

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

- Apr 16 - Budget Meeting 5:00 p.m.
- Apr 21 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- May 05 - Works 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 Wright
 - b) Pledge of Allegiance - Councilmember Smith
 - c) Consent Agenda
3. Approval of the minutes for the February 25, 2026 Special Meeting and the March 17, 2026 regular meeting.
 4. Approval a Stormwater Impact Fee appeal refund for 2199 West 800 North, Springville - Jake Nostrom. Assistant Public Works Director
 5. Approval of Resolution approving the Springville City Municipal Wastewater Planning Report (MWPP) for 2025 - Terrance Harris, Wastewater/Stormwater Collections Superintendent
 6. Approval of the Mayors appointments to the Planning Commission of Brett Nielson, BJ Smith and Mariah Hurst; to the Community Board Brittany Knudson; and the Utility Board Carl Burrows

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

- a) Transportation Utility Fee Discussion - Jeff Anderson, Assistant Public Works Director
- b) Highline Ditch Discussion - Tyson Bartlett
- c) Discussion of Remnant Parcel Valuation Formula - Scott Sensenbaugher, Internal Services Director
- d) Art Loops and Festival Street update - Emily Larsen, Museum of Art Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

ADJOURNMENT

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

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

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

CEREMONIAL

1. Recognition of the 54th Annual Utah All-State High School Art Show Springville Participants - Emily Larsen, Museum of Art Director
2. Arbor Day Proclamation - Stacey Child, Parks and Recreation Director

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

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

3. Approval of the minutes for the February 25, 2026 Special Meeting and the March 17, 2026 regular meeting.
4. Approval of a Stormwater Impact Fee appeal refund for 2199 West 800 North, Springville - Jake Nostrom. Assistant Public Works Director
5. Approval of Resolution approving the Springville City Municipal Wastewater Planning Report (MWPP) for 2025 - Terrance Harris, Wastewater/Stormwater Collections Superintendent
6. Approval of the Mayors appointments to the Planning Commission of Brett Nielson, BJ Smith and Mariah Hurst; to the Community Board Brittany Knudson; and the Utility Board Carl Burrows

REGULAR AGENDA

7. Consideration of a Resolution and Deferral Agreement to defer installing sidewalk to a later date at the location of 500 North 950 West - Chris Creer, Assistant City Attorney
8. Consideration of an Ordinance amending Springville City Code Title 11 Chapter 6, Section 213 General Fence Requirements - Heather Goins, Community Development
9. Consideration of an Ordinance amending the Official Zone Map from NC Neighborhood Commercial to HC Highway Commercial for the property located at the northwest corner of

Wallace Drive and 1600 South Parcel 26:047:0195 - Carla Wiese, Planner/Economic Development Specialist

10. Consideration of an Ordinance amending the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres - Carla Wiese, Planner/Economic Development Specialist
11. Consideration of an Ordinance amending the Official Zone Map to apply the R1-15 Zone to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres - Carla Wiese, Planner/Economic Development Specialist

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 04/02/2026
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



- Whereas,* in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
- Whereas,* the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas,* Arbor Day is now observed throughout the nation and the world, and
- Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and
- Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and
- Whereas,* trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas,* trees, wherever they are planted, are a source of joy and spiritual renewal,

*Now, Therefore, I, Matt Packard, Mayor of the City of Springville, do hereby proclaim
April 24, 2026 as*

Arbor Day

In the City of Springville, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this 7th day of April, 2026

Matt Packard, Mayor

Attest:

Kim Crane, City Recorder



MINUTES OF THE SPECIAL MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, FEBRUARY 17, 2026, AT 6:00 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 Excused
Mike Snelson
Mindi Wright Excused

City Staff in Attendance: City Administrator Troy Fitzgerald, City Recorder Kim Crane, Community Development Director Josh Yost, and Economic Development/Planner II Carla Wiese,

CALL TO ORDER

1. Mayor Packard called the meeting to order at 6:02 p.m.
2. **Consideration of an Ordinance amending the General Plan to include a Water Use and Preservation Element to comply with Title 10 Chapter 20 Part 4 Section 404, UCA - Carla Wiese, Economic Development/Planner II**

Economic Development/Planner II Carla Wiese reported in 2022, the Utah State Legislature passed SB110 which required cities to align land use with water availability and include a Water Use and Preservation (WUP) element in the general plan. States had until December 31, 2025 to have the element adopted. Springville City applied for a grant through the Utah Division of Water Resources (DWRe) to assist with drafting the required element as part of the ongoing General Plan update. The grant was received and the city was provided an extension to February 28, 2026 to have the Water Use and Preservation element adopted.

Carla stated the city has adopted a water conservation plan and encouraged the council to review policies and ordinances that lead to wise water usage.

Motion: Councilmember Snelson moved to approve Ordinance #03-2026 amending the Springville General Plan to include a water use and preservation plan element. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 3-0 with two absent.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

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

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

ADJOURNMENT

48 **Motion: Councilmember Ellingson moved** to adjourn the special meeting at 6:05 p.m.
49 **Councilmember Snelson seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember
50 Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. **The motion**
51 **Passed Unanimously, 5-0.**

52

54

56 *This document constitutes the official minutes for the Springville City Council Special Meeting held on Tuesday,*
57 *February 25, 2026.*

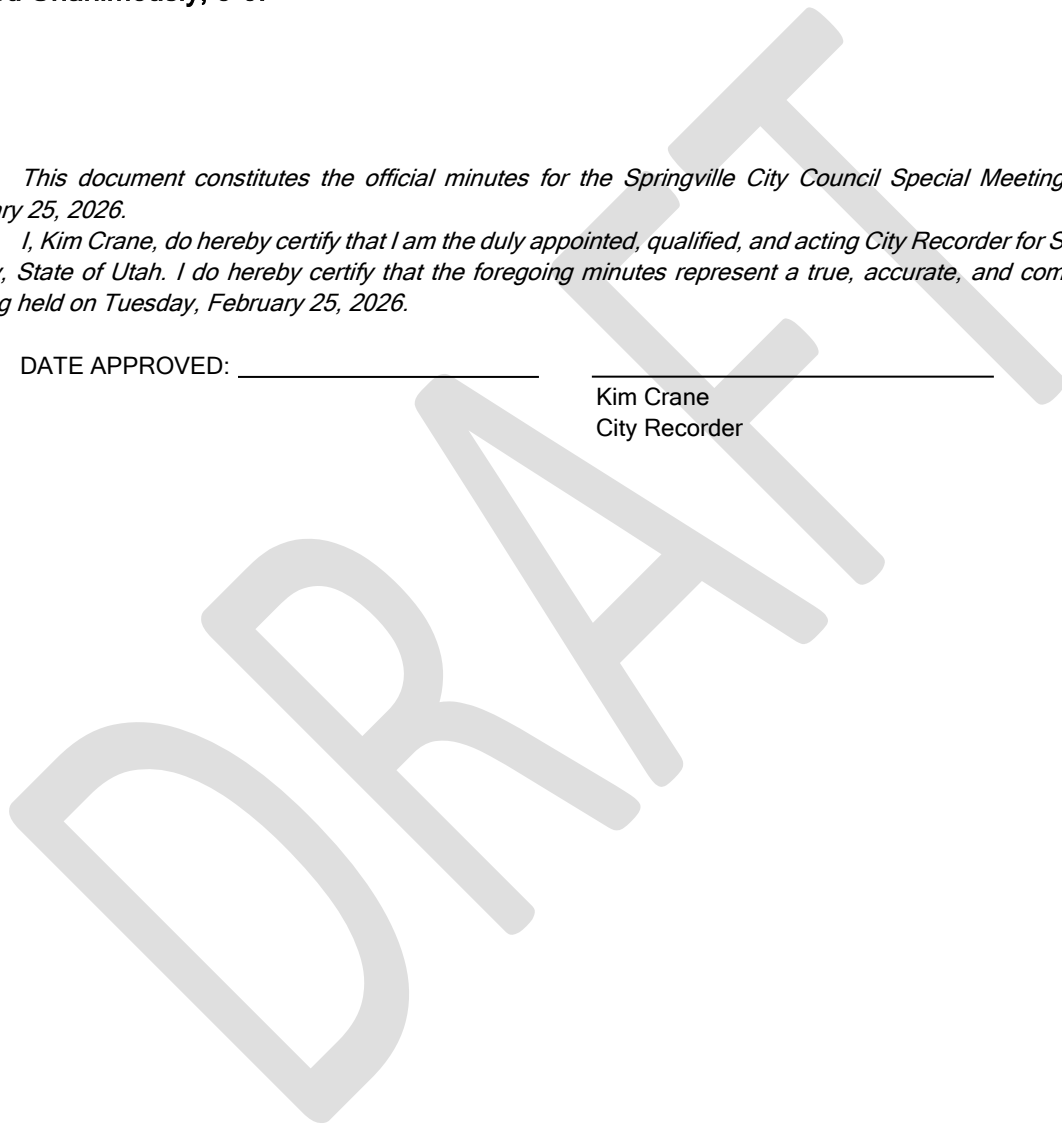
58 *I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah*
59 *County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this*
60 *meeting held on Tuesday, February 25, 2026.*

62

DATE APPROVED: _____

Kim Crane
City Recorder

64





MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MARCH 17, 2026, AT 5:00 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, Assistant Public Works Director Jeff Anderson, Water Reclamation and Storm Water Superintendent Terrance Harris and Wastewater Superintendent Tyler Lowe.

CALL TO ORDER

Mayor Packard called the meeting to order at 5:00 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Snelson moved to approve the 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**

MAYORS' COMMENTS

Calendar

- April 07 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Apr 21 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

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

PUBLIC COMMENT

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

44 Demetrius June-Castelazo reported concerns about safety at Spring Canyon Parkway as it
transitions to 1000 South at 900 West. He described the area as dangerous and noted an incident in
46 which a child was struck. He stated that he had contacted the streets and public works departments,
which indicated they would review the situation. He wanted to ensure the Council was aware of the issue.

