desire to enter into this First Amendment of the Development Agreement to reestablish the required time-period for completing and installing the Parks.
- D. This First Amendment to the Development Agreement only amends the Development Agreement as to the Parks and the vesting period for the Design Rights.

NOW THEREFORE, the parties mutually agree to amend and revise the Development Agreement as follows:

1. **Definitions.** Any terms not defined in this First Amendment shall have the same definitions as found in the Development Agreement.
2. **Lakeside Landing Special District Overlay Ordinance Amendments.** Since the effective date of the Development Agreement, the Lakeside Landing Special District Overlay Ordinance (the "Lakeside Ordinance") has been amended several times. The Lakeside Ordinance mentioned in the Development Agreement shall be amended to include the Lakeside Ordinance described in the Development

Agreement as amended by all amendments to the Lakeside Ordinance that have been approved by the City Council from the time of the effective date of the Development Agreement to the time of the effective date of this First Amendment (the “Amended Lakeside Ordinance”). Accordingly, Developers’ vested rights, including, but not limited to, all Article 2 Rights and Design Rights, as defined in Subsection 4.1, “Vested Rights,” of the Development Agreement shall be amended to vesting in the Amended Lakeside Ordinance. Springville’s Community Developer Director and City Recorder shall keep a copy of the Amended Lakeside Ordinance within their respective offices, which copies the parties will use as the official Amended Lakeside Ordinance.

3. **Design Rights**. Subsection 4.1(b) of the Development Agreement is amended to read:

(b) **Design Rights**. The “**Design Rights**” shall include all Articles of the Amended Lakeside Ordinance, except for Article 2 of the Amended Lakeside Ordinance. Developers shall be vested in the Design Rights for a period of six (6) years, commencing on the Effective Date of this First Amendment (the “**Design Rights Period**”), which period may be extended by mutual written agreement of each of the Parties at each of the Parties’ sole discretion. If a Party does not agree in writing to extend the Design Rights Period as to a Developer, that Developer’s Design Rights shall terminate as to future development applications. Also, in the event this Agreement expires or is otherwise terminated as to a Developer, all such Developer’s Design Rights shall terminate as to future development applications, and the Developer shall be subject to any lawful amendments made to the Design Rights under the Lakeside Ordinance.

4. **North Neighborhood Park**. Subsection 5.2(b)(v) of the Development Agreement is amended to read:

(v.) **North Neighborhood Park**.

(A) **Development, Dedication and Maintenance of the Park**. Developer shall design, construct, and install the north neighborhood park in the location shown on the “Neighborhood Park North Inspirational Site Plan,” under Section 11-9-703 of the Lakeside Ordinance (the “**North Neighborhood Park**”). The North Neighborhood Park shall contain park amenities, open space, and green space in accordance with a design plan and construction costs and expenses that shall be developed and agreed to by the Parties. Developer shall install, at Developer’s sole cost and expense, the following public right-of-way improvements adjacent to the park: curb and gutter, park strip, and sidewalk improvements. The public right-of-way improvements are not part of the North Neighborhood Park improvements described in this Subsection 5.2(b). After the City approves and accepts the park improvements as installed by Developer, the North Neighborhood Park shall be dedicated to the City. After receiving the dedication of the park, the City will be responsible for the general maintenance

of the park, and the North Neighborhood Park shall be open to the public. Even though the City will maintain the park for one-year after the North Neighborhood Park is dedicated to the City, Developers, during the one-year period after the park is completed and dedicated to the City, shall warrant all improvements installed or constructed by Developers in the North Neighborhood Park, including fixing or replacing all defective work or improvements that need repairs. Notwithstanding the foregoing, Developers warranty to repair and replace work and improvements shall be strictly limited to defectively installed or constructed work and improvements installed or constructed by Developers. Any work and improvements in the North Neighborhood park installed or constructed by Developers that are damaged by other causes, including but not limited to, use, weather, negligence, or intentional destruction, are not included in Developers' warranty and shall not be the responsibility of Developers to repair or replace.

(B) Park Costs, Density Bonus, and Timing.

