

## IN ATTENDANCE

**Commissioners Present:** Genevieve Baker, Ann Anderson, Ralph Calder, Brett Nelson, and Peter Pratt

**Commissioners Excused:** Hunter Huffman and Tyler Patching

**City Staff:** Josh Yost, Community Development Director  
Heather Goins, Executive Assistant

**City Council:** Jake Smith

## CALL TO ORDER

Vice Chair Nelson called the meeting to order at 7:00 p.m.

## APPROVAL OF THE AGENDA

Commissioner Anderson moved to approve the agenda as written. Commissioner Calder seconded the motion. The vote to approve the agenda was unanimous.

## APPROVAL OF THE MINUTES

*December 9, 2025*

Commissioner Calder moved to approve the December 9, 2025 meeting minutes. Commissioner Pratt seconded the motion. The vote to approve the meeting minutes was unanimous.

## ADMINISTRATIVE SESSION

*No Items*

## LEGISLATIVE SESSION:

***1) Lakeside Landing Partners and Unified Business Alliance request an amendment to the Development Agreement for Lakeside Landing Property dated April 2022.***

Josh Yost, Community Development Director, presented the proposed First Amendment to the Lakeside Landing Development Agreement, originally adopted in December 2021 and recorded in April 2022. He explained that the original agreement established vesting periods and park completion timelines, with park completion required by April 2025. Due to changes in development timing, the development parties are currently in default.

The proposed amendment addresses the park completion timing to replace the fixed completion date with a performance-based standard. No building permits will be issued beyond 40% of the total units in either the north or south development areas until the respective neighborhood park is completed. The vesting period reset leaves the regulatory/density rights (15-year vesting period beginning April 2022) unchanged. The design-related vesting rights (architectural, landscape, lot standards, etc.) are reset for an additional six-year period.

The Commissioners asked questions regarding development partners and ownership structure, park responsibilities and funding, infrastructure progress (utilities, sewer, pressurized irrigation) and development phasing and coordination among multiple developers. The development groups are LGI Homes, Lakeside Landing, and UBA.

Commissioner Anderson asked about the progress of the project. Director Yost explained that on the ground improvements are mostly done. LGI Homes intends to start home construction this summer.

Commissioner Calder asked about developer parks. Director Yost noted there are two public neighborhood parks covered by the agreement and that other open spaces are privately maintained.

Chair Baker arrived at 7:10 p.m. Director Yost gave a quick recap to Chair Baker.

Chair Baker opened the public hearing at 7:12 p.m. Seeing no speakers, Commissioner Calder moved to close the public hearing. Commissioner Anderson seconded. The public hearing was closed at 7:12 p.m.

Commissioner Anderson moved to recommend approval of the First Amendment to the Development Agreement for Lakeside Landing Property between the City of Springville, Lakeside Land Partners, and Davies Design Build. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

***2) Springville Public Works requests a recommendation on the approval of the Drinking Water Master Plan, Impact Fee Facility Plan and Impact Fee Analysis.***

***3) Springville Public Works requests a recommendation on the adoption of the Pressurized Irrigation Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis.***

Jeff Anderson, Assistant Public Works Director, presented. The master plans aim to plan for upcoming growth, establish levels of service, and project and estimate growth.

He gave detailed statistics on the existing system, including miles of pipe, wells, tanks, and pressure zones. Sufficient water rights are verified and worst-case scenarios are analyzed.

The plan includes estimates for future growth and the need for capital improvement projects. Growth is picking up. There are several subdivisions ready to go. Growth pays for itself through impact fees.

He showed existing drinking water wells, existing storage tanks, and 220 miles of pipelines. Hydraulic models see some fire flow deficiencies.

Assistant Director Anderson spoke to aging pipes and replacement. Plat A has 100-year-old pipes in the ground. It is expensive to replace. Just because it is old, doesn't mean it is at it's

#### Pressurized Irrigation

The City models and designs for peak times. There are 262 irrigated acres to expand to 615 in 10 years. Supplementing with culinary water needs to stop.

The system assets are Hobble Creek, Strawberry Reservoir and Bartholomew Pond. We have a lot of water. We are at a surplus for water rights. But as growth comes, that will change. Potential irrigation water rights have 2,976 acre feet available.

Chair Baker asked about water rights in Plat A. Assistant Director Anderson said it isn't in the master plan to put PI in Plat A. He explained installation and costs with flood irrigation. Commissioner Nelson expressed concern about how this is being communicated. Director Stapley said PI is not in the plan for Plat A at this time.

Staff recommends keeping the drinking water impact fee at \$1,266. Secondary water is proposed at \$2,305. The total is \$3,571. It is \$20 less than the current impact fee. We are well below the county average. These fees meet our needs.

The Commissioners discussed aging infrastructure replacement strategy and bonding considerations, long-term fiscal sustainability, historical replacement practices, PI system expansion and implications for Plat A, equity and ratepayer impacts and redundancy and emergency interconnections with neighboring systems.

Assistant Director Anderson clarified replacement costs are not impact-fee eligible, development pays for new infrastructure; ratepayers fund maintenance and replacement and replacement planning will be phased and may involve bonding.

Chair Baker opened the PI public hearing at 8:11 p.m.

Charles (last name inaudible) spoke. He mentioned the audio clarity on YouTube. Unless people speak directly into the microphone, they cannot be heard. His interest is in PI expansion in Plat A during future pipe replacement projects. Director Stapley noted PI expansion in Plat A is a potential future consideration but not currently included in the master plan.

Commissioner Anderson moved to close the PI public hearing. Commissioner Nelson seconded. The public hearing was closed at 8:17 p.m.

Chair Baker opened the drinking water public hearing at 8:18 p.m. Seeing no speakers, Commissioner Nelson moved to close the public hearing. The public hearing was closed at 8:18 p.m.

Commissioner Anderson moved to recommend approval of the Drinking Water Master Plan, Impact Fee Facility Plan and Impact Fee Analysis. Commissioner Calder seconded the motion. The vote to approve the Legislative Session item was unanimous.

Commissioner Pratt moved to recommend the adoption of the Pressurized Irrigation Master Plan, Impact Fee Facility Plan and Impact Fee Analysis. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting. Commissioner Anderson seconded the motion. Chair Baker adjourned the meeting at 8:21 p.m.