48 Jennell Reed stated, via email, that she had lived in the city for 13 years and inquired about whom
to contact regarding the potential closure of Cherry Creek Elementary. She described the school as a
50 valuable and positive resource for her children and community, questioned whether the decision was
made by the school district or the city, and asked if alternative solutions could be considered given the
impact on families.

52 Mayor Packard clarified that the city did not initiate the school closure and that the decision was
made by the school district. Councilmember Snelson added that while the city had discussed the old gym
54 building, it had not discussed the school building itself.

56 Brittany Knudsen shared her understanding based on conversations with school representatives
and parents, stating that some believed the city's interest had been considered in the decision to allow
the school to offload the building. She noted her family's positive experience with Cherry Creek
58 Elementary since relocating from Florida and stated that the situation involved both advantages and
disadvantages that had been evaluated.

60 Spencer Warren, speaking on behalf of Clyde Companies and Springville Rising, expressed
appreciation for the city's support and presented the Council with a memento from the Allen's store,
62 consisting of pieces of the plastic Allens logo from shopping carts.

64 **CONSENT AGENDA**

1. Approval of the minutes for the work meeting and regular meeting held on March 03, 2026.
- 66 2. Approval of the Mayor's appointments of Tammy Israilson, Kurtt Boucher, and Doug Holm to the
PAR Board; Eric Nord, Samuel Anders Sorensen, Kellen Hyer, Frank Young, and Clair Anderson
68 to the Utility Board; Carlyn Thompson, Caroline Collett, and Hannah Salzl to the Community
Board.
- 70 3. Approval of a Resolution approving an Interlocal Agreement for 1200 West -1550 S to Canyon
Creek Parkway Phase 3 - Jeff Anderson, Assistant Public Works Director
- 72 4. Approval of a Resolution approving an Interlocal Agreement for 2600 W Roadway 400 N -1400 N
(SR-75) - Jeff Anderson, Assistant Public Works Director
- 74 5. Approval of a Resolution amending an Interlocal Agreement for 1200 W - 400 S to 550 N,
amending agreement No 2020-125 to extend the completion date to December 31, 2026, requiring
76 a one (1) year extension - Jeff Anderson, Assistant Public Works Director
- 78 6. Approval of a Resolution amending an Interlocal Agreement for 1200 W - 550 N to 1400 N (SR-
75), amending agreement No 2023-1202 to extend the completion date to December 31, 2029,
requiring a three (3) year extension - Jeff Anderson, Assistant Public Works Director
- 80 7. Approval of a Resolution amending an Interlocal Agreement for 800 S 800 E No.2024-81 for
additional funding needed due to inflation in construction costs - Jeff Anderson, Assistant Public
82 Works Director

84 Mayor Packard asked for a discussion or a motion on the consent agenda. There was none.

86 **Motion: Councilmember Ellingson moved to approve the consent agenda as written.**
Councilmember Millsap seconded the motion. Roll Call Voting Yes: Councilmember Ellingson,
88 Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright.

90 The motion **Passed Unanimously, 5-0. Approved Resolutions #2026-03, 2026-04, 2026-05, 2026-06, and #2026-07**

92 **REGULAR AGENDA**

94 8. **Consideration of a Resolution regarding Cherry Creek Elementary School located at 484 S 200 E Springville, Utah - John Penrod, Assistant City Administrator/City Attorney**

96 City Attorney John Penrod reported that the Nebo School District Board of Education recently adopted a resolution indicating that, based on current and projected elementary enrollment in Springville, it may need to close an elementary school. The School Board initiated a study evaluating the potential closure of Cherry Creek Elementary school and designated the Property as surplus, contingent upon the school's closure.

100 John stated Cherry Creek Elementary is a valued school with many positive memories. He reviewed an aerial map of the parcels encompassing the school property and explained that the city does not own certain portions, including the parking lot adjacent to the museum. He noted that the museum, established in the 1930s, requires additional space to accommodate its growing collection and public interest, and that the Recreation Department also has space needs. He stated that declining enrollment in the school district had led the district to approach the city regarding potential interest in the property, and that the city had initially expressed interest in the old gym building. He asked the Council for directions on whether the city should consider proposing a purchase if the school is closed.

108 Mayor Packard asked whether there was a way for the public to provide input to the school district regarding the potential closure. John responded by reviewing information available on the Nebo School District website, including details on school closures and opportunities for public meetings.

110 Councilmember Ellingson invited School Board Member Shannon Acor, who was present in the audience, to comment. Shannon Acor confirmed that the website provides helpful information and stated that the board does review public comments.

114 John provided a historical timeline of the old 1909 high school building located next to the museum and explained that the property has long served the community. He stated that if the school were to be closed and be converted into a community center, it could provide an opportunity to expand community services.

118 Councilmember Millsap asked whether cities have the first right of refusal when a school closes. John explained the process, indicating that it would allow the city the opportunity to purchase and utilize the property.

120 Mayor Packard commented that the parking lot used by the Art Museum is part of the school property and has been an ongoing concern. John expressed that the city and school district work collaboratively on such matters.

124 Councilmember Ellingson clarified that the discussion reflected only a potential interest should the school district decide to close the school. John confirmed and noted that significant due diligence would be required by the city.

126 Councilmember Snelson reported that he had recently attended a school board meeting and noted that the issue had been under study.

128 Councilmember Ellingson commented that the boundary lines of the property would require substantial work to address.

132 **Motion: Councilmember Smith moved to approve Resolution #2026-08 declaring Springville City's intent to purchase the Cherry Creek elementary school property pursuant to sections 53G-4-901, et seq., of the Utah Code and the Nebo School District's Board resolution adopted on March 11, 2026, declaring the Cherry Creek elementary school property surplus. Councilmember Snelson seconded the motion.**

136 **Roll Call Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith,
137 Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0. Resolution**
138 **#2026-08 Approved.**

140 9. **Consideration of a Resolution approving the amended Power Pooling Agreement between Utah**
141 **Associated Municipal Power Systems (UAMPS) and Springville City - Jason Miller, Power Director**

142 Power Director Jason Miller reported the UAMPS Power Pooling Project was first established in
143 1980 to create a power pooling framework for members. The agreement facilitated bilateral power
144 purchases, scheduling, and surplus sales amongst UAMPS members. With the upcoming May 2026 entry
145 of UAMPS into the Extended-Day Ahead Market (EDAM), the Power Pooling agreement must be adapted
146 to accommodate both bilateral and market transactions. The amended and restated Power Pooling
147 Agreement was presented to the Utility Board and discussed and was presented to the city council in a
148 work session.

149 Jason explained that approval was being requested and stated he was available to answer
150 questions. He provided a historical overview of future power pooling operations.

151 Mayor Packard asked for the Utility Board's recommendation. Councilmember Snelson
152 responded that there was no alternative option. Councilmember Millsap referenced Rocky Mountain
153 transmission lines and stated that entering into the agreement was necessary, noting that it could provide
154 long-term cost savings. Jason added that there were no good alternatives and that prior investments had
155 already been made in related projects.

156 Councilmember Ellingson stated that if there was no significant increase in cost to consumers,
157 the arrangement should proceed as normal operations. Jason explained that while costs would increase
158 for the organization overall, it was not expected to have a direct impact on consumers, and that the goal
159 was to offset costs and bring more affordable power to the market.

160
161 **Motion: Councilmember Snelson moved to approve Resolution #2026-09 for Springville City to**
162 **enter into the amended and restated Power Pooling Agreement with the Utah Associated Municipal**
163 **Power Systems. Councilmember Millsap seconded the motion. Roll Call Vote Yes:** Councilmember
164 Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember
165 Wright. The motion **Passed Unanimously, 4-0. Resolution #2026-09 Approved.**

166
167 **PUBLIC HEARING**

168 10. **Public Hearing for consideration of an Ordinance and adoption of the Stormwater Impact Fee**
169 **Facilities Plan (IFFP) and Impact Fee Analysis (IFA) - Brad Stapley, Public Works Director**

170 Assistant Public Works Director Jeff Anderson reported on the review process of the impact fees.
171 The three components of the stormwater impact fee are regional detention, conveyance, and planning.
172 All capacities and costs are summarized into these components. Each project from the Capital Facility
173 Plan is categorized into either detention or conveyance.

174 He explained single family residential lot ranges and impact fee eligible costs. Impervious square
175 feet are the recommended fee unit for calculating the impact fee for non-residential developments. The
176 typical single-family residential stormwater impervious area unit was estimated to be based on impervious
177 surface within the parcel boundaries.

178
179 Mayor Packard opened the public hearing. No comments received.

180

182 **Motion: Councilmember Snelson moved** to close the public hearing. **Councilmember Smith**
184 **seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember
Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

186 **Motion: Councilmember Ellingson moved** to approve **Ordinance #08-2026** adopting the 2026
Springville City Storm Drain, Impact Fee Facilities Plan, and the Storm Drain Impact Fee Analysis; and
enacting Storm Drain Impact Fees. **Councilmember Wright seconded** the motion. **Roll Call Vote Yes:**
188 Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and
Councilmember Wright. The motion **Passed Unanimously, 5-0, Ordinance #08-2026 Adopted.**

190
192 11. **Public Hearing for consideration of an Ordinance and adoption of the Wastewater Treatment**
Facility Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) - Brad Stapley, Public
Works Director

194 Assistant Public Works Director Jeff Anderson reported the Utility Board and Planning
Commission reviewed the plan and a council work meeting was part of discussions. The 2025 projected
196 growth and increased demand for wastewater services are crucial for annual updates. The IFFP offers
guidance to maintain regulatory compliance, accommodate anticipated loading/growth, and plan projects
198 accordingly. The IFA calculates impact fees to cover proportional costs associated with existing plant
capacity and the capacity expansion required for new development. The Impact Fee Facility Plan and
200 Impact Fee Analysis establish a funding strategy that allocates expansion costs equitably to new
developments to support infrastructure improvements. He said staff has done a great job in keeping the
202 plant running.

