



MINUTES
Springville City Council Work/Study Meeting - February 17, 2026

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 17, 2026, 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: 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, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Safety Director Lance Haight, and Public Works Director Brad Stapley.

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

COUNCIL BUSINESS

1. Calendar

- Mar 03 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Mar 08 - Daylight Savings
- Mar 17 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

Mayor Packard asked if there was any discussion regarding the upcoming calendar.

Carla Wiese reported on a grant application that needed to be reviewed by the Planning Commission and the City Council before the end of the month. She stated that a special meeting of the council would need to be called to meet the deadline.

Councilmember Wright reported that the Community Board would like to engage with Clyde Companies regarding the 4th and Main development. The council agreed to the engagement and directed the board to provide a recommendation to the council.

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

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

2. Approval of the minutes for the work meeting and regular meeting held on February 03, 2026.

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

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

a) Wastewater Pretreatment - Brad Stapley, Public Works Director

Public Works Director Brad Stapley reported on the Wastewater Pretreatment Program. He explained that the program is required under the EPA Clean Water Act and is federally mandated. He described the City's regular pretreatment audit process, stating that staff contact businesses based on the type of business and conduct baseline monitoring, on-site inspections, sample collection, and review of sample results with the business. He noted that staff also discuss any recommended pretreatment measures or billing adjustments.

Councilmember Wright asked how businesses were selected for the audits. Brad explained that selection is based on specific criteria, including businesses that produce pharmaceuticals, meat packing plants, and other significant industrial users. Councilmember Wright asked how many companies would be audited and whether participation was voluntary. Brad responded that the City planned to begin with approximately half a dozen businesses and reiterated that the program is federally mandated.

b) History of Springville City Code, Section 3-7-801, Hen Chickens for Egg Production- Troy Fitzgerald, City Administrator

City Administrator Troy Fitzgerald reported on the history of the chicken ordinance over the past 40-50 years. He stated that in 1979 animal units were allowed in the RA1-20000 zone and that a comprehensive rewrite of the ordinance was completed in 2003. He noted that previous councils declined to pass proposed ordinances in 2010, 2011, and 2013.

Troy recounted that an ordinance was passed in 2014 and immediately revised to remove the permit requirement, which had been intended to allow the City to follow up with chicken owners and ensure compliance. He explained that the Council chose to eliminate the permit and rely on self-policing and neighborhood complaints. He then reviewed the current code language and land use matrix, including lot-size requirements, setbacks, and zoning regulations.

Mayor Packard asked what it would take to return to the original intent in 2014. Troy stated that the original intent was to allow six hens for egg production on any lot in town, noting that agricultural areas also allow for animal units and chickens for egg production.

Councilmember Wright stated that the ordinance needs to be rewritten and clarified. Attorney Penrod reviewed the different zones and rules for animal keeping. Councilmember Wright asked about clarifying the code for chickens on lots of duplexes and townhomes.

Councilmember Snelson confirmed that the amendment was not intended to reduce the number of chickens, which has remained six. Troy emphasized that newer zones established since 2014 were not included in the prior language.

Councilmember Wright noted that if more chickens were allowed, enforcement would need to increase. Councilmember Snelson expressed interest in reviewing the permit process. Troy explained the distance requirements for coops and that chickens must remain in the coop.

Mayor Packard asked each councilmember for their opinion. Councilmember Wright suggested clarifying rules for townhomes and duplexes, addressing enforcement, and using a graduated lot size. Councilmember Ellingson preferred a simplified approach without over-regulation. Councilmember Millsap proposed keeping six chickens as a minimum with a graduated table for additional chickens. Councilmember Snelson supported a graduated lot size and quantity, along with a permit process to educate the public on the ordinance. Councilmember Smith requested a recommendation and comparative review. Mayor Packard commented that there should be both a minimum of zero and a maximum cap.

c) **General Discussion regarding Impact Fees - John Penrod, Assistant City Administrator/City Attorney**

Attorney John Penrod provided information on the process from a general plan to a master plan and then to ordinances. He explained that the Impact Fee Facilities Plans (IFFP) establish service levels and detail the infrastructure needs of new developments. He stated that an Impact Fee Analysis (IFA) determines the dollar amount each new development must pay based on its impact. He noted that impact fee revenue must be spent within six years of collection and emphasized the importance of understanding service levels, particularly if they are increasing. He also stated that projects must be listed in the IFFP to be eligible for funding through impact fees.

Mayor Packard encouraged reviewing impact fees and rates on an annual basis.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

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.

Motion: Councilmember Millsap moved to adjourn the work meeting at 6:52 p.m. **Councilmember Snelson seconded** the motion. **Vote 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 Work/Study Meeting held on Tuesday, February 17, 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 17, 2026.

DATE APPROVED: March 03, 2026



Kim Crane
City Recorder