MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 03, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

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, Parks and Recreation Director Stacey Child, Power Director Jason Miller, and Public Safety Director Lance Haight.

CALL TO ORDER

Mayor Packard called the meeting to order at 7:02 p.m.

INVOCATION AND PLEDGE

Councilmember Millsap offered the invocation, and **Councilmember Ellingson** led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

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

MAYORS COMMENTS

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

PUBLIC COMMENT

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

Emily Anderson spoke about allowing chickens and provided a presentation. She said supply chain issues are something to prepare for and not to rely on them. We can have both a small-town feel and businesses.

Councilmember Millsap acknowledged that emails from citizens have been received by the council. Mayor Packard said there will be a presentation during the work session on February 17, 2026, regarding chickens, and then before the city council on March 03, 2026, for consideration.

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

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

Motion: Councilmember Ellingson moved to approve the consent agenda as written. **Councilmember Wright seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0. Resolution #2026-01 Adopted**

REGULAR AGENDA

4. **Consideration of a Resolution and Amendment to the Development Agreement with Lakeside Landing Development – Josh Yost, Community Development Director**

Attorney Penrod explained that a development agreement is considered a land use law and, therefore, should be adopted by ordinance.

Community Development Director Josh Yost reported 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.

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.

Councilmember Snelson asked about the reason for the delay. Attorney Penrod explained that the intent had been to move quickly, but the process had taken longer than anticipated.

Mayor Packard asked how the completion of the park was being managed. Josh explained that no more than 40% of building permits would be issued until the park was completed. Mayor Packard inquired whether a bond or similar mechanism could be put in place to ensure completion of the park. Attorney Penrod responded that it could be possible.

Mayor Packard invited Glen Lent, owner of Lakeside Landing, to speak. Glen reported that utilities had required significant time and expense, with approximately $7.5 million spent to date. He explained there was no pressurized irrigation available at the site, preventing park irrigation. Infrastructure needs had to be identified and constructed, with reimbursement anticipated through impact fees. He stated the developer was willing to work with the city and described the site as challenging, particularly regarding sewer infrastructure. He indicated the project would be a mixed-use development, with retail occurring over time.

Councilmember Snelson asked whether there were prospective retail clients, and Glen responded that retail would develop gradually as part of the mixed-use concept.

Councilmember Wright asked about the different project areas and the 40% limitation. Josh explained that the north and south portions would be completed separately. Administrator Troy Fitzgerald added that the phasing was also related to cash flow considerations. Attorney Penrod stated there was still room for negotiation and that any amendment would need to return to the council for approval.

Councilmember Ellingson asked who would determine substantial completion of the park. Attorney Penrod stated that substantial completion would require all amenities to be installed and the park to be safely usable. Parks and Recreation Director Stacey would review and approve the completion. The park design would be coordinated between the developer and the parks department.

Motion: Councilmember Smith moved to approve **Ordinance#02-2026,** the First Amendment to the Development Agreement for Lakeside Landing Property between the City of Springville, Lakeside Land Partners, and Davies Design Build. **Councilmember Wright seconded the motion.** Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. **The motion Passed Unanimously, 5-0. Ordinance #02-2026 Adopted**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for any further discussion.

Administrator Fitzgerald reported that the time was approaching to appoint replacements to various boards and commissions. He reviewed the applicable city code and outlined the process for suggesting and appointing individuals. He stated that replacements would need to be approved by the council, preferably by March 17, 2026.

Mayor Packard announced council assignments, stating that Councilmember Ellingson would work with the PAR Board and Councilmember Snelson would work with the Utility Board.

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

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

There was none.

ADJOURNMENT

Motion: **Councilmember Snelson moved** to adjourn to a closed meeting for property and litigation. The regular meeting was adjourned at 7:45 p.m. **Councilmember Smith seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. **The motion Passed Unanimously, 5-0.**

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, February 03, 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, February 03, 2026.

DATE APPROVED: February 17, 2026

Kim Crane
City Recorder