204 Mayor Packard opened the public hearing. No comments received.

206 **Motion: Councilmember Millsap moved** to close the public hearing. **Councilmember Smith**
seconded the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember
208 Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

210 **Motion: Councilmember Snelson moved** to approve **Ordinance #09-2026** adopting the 2026
Springville City Water Reclamation Facility Impact Fee Facility Plan and Impact Fee Analysis and
212 enacting Water Reclamation Facility Impact Fees. **Councilmember Millsap seconded** the motion. **Roll Call**
Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember
214 Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0, Ordinance #09-2026**
Adopted.

216
218 12. **Public Hearing for consideration of an Ordinance and adoption of the Transportation Impact Fee**
Facilities Plan (IFFP) and Impact Fee Analysis (IFA) - Brad Stapley, Public Works Director

220 Assistant Public Works Director Jeff Anderson reported the update of the plans will guide the City
in planning for needed transportation infrastructure improvements and establish updated impact fees to
222 fund growth-related roadway capacity improvements. This update addresses current and projected
transportation needs, incorporates changes in development demand, and adjusts project costs for
inflation.

224 Jeff reported that the Planning Commission recommended approval, and it was brought before
the council in a work meeting for discussion.

226

228 Councilmember Millsap asked for an explanation of the Institute of Transportation Engineers (ITE)
Trips generation and the impact on roads. Jeff explained the way ITE calculates trips and the modeling
of the Springville Traffic Management Plant (TMP) where new construction of roadways because of
230 growth is paid for by growth.

232 Mayor Packard opened the public hearing. No comments received.

234 **Motion: Councilmember Smith moved** to close the public hearing. **Councilmember Wright**
seconded the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember
236 Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0**

238 **Motion: Councilmember Millsap moved** to approve **Ordinance #10-2026** adopting the 2026
Springville City Transportation Impact Fee Facility Plan, and Impact Fee Analysis; and Enacting
240 Transportation Impact Fees. **Councilmember Smith seconded** the motion. **Roll Call Vote Yes:**
Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and
242 Councilmember Wright. The motion **Passed Unanimously, 5-0, Ordinance #10-2026 Adopted.**

244 **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

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

248 **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.*

250 **ADJOURNMENT**

252 **Motion: Councilmember Snelson moved** to adjourn the regular meeting at 6:08 p.m.
Councilmember Millsap seconded the motion. **Voting Yes:** Councilmember Ellingson, Councilmember
254 Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. **The motion**
Passed Unanimously, 5-0.

260 *This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, March*
17, 2026.

262 *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
264 *meeting held on Tuesday, March 17, 2026.*

266 DATE APPROVED: _____

268 _____
Kim Crane
City Recorder



STAFF REPORT

DATE: April 3, 2026
TO: Honorable Mayor and City Council
FROM: Jake Nostrom, Assistant Public Works Director
SUBJECT: STORMWATER IMPACT FEE APPEAL. 2199 W 800 N

Recommended Motion:

Move to approve the applicant's written appeal, authorize a reduction of the Stormwater Impact Fee from \$62,019 to \$17,530, and approve a refund of \$44,489, in accordance with Ordinance 20-2024, Section 9.

Executive Summary:

The applicant for Spring Pointe Lot 4, 2199 W 800 N Springville, submitted an appeal requesting reconsideration of the stormwater impact fee paid under protest. Staff recommend the Stormwater impact fee be reduced to \$17,530, and \$44,489 be refunded to the applicant.

Focus of Action:

- Evaluate the applicants' stormwater impact fee appeal.
- Consider staff's recommendation to reduce the impact fee following the guidelines outlined in Section 9 of the Stormwater Fee Ordinance 20-2024
- Authorize the proposed refund of \$44,489

Background:

On February 27, 2026, the applicant paid a stormwater impact fee of \$62,019 for Spring Point Lot 4 located at 2199 W 800 N Springville, UT to proceed with a building permit issuance. Following the payment, per City Code 14-5-409 a written appeal was submitted on March 2, citing that the site has zero impact on the Springville City stormwater system, a complete legal bypass of municipal infrastructure, and preserves regional capacity.



Discussion:

The applicant asserts that the project places no burden on the City's stormwater infrastructure because all runoff is conveyed to the Packard Drain, a Springville Drainage District Facility. While City staff does not agree that Spring Point Lot 4 has no impact on the Springville City stormwater system, it is agreed that the impact is reduced.

The applicant filed his appeal in writing within the time frame outlined in City Code 14-5-409. City staff reviewed the appeal and recommended the Stormwater Impact Fee be reduced in accordance with the stormwater impact fee ordinance.

Stormwater Impact Fee Ordinance #20-2024, section 9 states

“The impact fee may be adjusted for a particular development based on studies or data provided by a developer after review by the City’s Impact Fee Administrator and approval by the City Council.”

This provision directly authorizes the adjustment after review by Bruce Riddle, Springville City Impact Fee Administrator. Bruce has reviewed and approved the recommendation to refund the applicant \$44,489.

Alternatives:

- Deny the appeal and uphold the original fee
- Modify the refund amount based on Council direction
- Task staff to look at it differently

Fiscal Impact:

Approving the staff recommendation to appeal will result in a \$44,489 refund from the Stormwater Impact Fee Fund. This will have no immediate impact on the fund and is consistent with Stormwater Impact Fee Ordinance #20-2024.

Jake Nostrom

Jake Nostrom



civilsolutionsgroup inc.

Date: March 2, 2026

To: Springville City Council

Cc: Springville City Recorder; Springville City Engineer, Springville City Planner

Re: Formal Appeal of Stormwater Impact Fee Assessment – Spring Pointe Lot 4 / Permit #SPV260227070

Dear Members of the Springville City Council:

Pursuant to Springville City Code §14-5-409, I am filing this formal written appeal regarding the Stormwater Impact Fee assessed to the Spring Pointe Lot 4 development located at 2199 W 800 N, Springville, UT 84663. I am the Professional Engineer of record for this project.

On February 27, 2026, to facilitate the timely release of our building permit (Permit #SPV260227070), we paid the assessed Stormwater Impact Fee in the amount of \$62,019.25. I am formally appealing this assessment and requesting a full refund of this amount, as the assessment is technically erroneous and does not meet the "rational nexus" standard required by the Utah Impact Fees Act (Utah Code Ann. § 11-36a). The burden of proof rests with the applicant. The attached engineering facts, City-approved civil drawings, and explicit approvals from the Springville Drainage District clearly demonstrate that this project places **zero impact** on Springville City's stormwater capital facilities.

1. City-Approved Civil Plans Confirm Zero Impact The most definitive proof that this site does not impact City infrastructure is found in the project's Grading & Drainage Plan (Sheet C104) , which was already stamped "REVIEWED FOR COMPLIANCE" and "APPROVED FOR CONSTRUCTION" by the Springville City Engineering Department on December 3, 2025.

- **Graphical Proof of Separation:** The approved grading strategy visually and geometrically isolates the site from the municipal right-of-way on 800 North. All stormwater generated on-site is directed eastward, completely away from City streets and piped infrastructure.
- **Designated High Water Line:** The plans accurately account for the regional floodplain and groundwater elevations to ensure that even under maximum capacity scenarios, the site retains and directs its own water without relying on City infrastructure as a backup.
- **Explicit Documentation:** As outlined in the "Stormwater Narrative" and the "Springville Irrigation and Drainage Group Notes" on the approved plans, the drainage methodology strictly dictates that water is entering into the SIDG canal, not the municipal MS4.

2. Complete Legal Bypassing of Municipal Infrastructure

The standard impact fee calculation presumes a development will utilize Springville City's MS4 capacity. However, as approved by your own staff, Spring Pointe Lot 4 is designed and engineered to discharge 100% of its stormwater directly into the Packard Drain, which is a third-party facility controlled by the Subsurface Irrigation/Drainage Grid (SIDG).

- All permitting for stormwater connections, discharge, and design criteria have been approved by the Springville Drainage District (SIDG) as the Authority Having Jurisdiction.
- Because the Packard Drain discharges directly into Utah Lake, stormwater from this site will never enter a Springville City-owned stormwater improvement.

3. Preservation of Regional Capacity (Net Positive Impact)

Far from burdening the City's infrastructure, this project actively benefits the regional system. As outlined in the attached letter dated July 21, 2025:



civilsolutionsgroup Inc.

- The SIDG authorized a combined discharge rate of up to 10 cfs from this site and the adjacent Peterbilt site.
- This strategy is explicitly intended to reduce peak flow impacts on the Packard Drain system by allowing stormwater from this lower-elevation area to discharge more quickly into the lake.
- By quickly evacuating our water, this preserves capacity in the Packard Drain for upstream flows from other developments throughout the City.

4. Legal Basis for Overturning the Assessment

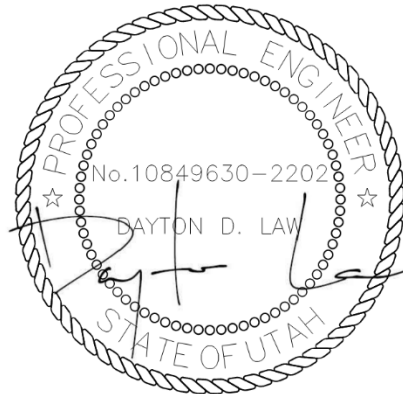
Under Utah Code, an impact fee must be strictly tied to a development's consumption of capacity in the City's public facilities. Because stormwater flows from this development bypass the municipal system and provide a net capacity benefit to the upstream regional drain, assessing a \$62,019.25 fee for a system the development physically does not use violates the statutory requirement for rough proportionality.