- a. The Parties acknowledge and agree that the North Neighborhood Park shall be purchased, designed, and installed by the Developer, at the Developer's sole cost and expense. This cost shall be no less than Ten Dollars and Thirty-Seven Cents per square foot \$10.37/sf of the entire park property (the "\$10.37 Cost").
- b. The \$10.37 Cost shall be adjusted over time to reflect inflation, based on the Consumer Price Index (CPI). If available, the CPI Inflation Calculator provided by the U.S. Bureau of Labor Statistics (https://www.bls.gov/data/inflation_calculator.htm) shall be used to calculate the adjustment. The inflation calculation shall begin in August 2025 and continue until the month in which the park construction costs are finalized through a fully executed agreement with a contractor to construct the North Neighborhood Park (the "Contractor Agreement").
- c. Before the contractor to construct the North Neighborhood Park is selected and the Contractor Agreement is signed, Developer shall obtain three bids from qualified contractors for constructing the North Neighborhood Park and review the bids with the City. Both parties must mutually agree upon a contractor and their bid amount before the Contractor Agreement is signed.
- d. The total cost, including all inflationary adjustments, along with the Developer's dedication of the North Neighborhood Park property to the City at no charge, shall collectively be referred to as the "Developer's North Park Costs."
- e. The Developer's obligation to incur the Developer's North Park Costs and dedicate the park property is a condition of, and consideration for, the development densities granted to the Developer under the Lakeside Ordinance.

(C) Impact Fees and Timing. Developer's North Park Costs are in addition to any park impact fees that Developer is required to pay to develop Developer's north property, which property is highlighted in red, blue, and yellow on the attached Exhibit B to this First Amendment ("Developer's North Property"). Developer acknowledges and agrees that Developer is required to pay all park impact fees for each unit in Developer's North Property. The Parties acknowledge and agree that Developer shall substantially complete the construction of the North Neighborhood Park before receiving building permits for more than 40% of the units within the North Property, totaling ____ units. If the park is not substantially completed prior to issuance of building permits for ____ units, no additional certificates of occupancy or building permits for the North Property shall be issued until the park is substantially completed and accepted by the City. The park will be considered substantially completed when all amenities, landscaping, and infrastructure are installed, less any reasonable punch list items, and the park meets life safety standards for its intended use, as reasonably determined by Springville's Parks and Recreation Director, or their designee.

5. South Neighborhood Park. Subsection 5.2(b)(vi) of the Development Agreement is amended to read:

(vi) South Neighborhood Park.

(A) Development, Dedication and Maintenance of the Park. Developer shall design, construct, and install the south neighborhood park in the location shown on the "Neighborhood Park South Inspirational Site Plan," under Section 11-9-703 of the Lakeside Ordinance (the "**South Neighborhood Park**"). The South Neighborhood Park shall contain park amenities, open space, and green space in accordance with a design plan and construction costs and expenses that shall be developed and agreed to by the Parties. Developer shall install, at Developer's sole cost and expense, the following public right-of-way improvements adjacent to the park: curb and gutter, park strip, and sidewalk improvements. The public right-of-way improvements are not part of the South Neighborhood Park improvements described in this Subsection 5.2(b). After the City approves and accepts the park improvements as installed by Developer, the South Neighborhood Park shall be dedicated to the City. After receiving the dedication of the park, the City will be responsible for the general maintenance of the park, and the South Neighborhood Park shall be open to the public. Even though the City will maintain the park for one-year after the South Neighborhood Park is dedicated to the City, Developers, during the one-year period after the park is completed and dedicated to the City, shall warrant all improvements installed or constructed by Developers in the South Neighborhood Park, including fixing or replacing all defective work or improvements that need repairs. Notwithstanding the foregoing, Developers warranty to repair and replace work and improvements shall be strictly limited to defectively installed or constructed work and improvements installed or

constructed by Developers. Any work and improvements in the North Neighborhood park installed or constructed by Developers that are damaged by other causes, including but not limited to, use, weather, negligence, or intentional destruction, are not included in Developers' warranty and shall not be the responsibility of Developers to repair or replace.

(B) Park Costs, Density Bonus, and Timing.