Requested Relief

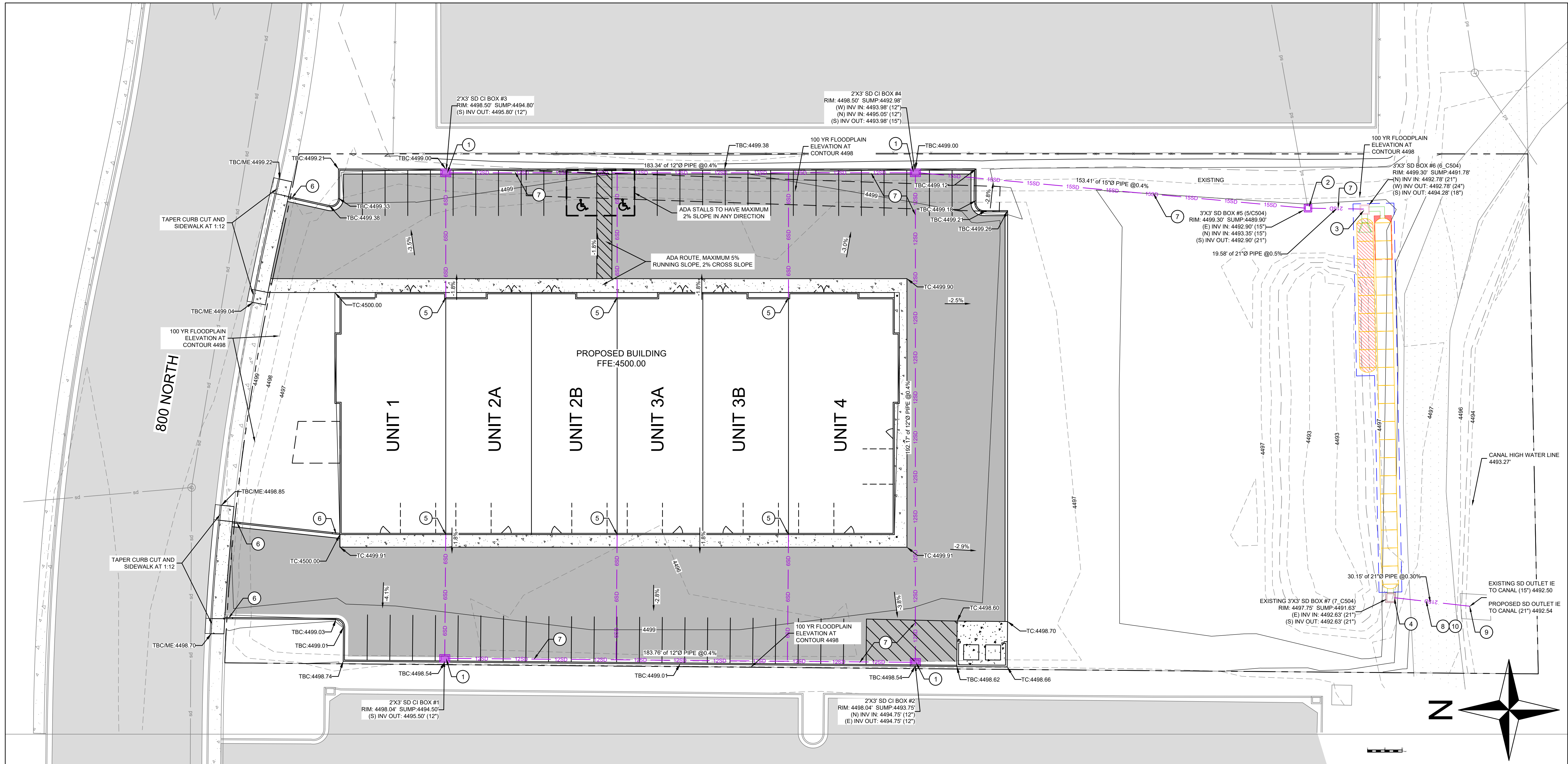
Because this project entirely bypasses the municipal stormwater system, the Administrator's assessment of the standard fee is erroneous. I respectfully request that the City Council review the attached documentation, overturn the administrative decision, and order a full refund of the \$62,019.25 Stormwater Impact Fee paid on February 27, 2026.

I look forward to presenting the technical details of this design to the Council at the appeal hearing.
Sincerely,

Dayton Law, P.E.
Civil Solutions Group, Inc.
669 North 1890 West
Provo, UT 84061
dlaw@civilsolutionsgroup.net



- Attachments:**
1. Approved Grading & Drainage Plan (Sheet C104)
 2. SIDG Allowable Discharge Approval Letter (July 21, 2025)
 3. Receipt of Impact Fee Payment (\$62,019.25, Dated Feb 27, 2026)



civilsolutionsgroup inc.
 CACHE VALLEY | P: 435.213.3762
 SALT LAKE | P: 801.216.3192
 UTAH VALLEY | P: 801.874.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

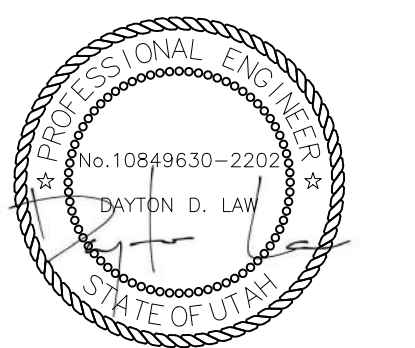
**REVIEWED FOR COMPLIANCE
 APPROVED FOR CONSTRUCTION**
 DATE: 12/03/2025
 SPRINGVILLE CITY ENGINEERING DEPT

Copy of approved plans shall be available on site during construction. Any deviations from these plans shall receive approval from engineering department, which may require plan updates with approved stamp. City review is only for general compliance with the design concept of the construction. Contractor/Developer is responsible for dimensions which shall be confirmed and corrected at the job site, techniques of construction, coordination of his work with that of all other trades, and the satisfactory performance of his work. No work which may be in violation of the Contract/Developer's responsibility for the proper application and applicable Development Agreements. Compliance is the responsibility of the Contractor/Developer and said responsibility shall not be assumed by any act or omission on the part of the City or its employees.

SPRING POINTE LOT 14
 2199 W 800 N
 SPRINGVILLE, UT 84663

MARK	DATE	DESCRIPTION

PROJECT #: 25-074
 DRAWN BY: J. BLACK
 PROJECT MANAGER: J. BLACK
 ISSUED: 8/6/2025



**GRADING &
 DRAINAGE
 PLAN**
C104

- ① GRADING SHEET KEY NOTES:**
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 2'X3' CURB INLET BOX (3/C501)
 - 3'X3' STORM DRAIN BOX WITH SNOOT (5/C504)
 - 3'X3' STORM DRAIN BOX (6/C504)
 - EXISTING 3'X3' STORM DRAIN OUTLET STRUCTURE (ADJUST TO GRADE) (7/C504)
 - INSTALL ROOF DRAIN CONNECTION (2/C503)
 - 3' CURB TAPER
 - HDPE STORMWATER MAINLINE, SIZE SHOWN (2/C503)
 - RCP STORMWATER MAINLINE, SIZE SHOWN (2/C503)
 - INSTALL RCP FLARED END SECTION, MATCH EXISTING PER SIDG REQUIREMENTS. EXISTING ROCK RIPRAP TO REMAIN. (8/C503)
 - REPAIR O&M ROAD PER SIDG REQUIREMENTS, REFERENCE SIDG NOTES C003 FOR REQUIREMENTS. GRADE 2% AWAY FROM CANAL. PLACE MIN 2" UTBC COMPACTED TO 95% STANDARD PROCTOR.

- LEGEND:**
 DIRECTION OF FLOW ←
- GRADING ABBREVIATIONS:**
 FG = FINISHED GRADE
 EG = EXISTING GRADE
 ME = MATCH EXISTING
 TA = TOP OF ASPHALT
 TC = TOP OF CONCRETE
 TBC = TOP BACK OF CURB
 FL = FLOW LINE
 GB = GRADE BREAK

- GRADING & DRAINAGE GENERAL NOTES:**
- ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
 - MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
 - MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.
 - ALL PROPOSED DRAINAGE PIPES TO BE CONSTRUCTED OF DUAL-WALL CORRUGATED HDPE MATERIAL, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INSTALL A HOOD & GRATE ON ALL CURB INLETS STRUCTURES.
 - INSTALL A LID ON ALL OTHER INLET STRUCTURES UNLESS OTHERWISE NOTED.
 - INSTALL ALL STORM DRAIN PIPES FOLLOWING SPRINGVILLE CITY STORM DRAIN TRENCH DETAIL (2/C503).
- FLOODPLAIN NOTES:**
- FIRM PANEL 49049C0542F INDICATED A BFE OF 4498
 - FF ELEVATION 4500 PROPOSED

- SPRINGVILLE IRRIGATION AND DRAINAGE GROUP NOTES:**
- ORIFICE PLATE MUST BE GALVANIZED STEEL OR ALUMINUM.
 - CANAL FLOOR AND EMBANKMENT MATERIAL REMOVED FOR EXCAVATION SHALL BE REPLACED WITH 12-INCH MINIMUM THICKNESS OF 10-6 CM/SEC PERMEABILITY CLAY MATERIAL, COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8-INCH MAXIMUM LIFTS.
 - CANAL EMBANKMENT SHALL BE SHAPED TO MATCH THE EXISTING CANAL PRISM.
 - STORM DRAIN BOXES AND MANHOLES SHOULD BE PLACED OUTSIDE THE SIDG EASEMENT.

STORMWATER NARRATIVE:
 THIS DETENTION FACILITY IS SHARED BETWEEN PARCELS 66.975.0001 AND 66.975.0002. SIDG AND FRANSON HAVE INDICATED THAT A COMBINED RELEASE RATE OF 10CFS (1 CFS/AC) IS DESIRED FOR THE COMBINED PARCELS. THE VOLUME CALCULATIONS SHOWN ON THE RIGHT ARE CONSIDERATE OF AREAS FROM BOTH PARCELS, AND HAVE INCORPORATED THE 1 CFS/AC DISCHARGE. CHRIS WILSON SUPPORTED THE ADDITIONAL RELEASE WHEN COORDINATING DUE TO THIS DISCHARGING DIRECTLY INTO THE SIDG CANAL. SIDG DESIRES THIS RELEASE SO THAT THESE PROJECTS ARE DISCHARGED BEFORE PEAK FLOWS ARE REALIZED IN THE CANAL. THE 25-YEAR STORM IS USED.

ALL STORMWATER RUNOFF FROM BOTH SITES WILL BE COLLECTED AND CONVEYED TO A COMMON DETENTION SYSTEM THAT CONSISTS OF AN UNDERGROUND STORMTECH SYSTEM WITH A RELEASE PIPE THAT HAS BEEN SIZED (21") TO DISCHARGE THE DESIRED 10CFS AT THE INDICATED SLOPE. PEAK FLOWS GREATER THAN 10 CFS WILL FILL THE STORMTECH SYSTEM UNTIL DISCHARGED. THE 21" RCP OUTLET PIPE SERVES AS THE CONTROLLING ORIFICE. THE RIM ELEVATION OF JUNCTION BOX THAT THE OUTLET PIPE CONNECTS INTO IS LOWERED AS COMPARED TO THE REST OF THE SYSTEM. THIS LOWERING WILL SERVE AS THE EMERGENCY ROUTING OF STORMWATER DISCHARGE IN THE EVENT THAT THE SYSTEM IS SURCHARGED.

THE STORMTECH SYSTEM WILL TREAT ALL STORMWATER BEFORE ENTERING INTO THE SIDG CANAL. PRIOR TO ENTERING THE STORMTECH SYSTEM, STORMWATER WILL PASS THROUGH A JUNCTION BOX IMPROVED WITH A DEEP SUMP AND SNOOT. THIS JUNCTION WILL BE ACCESSIBLE TO GRADE AND WILL ALL SUSPENDED SEDIMENTS TO SETTLE OUT PRIOR TO ENTERING THE STORMTECH SYSTEM. THIS JUNCTION WILL ALSO FILTER OUT DEBRIS OR LITTER PRIOR TO IT ENTERING THE STORMTECH FACILITY. ONCE THE TREATED STORMWATER ENTERS THE STORMTECH FACILITY IT WILL PASS THROUGH THE ISOLATOR ROW. THE ISOLATOR ROW IS WRAPPED IN GEOTEXTILE FABRIC AND WILL FILTER OUT ANY REMAINING IMPURITIES. THE ISOLATOR ROW AS ACCESSIBLE FROM THE INLETTING JUNCTION BOX AT GRADE AND WILL BE MAINTAINED AS NEEDED. CLEANED STORMWATER WILL PASS THROUGH TO THE OUTLET AND BE RELEASED INTO THE SIDG CANAL.

CALCULATED REQUIRED STORAGE VOLUMES ARE AS FOLLOWS:
 • PARCELS 66.975.0001 & 66.975.0002: 5,298 CF

PROVIDED STORAGE IN STORMTECH FACILITY:
 • OVERALL STORAGE PROVIDED: 6,041 CF
 • VOLUME BENEATH HIGH WATER MARK: 681 CF
 • TOTAL PROVIDED STORAGE ABOVE HIGH WATER MARK: 5,360 CF

THE TOTAL PROVIDED STORAGE ABOVE THE HIGH WATER MARK IS GREATER THAN THE REQUIRED STORAGE VOLUME.

THE PROPOSED 21" RCP OUTLET PIPE WILL SERVE AS THE ORIFICE FOR THIS SYSTEM CONTROLLING THE RELEASE. THE 21" PIPE INSTALLED AT 0.3% WILL CONVEY APPROXIMATELY 10CFS. THIS RELEASE RATE MATCHES THE REQUESTED RELEASE RATE PROVIDED BY SIDG AND FRANSON.

GROUNDWATER ELEVATION IN THIS AREA AS DOCUMENTED BY THE GEOTECHNICAL ENGINEER IS APPROXIMATELY 4491.25'

HIGH WATER MARK IS 4493.27'

Civil Solutions Group, Inc.
 Project: 25-074
 Date: 21-Jul-25
 Location: Springville, UT
 Method: Rational, utilizing intensity values for Springville, UT

Post Development Area:

Condition	Area (acres)	Runoff Coefficient	Weighted Area
Hardscape	7.1	0.85	6.035
Grassed Open Space (slopes less than 2%)	1.3	0.1	0.13
Grassed Open Space (slopes greater than 2%)	0.2	0.15	0.03
Graveled Areas	1.4	0.15	0.21
Total Area, A	10		
Total Weighted Area			6.405
Weighted Coefficient, C			0.641

Design Storm: 25
 Allowable Discharge, Q_s: 1 cfs/acre, 10 cfs
 Time of Concentration, T_c: 15.00 min
 Peak Flow, Q_p: 14.932

Duration, T (min)	Intensity, I (in/hr)	Pre-Dev. Runoff, Q (cfs)	Post-Dev. Runoff, Q (cfs)	Inflow Volume, V _i (CF)	Average Outflow, Q _m (cfs)	Average Outflow, Q _m (CF)	Volume, V _o (CF)	Storage Req'd, S (CF)
5	3.840	1.40	24.60	7379	1.000	10.000	3000	4379
10	2.940	1.07	18.83	11298	1.000	10.000	6000	5298
15	2.480	0.90	15.88	14296	1.000	10.000	9000	5296
30	1.720	0.63	11.02	19830	1.000	10.000	18000	1830
60	1.090	0.40	6.98	25133	1.000	10.000	36000	-10867
120	0.620	0.23	3.97	28592	1.000	10.000	72000	-43408
180	0.450	0.16	2.88	31128	1.000	10.000	108000	-76872
360	0.260	0.09	1.67	35970	1.000	10.000	216000	-180030
720	0.160	0.06	1.02	44271	1.000	10.000	432000	-387729
1440	0.100	0.04	0.64	55339	1.000	10.000	864000	-808661

Springville Drainage District

P.O. Box 745
Springville, UT 84663

July 21, 2025

Dayton Law, P.E.
Civil Solutions Group, Inc.
669 North 1890 West
Provo, UT 84061

Re: Allowable Discharge to the Packard Drain
Project Code: Spr126
Project: Spring Pointe Lot 4.1
Location: 2199 West 800 North, Springville, UT 84663

Dear Mr. Law:

The Springville Drainage District (SDD) is authorizing the Spring Pointe Lot 4.1 and Peterbilt Subdivisions to discharge stormwater in excess of the standard allowable rate of 0.15 cfs/acre. Specifically, SDD is approving a total combined discharge rate of up to 10 cfs from the two sites.

This approach is intended to reduce peak flow impacts on the Packard Drain system by allowing stormwater from this lower-elevation area—closer to Utah Lake—to discharge more quickly into the lake. In turn, this preserves capacity in the Packard Drain for upstream flows from other developments throughout the City.

Sincerely,

Signed by:

B6C7639954DB40E...
Chase Crandall
Interim President

cc: Chris Wilson (*Via Email*)
Springville City

Tana Uyema (*Via Email*)
Springville City

Albert Harmer (*Via Email*)
Springville Irrigation Company

Kyle DeVaney, P.E. (*Via Email*)
Franson Civil Engineers

BUILDING AND ZONING Building Permit Fee 10-3200-221	11,668.00
BUILDING & CONSTRUCTION BUILDING AND ZONING 1% State Fee 10-3200-220	117.00
STATE SURCHARGE-BUILD PERMITS BUILDING AND ZONING Temporary Power 53-3700-763	1,275.00
TEMPORARY POWER BUILDING AND ZONING Water Impact Fee 51-3700-727	6,693.00
WATER IMPACT FEES BUILDING AND ZONING Culinary Water Meter 51-3700-716	1,065.02
CULINARY WATER METER FEES BUILDING AND ZONING Construction Water Use Fee 51-3700-743	62.10
CONSTRUCTION WATER USAGE FEE BUILDING AND ZONING Sewer Impact Fee 52-3700-745	15,180.20
SEWER IMPACT FEES BUILDING AND ZONING Secondary Water Impact Fee 51-3700-730	3,769.78
SECONDARY WATER IMPACT FEES BUILDING AND ZONING P. I. Meter Fee 51-3700-718	431.57
P. I. METER FEES BUILDING AND ZONING Storm Water Impact Fee 55-3700-721	62,019.25
STORM DRAIN IMPACT FEES BUILDING AND ZONING Streets Impact Fee 43-3600-700	5,714.00
STREET IMPACT FEES BUILDING AND ZONING Completion Bond 10-2332000	2,000.00
CONSTRUCTION BONDS HELD BUILDING AND ZONING Performance Bond 10-2332000	3,120.00
CONSTRUCTION BONDS HELD	
Total:	113,114.92
Public Works	
P. I. Inspections	62.10
51-3700-742	
P. I. INSPECTION FEES	
Total:	62.10
Check	
Check No: 550	113,177.02
PAYOR:	
DELAWARE PROPERTIES LLC	

paid under protest



ORDINANCE: #20-2024

SHORT TITLE: AN ORDINANCE ADOPTING THE SPRINGVILLE CITY STORMWATER MASTER PLAN AND CAPITAL IMPROVEMENTS PLAN UPDATE, THE STORMWATER IMPACT FEE FACILITIES PLAN, AND THE STORMWATER IMPACT FEE ANALYSIS; AND ENACTING STORMWATER IMPACT FEES.

PASSAGE BY THE SPRINGVILLE CITY COUNCIL
ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Craig Jensen			✓		
Logan Millsap	✓		✓		
Jake Smith			✓		
Mike Snelson			✓		
Mindi Wright		✓	✓		
	TOTALS		5	—	—

This ordinance was passed by the City Council of Springville, Utah, on a roll call vote as described above on November 19, 2024.

Approved and signed by me this 19th day of November 2024



Matt Packard, Mayor

CITY RECORDER'S CERTIFICATE AND ATTESTATION

This ordinance was recorded in the office of the Springville City Recorder on the 19th day of November 2024, with a summary being posted to the Utah Public Notice Website, and according to UCA 10-3-711. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance #20-2024.



Signed this 19th day of November 2024



Kim Crane, City Recorder

20
ORDINANCE # ~~XX~~ 2024

AN ORDINANCE ADOPTING THE SPRINGVILLE CITY STORM DRAIN MASTER PLAN AND CAPITAL IMPROVEMENTS PLAN UPDATE, THE STORM DRAIN IMPACT FEE FACILITIES PLAN, AND THE STORM DRAIN IMPACT FEE ANALYSIS; AND ENACTING STORM DRAIN IMPACT FEES.