- a. The Parties acknowledge and agree that the South Neighborhood Park shall be purchased, designed, and installed by the Developer, at the Developer's sole cost and expense. This cost shall be no less than Ten Dollars and Thirty-Seven Cents per square foot \$10.37/sf) of the entire park property (the "\$10.37 Cost").
- b. The \$10.37 Cost shall be adjusted over time to reflect inflation, based on the Consumer Price Index (CPI). If available, the CPI Inflation Calculator provided by the U.S. Bureau of Labor Statistics (https://www.bls.gov/data/inflation_calculator.htm) shall be used to calculate the adjustment. The inflation calculation shall begin in August 2025 and continue until the month in which the park construction costs are finalized through a fully executed agreement with a contractor to construct the South Neighborhood Park (the "Contractor Agreement").
- c. Before the contractor to construct the South Neighborhood Park is selected and the Contractor Agreement is signed, Developer shall obtain three bids from qualified contractors for constructing the South Neighborhood Park and review the bids with the City. Both parties must mutually agree upon a contractor and their bid amount before the Contractor Agreement is signed.
- d. The total cost, including all inflationary adjustments, along with the Developer's dedication of the South Neighborhood Park property to the City at no charge, shall collectively be referred to as the "Developer's South Park Costs."
- e. The Developer's obligation to incur the Developer's South Park Costs and dedicate the park property is a condition of, and consideration for, the development densities granted to the Developer under the Lakeside Ordinance.

(C) Impact Fees and Timing. Developer's South Park Costs are in addition to any park impact fees that Developer is required to pay to develop Developer's south property, which property is highlighted in purple on the attached Exhibit B to this First Amendment ("Developer's South Property"). Developer acknowledges and agrees that Developer is required to pay all park impact fees for each unit in Developer's South Property. The Parties acknowledge and agree that Developer shall substantially complete the construction of the South Neighborhood Park before receiving building permits for more than 40% of the units within the South Property, totaling ____ units. If the park is not substantially completed prior to issuance of building permits for

____ units, no additional certificates of occupancy or building permits for the South Property shall be issued until the park is substantially completed and accepted by the City. The park will be considered substantially completed when all amenities, landscaping, and infrastructure are installed less any reasonable punch list items, and the park meets life safety standards for its intended use, as reasonably determined by Springville's Parks and Recreation Director, or their designee.

All other subsections of Section 5 of the Development Agreement shall remain the same and continue in full force and effect.

6. **Developer Responsibilities.** Developer shall fulfill and complete all requirements, responsibilities, and obligations of all developers under the Development Agreement, including, without limitation, the requirements, responsibilities, and obligations of Lakeside, Davies, Developers, and Developer, as those terms are defined, in the Development Agreement.
7. All other terms of the Development Agreement not in conflict with or amended by this First Amendment shall remain the same and continue in full force and effect. Exhibits A and B of this First Amendment are only for this First Amendment and do not amend any exhibits in the Development Agreement.

In Witness Whereof, the parties hereto have executed this Amendment on the date indicated above.

DEVELOPERS:

Lakeside Land Partners, LLC

Glen K. Lent, Manager
State of Utah)
County of Utah)
ss)

On this _____ day of _____, 2025, personally appeared before me Steve Broadbent, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Manager of Lakeside Land Partners, LLC, and said document was signed by him in behalf of said company, and he acknowledged to me that said company executed the same.

Notary Public

Davies Design Build, Inc.

_____, _____

State of Utah)
 :ss
County of Utah)

On this _____ day of _____, 2025, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the _____ of Davies Design Build, Inc., and said document was signed by him in behalf of said company, and he acknowledged to me that said company executed the same.

Notary Public

SPRINGVILLE CITY:

Springville City, a Utah municipal corporation

Matt Packard, Mayor

State of Utah)
 :ss
County of Utah)

On this _____ day of _____, 2025, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Mayor of Springville City, and said document was signed by him in behalf of said company, and he acknowledged to me that said company executed the same.

Notary Public

EXHIBIT A
(Property Legal Description)

DRAFT

EXHIBIT B
(North and South Properties Map)

DRAFT