WHEREAS, Springville City has legal authority pursuant to Title 11, Chapter 36a of the Utah Code known as the "Impact Fee Act" (hereinafter the "Act") to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to new development activity; and

WHEREAS, the City has historically assessed impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, on February 1, 2024, pursuant to the Act, the City properly noticed its intent to update its Storm Drain Master Plan and Capital Improvements Plan Update, to create a Storm Drain Impact Fee Facilities Plan, and to amend its Storm Drain Impact Fees based on an updated Storm Drain Impact Fee Analysis; and

WHEREAS, the City has reviewed and evaluated the City's storm drain service area for the storm drain system, which consists of the entire area within the Springville municipal boundary as shown in the Storm Drain Impact Fee Facilities Plan, and has determined that it is in the City's best interest to establish the said service area for the purpose of imposing Storm Drain Impact Fees; and

WHEREAS, pursuant to the requirements of Sections 11-36a-301 and 302 of the Act, Hansen Allen & Luce Engineers has prepared the Springville City "Storm Drain Master Plan and Capital Improvements Plan Update" (the "Master Plan"), which includes the Storm Drain Impact Fee Facility Plan (the "IFFP"), attached hereto as Exhibit "A," which Hansen Allen & Luce Engineers has properly certified pursuant to the requirements of Section 11-36a-306 of the Act; and

WHEREAS, pursuant to the requirements of Sections 11-36a-303 and 304 of the Act, Zions Public Finance, Inc., has prepared the "Springville City Storm Drain Impact Fee Analysis" (the "IFA"), which Zions Public Finance, Inc., has properly certified pursuant to the requirements of Section 11-36a-306 of the Act; and

WHEREAS, Zions Public Finance, Inc. has also calculated for enactment Storm Drain Impact Fees as set forth in the IFA and pursuant to the requirements of Sections 11-36a-305 of the Act; and

WHEREAS, on November 6, 2024, pursuant to Section 11-36a-502 of the Act, a full copy of the Master Plan, the IFFP, the IFA, and this Impact Fee Enactment or Ordinance, along with an executive summary of the IFFP and the IFA that was designed to be understood by a lay person, were made available to the public at the Springville City Public Library, posted on the City's Website, and the Public Notice Website; and

WHEREAS, on November 19, 2024, the Springville City Council held a public hearing regarding the proposed and certified Master Plan, IFFP, IFA, and this Impact Fee Enactment or Ordinance; and

WHEREAS, the Springville City Council does now desire to hereby approve and adopt the Master Plan, the IFFP, and the IFA and to formally enact Storm Drain Impact Fees pursuant thereto and pursuant to the requirements of Sections 11-36a-401 through 11-36a-403 of the Act.

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

SECTION 1: Adoption.

The Master Plan, IFFP, and the IFA are attached hereto and approved, adopted and incorporated as part of this Ordinance. The Impact Fees for the stormwater system as forth in the IFA are hereby approved and adopted, and at the time the Impact Fees become effective pursuant to this Ordinance, the Impact Fees will replace all previously adopted stormwater impact fees.

SECTION 2: Service Area.

The service area established in the IFFP and the IFA and for which Storm Drain Impact Fees are established and imposed is all of Springville City (the "Service Area"). The Service Area is established based upon sound planning and engineering principles for the City's storm drain system services.

SECTION 3: Level of Service.

The level of service for the storm water system is that it should handle the 3-hour 10-year storm (approximately 1.16 inches) for the initial drainage system. In the case of a detention or retention facility the 3-hour 25-year storm (approximately 1.46 inches) must be applied, and consideration should be given to the 100-year storm in locations where flooding of homes may occur. The initial drainage system includes inlets, laterals, minor trunk lines, gutters, and roadside ditches. The design distribution is the modified 3-hour Farmer Fletcher distribution which can be seen in Figure 2-3. Individual developments should use the NOAA's Atlas 14 to establish specific point precipitation estimates for their development. This design standard has been modeled in the CIP and design flows and volumes can be found in Springville's SDMP (HAL, 2023).

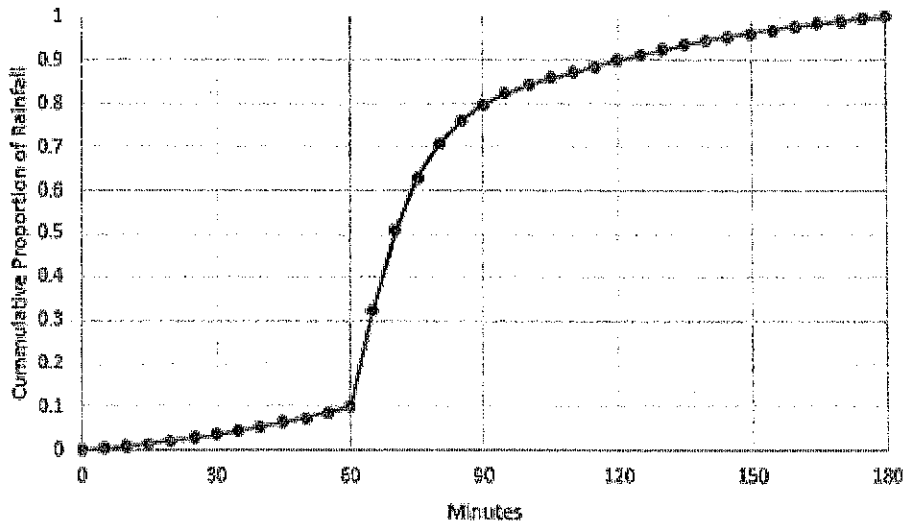


Figure 2-3 Dimensionless Cumulative Modified Farmer Fletcher 3-hour Distribution

SECTION 4: Impact Fee Analysis and Impact Fee Calculations.

As found in the IFA, the Storm Drain Impact Fee calculation is based on the following:

1. Elements. In calculating the Storm Drain Impact Fee, the City has included those costs allowed, including debt service, if any, that are found under Section 11-36a-305 of the Act.
2. Proportionate Share Analysis. Included within the IFA is a proportionate share analysis as required by Section 11-36a-304 of the Act.
3. Formula. The Storm Drain Impact Fee is based upon the Act's required proportionate share analysis in determining the total project costs to maintain the City's current storm drain system level of service for new development activity that will occur during the next six (6) to ten (10) years. The following schedule of Storm Drain Impact Fees specify the amount of impact fee

to be imposed for each type of development activity and for each type of system improvement and/or the formula the City will use to calculate each impact fee.

The typical single-family residential storm water impervious area unit was established on impervious surface within the parcel boundaries. The established typical impervious area for single family residential lots are based on the following lot sizes. The impact fee for single family residential lots are based on the following;

Table 2-1 Typical Percent Impervious and Impervious Area for Single Family Residential

Lot Size	< 2,000 sf	2,000 sf – 3,999 sf	4,000 sf – 5,999 sf	6,000 sf – 7,999 sf	8,000 sf – 10,889 sf	10,890 sf – 21,779 sf	> 21,780 sf
Average Percent Impervious	85%	67%	51%	47%	45%	39%	32%
Typical Impervious Area (sf)	Lot Size x 85%	1,900	2,650	3,450	4,200	5,450	10,400
Equivalent Residential Unit (ERU)	Lot Size x 85% / 4,200 sf	0.45	0.63	0.82	1	1.30	2.48

The above square footage amounts are the basis for the impact fees. The impact fees are shown in Tables 12 and 13 of the IFA as follow:

TABLE 12: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033, BY LOT SIZE, PART 1

	<2,000 sf	2,000-3,999 sf	4,000-5,999 sf	6,000- 7,999 sf
Average % Impervious	85%	67%	51%	47%
Typical Impervious Area (sf)	Lot size x 85%	1,900	2,650	3,450
ERU	Lot size x 85% / 4,200 sf	0.45	0.63	0.82
Fee by Year				
2025	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,257	\$1,760	\$2,291
2026	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,264	\$1,769	\$2,303
2027	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,270	\$1,778	\$2,315
2028	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,277	\$1,788	\$2,327
2029	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,284	\$1,798	\$2,340
2030	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,291	\$1,808	\$2,353
2031	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,299	\$1,818	\$2,367
2032	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,306	\$1,829	\$2,380
2033	Lot size x 85% / 4,200 sf x cost for 1 ERU (8,000 sf to 10,889 sf)	\$1,314	\$1,840	\$2,395

TABLE 13: SUMMARY OF MAXIMUM IMPACT FEE, 2024-2033, BY LOT SIZE, PART 2

	8,000-10,889 sf	10,890 sf-21,779 sf	>21,780 sf
Average % Impervious	45%	39%	32%
Typical Impervious Area (sf)	4,200	5,450	10,400
ERU	1.00	1.30	2.48
Fee by Year			
2025	\$2,794	\$3,632	\$6,929
2026	\$2,808	\$3,651	\$6,965
2027	\$2,823	\$3,670	\$7,001
2028	\$2,838	\$3,689	\$7,038
2029	\$2,853	\$3,710	\$7,077
2030	\$2,869	\$3,730	\$7,116
2031	\$2,886	\$3,752	\$7,157
2032	\$2,903	\$3,774	\$7,199
2033	\$2,921	\$3,797	\$7,243

For developments that are non-residential, the impact fee shall be based on impervious square feet of the development. The fee will be calculated as follows:

$$\text{Stormwater impact fee} = (\text{impervious square foot area}) / (4200 \text{ square feet}) * (\$2,779.94).$$

(The 4200 square feet and \$2,779.94 are based on ERU.)

Residential units with a single water meter servicing multiple homes, condos, townhomes, or apartments will be assessed in the same fashion as a non-residential unit.

A more detailed analysis of the impact fee schedule and formula is found in the attached IFA.

4. Non-standard Impact Fees. The City reserves the right under the Act to assess an adjusted impact fee that more closely matches the true impact that the land use will have upon the storm drain system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.
5. Impact Fee Adjustments.
 - a. The City Council is authorized to adjust the standard fee at the time the fee is charged to:
 - i. respond to:
 1. unusual circumstances in specific cases; or
 2. a request of a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has or will be collected, and
 - ii. ensure that the impact fees are imposed fairly.
 - b. The impact fee may be adjusted for a particular development based on studies or data provided by a developer after review by the City's Impact Fee Administrator and approval by the City Council.
6. Credits and Reimbursements.
 - a. A developer, including a school district or a charter school, shall receive a credit against or proportionate reimbursement of an impact fee from the City if the developer:
 - i. dedicates land for a system improvement,
 - ii. builds and dedicates some or all of a system improvement, or
 - iii. dedicates a public facility that the City and the developer agree will reduce the need for a system improvement.
 - b. The City shall require a credit against the impact fee for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
 - i. are system improvements, or
 - ii. A. are dedicated to the public, and
B. offset the need for an identified system improvement.

SECTION 5: Assessment.

The Storm Drain Impact Fee shall be charged for all new service connections or whenever a customer desires to increase the size of an existing storm water service. In the latter instance, the impact fee shall be based on the difference in service capacity between the new and existing service. The impact fee shall be charged throughout the Service Area for all classes of service.

SECTION 6: Expenditure of Impact Fees.

The City may expend impact fees only for a system improvement identified in the IFFP and for the specific public facility type for which the fee was collected. Impact fees will be expended on a first-in-first-out basis. Impact fees collected pursuant to this Ordinance shall be expended or encumbered for permissible use within six (6) years of their receipt. The City may hold the fees for longer than six (6) years if it identifies, in writing, an extraordinary and compelling reason why the fees should be held longer than six (6) years and an absolute date by which the fees will be expended.

SECTION 7: Refunds.

The City shall refund any impact fee paid by a developer, plus interest earned, when:

1. the developer does not proceed with the development activity and has filed a written request for a refund;
2. the fee has not been spent or encumbered; and
3. no impact has resulted.

An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including but not limited to, the City having sized facilities and/or paid for, installed and/or caused the installation of facilities based, in whole or in part, upon the developer's planned development activity even though that capacity may, at some future time, be utilized by another development.

SECTION 8: Impact Fee Challenges.

A person or entity that has standing to challenge an impact fee may appeal the impact fee pursuant to Title 14, Chapter 5 of the Springville City Code. The procedures and time limitations for challenging an impact fee, including procedures for mediation and/or arbitration, shall be as set forth in Sections 11-36a-702 through 705 of the Act. The applicable remedies for an impact fee challenge shall be limited to those set forth in Section 11-36a-701 of the Act.

SECTION 9: Accounting of Impact Fees.

The City shall follow all of the accounting and reporting requirements found in Section 11-36a-601 of the Act.

SECTION 10: Severability.


If any portion or provision of this Ordinance shall be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance that shall remain in full force and effect. For this purpose, the provisions of this Enactment are declared to be severable.

SECTION 11: Effective Date.

This Ordinance will become effective 90 days after the day on which it is approved.


ADOPTED by the City Council of Springville, Utah, this 19th day of November 2024.



SPRINGVILLE CITY


Matt Packard, Mayor

ATTEST:



Kim Crane
CITY RECORDER

Exhibit A- MP

Exhibit B - IFFP

Exhibit C - IFA



STAFF REPORT

DATE: March 27, 2026

TO: Honorable Mayor and City Council

FROM: Tyler Lowe, WRF Superintendent, Terrance Harris Wastewater-Stormwater Collections Superintendent

SUBJECT: 2025 MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT

Recommended Motion:

Move to adopt resolution _____, which approves Springville City's Municipal Wastewater Planning Report for 2025.

Executive Summary:

The Municipal Wastewater Planning Program is a program established by the State of Utah Department of Environmental Quality to assist cities in evaluating their wastewater collection system and treatment facilities, their financial planning for current and future needs, and to assess their preparedness for future development potential.

The purpose of the Municipal Wastewater Planning Program Annual Survey is to allow Springville City to identify and share potential problems in the Wastewater Collections System and the Wastewater Treatment Plant with the Utah Department of Water Quality.

Focus of Action:

The Municipal Wastewater Planning Program (MWPP) uses an annual survey to assist owners of municipal sewerage systems and wastewater treatment works in evaluating and summarizing the technical, operational, and financial conditions of and requirements for these facilities.

The purpose of MWPP is to help communities understand these business operations better and to help identify and resolve potential problem areas before they become serious and costly.

The Utah Department of Environmental Quality Division of Water Quality requires that the Municipal Wastewater Planning Program Survey be adopted by City Council Annually.

Background:

At the beginning of each year, the Division of Water Quality distributes the MWPP survey to over 200 municipalities and districts. These utilities compile the necessary financial, operations,



performance, and compliance information requested from the previous year and report their complete surveys to their governing council or board and to the Division.

The Utah Department of Environmental Quality Division of Water Quality requires POTW's (Public Owned Treatment Works) to fill out the Municipal Wastewater Planning Program survey to assist owner of municipal sewerage systems and wastewater treatment works in evaluating and summarizing the technical, operational, and financial conditions of and requirements for these facilities.

At the end of each year, the Division of Water Quality distributes the MWPP survey to over 200 municipalities and districts. These utilities compile the necessary financial, operations, performance, and compliance information requested and report their completed surveys to their governing council or board and the Division.

The Division uses the results from the MWPP in its permitting and assistance programs, including:

- Utah Sewer Management Program Annual Report
- Utah Wastewater Operator Certification Program
- Wastewater Financial Assistance Program
- Water Quality Board Financial Sustainability Assessments
- Financial Needs Report to EPA and Congress

Participation in the MWPP survey is mandatory for all Utilities that own or operate a sanitary sewerage system.



Discussion:

The survey (Exhibit A) is a self-assessment report developed by the Department of Environmental Quality. It includes, but is not limited to the following sections and subsections:

- **Financial Evaluation**
 - I. General Questions
 - II. Operating Revenues and Reserves
 - III. Capital Improvements, Revenues and Reserves
 - IV. Fiscal Sustainability Review
- **Collection System/Wastewater Treatment Plant**
 - I. System Description
 - II. Discharges
 - III. New Development
 - IV. Operator Certification
 - V. Facility Maintenance
 - VI. Sewer System Management Plan Evaluation
 - VII. Narrative Evaluation
 - VIII. Wastewater Treatment Options

Springville MWPP Summary:

Financial Evaluation - Wastewater collection and treatment revenues are maintained in separate dedicated enterprise accounts, with over 95% of anticipated wastewater rate revenues being collected on an annual basis.

Inflation over recent years has also significantly increased Operation & Maintenance costs, as well as Repair & Replacement costs associated capital improvement construction costs. These significant cost increases are straining the City's wastewater rate structure.

The Wastewater Collection System Master Plan has been completed with up-to-date information on existing deficiencies, near and long-term capital projects, and anticipated future growth.

As such, Public Works has started an in-depth rate study in the Fiscal 2025-26 budget year to appropriately craft a wastewater rate structure that will meet the City's current and future financial needs.



Collection System & Treatment Plant - These sections of the MWWP include both the wastewater collection system and the wastewater treatment plant. The City fully meets State of Utah Administrative Rule requirements, requiring chief operators be certified as Direct Responsible Charge. Additionally, the City also employs system operators with grade certifications appropriate for their job positions as required by the State.

A Wastewater Treatment Plant Master Plan and associated Capital Facilities Plan has been completed with up-to-date information on existing deficiencies, near and long-term capital projects, and anticipated future growth system requirements. City staff will be reviewing recommendations and crafting appropriate timely projects to continue meeting State requirements.

Fiscal Impact:

No expenditures, however the possibility of grant and loan assistance is increased by participating in this program.

TYLER LOWE
WRF Superintendent
ttlowe@springvilleutah.gov
C 801.404.9992
springvilleutah.gov



TERRANCE HARRIS
Wastewater Collection-
Stormwater Superintendent
tharris@springville.org
801.361.5631
springville.org



RESOLUTION #2026-

A RESOLUTION BY THE CITY COUNCIL OF SPRINGVILLE CITY, UTAH, TO INFORM THE STATE OF UTAH WATER QUALITY BOARD OF ACTIONS TAKEN CONCERNING THE MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT FOR 2025

WHEREAS, the Municipal Wastewater Planning Program Annual Survey is a program established by the State of Utah Department of Environmental Quality to assist cities in evaluating their wastewater and treatment facilities, their financial planning for current and future needs, and to assess their preparedness for future development potential; and

WHEREAS, the purpose of the Municipal Wastewater Planning Program Annual Survey is to allow Springville City to identify and share potential problems in the Wastewater Collections System and the Wastewater Treatment Plant with Utah Department of Water Quality; and

WHEREAS, there are benefits for Springville City that may be accrued by completion of the Self-Assessment Survey, to wit: Springville City will receive additional points on the Utah Wastewater Project Priority List/System, which is used to allocate funds under the water grant and loan programs; the results of the report are used to focus the State's operational continuing education units (CEU's) for completing the report.

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

1. The City Council acknowledges to the State of Utah Water Quality Board that they have reviewed the attached Municipal Wastewater Planning Program survey for 2025, and
2. The City Council has implemented all appropriate actions necessary to maintain the effluent requirements contained in the Utah Pollutant Discharge Elimination System (UPDES) Permit.

Passed this 7th day of April 2026

Matt Packard, Mayor

Attest:

Kim Crane, City Recorder



EXHIBIT A

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025

Email

ttlowe@springvilleutah.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you receive financial assistance from the Water Quality Board, annual submittal of this report is a condition of assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page

What is the name of the Facility?

Springville WRF

What is the Name of the person responsible for this organization?

Bradley Stapley

What is the Title of the person responsible for this organization?

Public Works Director

What is the Email Address for the person responsible for this organization?

bstapley@springvilleutah.gov

What is the Phone number for the person responsible for this organization?

801-489-2711

Please identify the Facility Location?

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

40.1766908, -111.6199297 500 West 700 North Springville, UT 84663

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

No



Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system, please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent, then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Tyler Lowe

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

Are you collecting 95% or more of your anticipated sewer revenue?

Yes

Are Debt Service Reserve Fund requirements being met?

Yes

Where are sewer revenues maintained?

Combined Utilities Fund

What was the average MONTHLY User Charge for 2025?

\$35.60

Do you have a water and/or sewer customer assistance program (CAP)?

No

Are property taxes or other assessments applied to the sewer systems?

No

What is the yearly amount of revenue that you receive from these taxes?

N/A

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) currently?

Yes

Are projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

Yes

Does the sewer system have sufficient staff to provide proper operation & maintenance, and repair and replacement?

Yes

Has a repair and replacement sinking fund been established for the sewer system?



No

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

No

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

Yes

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

Yes

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

No

Have you completed a rate study within the last five years?

Yes

Do you charge Impact fees?

Yes

If you charged Impact Fees, how much were they?

\$2,884.53

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

Yes

Do you maintain a Plan of Operations?

Yes

Have you updated your Capital Facility Plan within the last five years?

Yes

In what year was the Capital Facility Plan last updated?

2024

Do you use an Asset Management system for your sewer systems?



Yes

Do you know the total replacement cost of your total sewer system capital assets?

No

Replacement Cost

N/A

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

No

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

N/A

Describe the Asset Management System. Check all that apply:

Spreadsheet

GPS

Accounting Software

Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

48,353,706

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

25,525,722

Cost of projected capital improvements - Please enter a valid numerical value - 2025?

1,841,963

Cost of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

18,665,498

Cost of projected capital improvements - Please enter a valid numerical value - 2031 through 2035?

14,091,392

Cost of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?



18,156,611

Cost of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

15,950,338

Purpose of Capital Improvements - 2025? Check all that apply.

Replace/Restore

New Technology

Increased Capacity

Purpose of projected Capital Improvements - 2026 through 2030? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

Replace/Restore

New Technology

Increased Capacity

Purpose of projected Capital Improvements - 2036 through 2040? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

Replace/Restore

New Technology

Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

True

Do you have a collection system?

Yes

Collection System

Including piping and lift stations.

This form is completed by?

Terrance Harris

The person completing this form may receive Continuing Education Units (CEUs).



Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

36"

What is the average depth of the collection system?

Please enter the depth in feet.

10'

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

148.9

How many lift/pump stations are there in the collection system?

11

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

1400

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

No

What year was your collection system first constructed?

1935

This can be an approximate guess if you really are not sure.

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1955

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

1

Sanitary Sewer Overflow (SSO)



Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures.
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the public.
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

How many Class 2 SSOs were there in Calendar year 2025?

Please indicate what caused the SSO(s) in the previous 2 questions.

Had unknown substance in line restricting flow in mainline

Please specify whether the SSOs were caused by contract or tributary community, etc.

Tributary

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loading to the sewerage system increased by 10% or more?

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

No

What is the number of new commercial/industrial connections in 2025?

2

What is the number of new residential sewer connections added in 2025?

76

How many equivalent residential connections are served?

12,439

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?



3

What is the approximate population served?

37,000

State of Utah Administrative Rules require all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Terrance Harris Grade IV tharris@springvilleutah.gov

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

None

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Brandon Hawkins Grade IV

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

Yes

Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

Do you have a written emergency response plan for sewer systems?

Yes

Do you have a written safety plan for sewer systems?

Yes

Is the entire collections system TV inspected at least every 5 years?

No



Is at least 85% of the collections system mapped in GIS?

Yes

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

Yes

Has the SSMP been adopted by the permittees' governing body at a public meeting?

Yes

Has the completed SSMP been publicly noticed?

Yes

USMP Public Notice Date

Date of public notice?

12/11/2014

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

N/A

During 2025, was any part of the SSMP audited as part of the five-year audit?

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

N/A

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

Yes

Does the collection system have more than 2,000 connections?

Yes



Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

Yes

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

We have different ages of concrete pipes and newer pvc pipes. We have older sections of concrete pipes with root intrusions that we treat and have trenchless pipe rehab program.

What sewerage system capital improvements do the utility need to implement in the next 10 years?

Upsizing lines and lift station to accommodate growth.

What sewerage system problems, other than plugging, have you had over the last year?

H2S, root intrusion, grease build up, detreating concrete pipes and manholes.

Is your utility currently preparing or updating its capital facilities plan?

Yes

Does the municipality/district pay for the continuing education expenses of operators?

100%

Is there a written policy regarding continued education and training for wastewater operators?

Yes

Do you have any additional comments?

No

To the best of my knowledge, the Collections System section is completed and accurate

True

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?



Mechanical Plant

Mechanical Plant

Form completed by?

Tyler Lowe

The person completing this form may receive Continuing Education Units (CEUs).

Part I: INFLUENT INFORMATION

Please answer the following questions regarding INFLUENT INFORMATION.

What is the design basis or rated capacity for average daily flow in MGD?

6.6

What is the design basis or rated capacity for average daily BOD loading in lb/day?

22,300

What is the design basis or rated capacity for average daily TSS loading in lb/day?

18,400

What was the 2025 average daily flow in MGD?

4.09

What was the 2025 average daily loading for BOD in lb/day?

9,953

What was the 2025 average daily loading for TSS in lb/day?

5,807

What is the percentage of capacity used by the 2025 average daily flow?

62

What is the percentage of capacity used by the 2025 average daily BOD load?

45

What is the percentage of capacity used by the 2025 average daily TSS?

31

Part II: EFFLUENT INFORMATION

Please answer the following questions regarding EFFLUENT INFORMATION.

How many Notices of Violations (NOVs) did you receive for this facility in 2025?

0

How many days in the past year have there been a bypass or overflow of wastewater at the facility due to high flows?



0

Part III: FACILITY AGE

Please answer the following questions regarding FACILITY AGE.

In what year was your HEADWORKS evaluated?

2022

In what year was your HEADWORKS most recently constructed, upgraded, or renewed?

1999

What is the age of your HEADWORKS?

26 Years

In what year was your PRIMARY TREATMENT evaluated?

2008

In what year was your PRIMARY TREATMENT constructed, upgraded or renewed?

1997

What is the age of your PRIMARY TREATMENT?

28 Years

In what year was your SECONDARY TREATMENT evaluated?

2008

In what year was your SECONDARY TREATMENT constructed, upgraded or renewed?

2009

What is the age of your SECONDARY TREATMENT?

16 Years

In what year was your TERTIARY TREATMENT evaluated?

2022

In what year was your TERTIARY TREATMENT constructed, upgraded or renewed?

1985

What is the age of your TERTIARY TREATMENT?

40 Years

In what year was your DISINFECTION evaluated?

2019

In what year was your DISINFECTION constructed, upgraded or renewed?



2019

What is the age of your DISINFECTION?

6 Years

In what year was your SOLIDS HANDLING evaluated?

2008

In what year was your SOLIDS HANDLING constructed, upgraded or renewed?

2009

What is the age of your SOLIDS HANDLING?

16 Years

In what year was your LAND APPLICATION/DISPOSAL evaluated?

N/A

In what year was your LAND APPLICATION/DISPOSAL constructed, upgraded or renewed?

N/A

What is the age of your LAND APPLICATION/DISPOSAL?

N/A

Part IV: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days in the last year have there been a bypass or overflow of wastewater at the facility due to equipment failure?

0

Part V: BIOSOLIDS HANDLING

Please answer the following questions regarding BIOSOLIDS HANDLING.

Biosolids disposal (check all that apply)

Give Away/Other Distribution

Part VI: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Number of new commercial/industrial connections in the last year?

2

Number of new residential sewer connections added in the last year?

76



Equivalent residential connections served?

12,439

Part VII: OPERATOR CERTIFICATION

How many treatment system operators do you employ?

7

State of Utah Administrative Rules require all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Treatment System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Tyler Lowe Grade IV ttlowe@springvilleutah.gov

Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

None

Please list all other wastewater treatment operators by name and certification grade.

Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Warren Gavin Grade I

Thad Monson Grade IV

Jake Nostrom Grade IV

Dave Vernon Grade II

Is/are your DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

Part VIII: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a written preventative maintenance program for your treatment system?

Yes



Have you updated the treatment system operations and maintenance manual within the past 5 years?

No

Please identify (below) the types of treatment equipment and processes installed at your facility.

Indicate as many as you need.

Screens

Grit Removal

Primary Clarifier

Activated Sludge

Phosphorus Removal - Chemical

Media Filtration

Dissolved Air Flotation

UV Disinfection

Effluent Use/Reuse

To the best of my knowledge, the Mechanical Plant section is completed and accurate.

True

adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

True



STAFF REPORT

DATE: April 3, 2026

TO: Honorable Mayor and City Council

FROM: Chris Creer, Assistant City Attorney

SUBJECT: CONSIDERATION OF A RESOLUTION TO APPROVE AN AGREEMENT WITH CHASE AND MADISON EWELL THAT WILL REQUIRE IMPROVEMENTS TO BE INSTALLED AT A LATER DATE.

Recommended Motion: Motion to approve Resolution #2026-XX that approves an agreement with Chase and Madison Ewell that will require improvements to be installed at a later date.

Executive Summary: When a developer is developing a property where abutting property does not have curb, gutter or sidewalk, Section 11-6-120 of Springville City's Code allows the City Council to approve allowing a developer to install required public improvements at a later date or have the developer sign a waiver of protest that the developer will be part of a special improvement district to install the improvements. Chase and Madison Ewell are in the process of developing property in the area of 500 North and 950 West. The properties on both sides of the Ewell property do not have curb, gutter or sidewalk.

The proposed agreement would allow the Ewells to not install sidewalk at this time, but require them to install or pay for the uninstalled sidewalk, when one of the following occurs: 1. City gives notice to install the improvements; 2. abutting properties install the improvements; 3. a special improvement district is set up to install the improvements; or 4. the Ewells develops more of their property.



Focus of Action: Consideration of a resolution approving the execution of an agreement that defers the installment of the required sidewalk improvement to a later date.

Background:

Chase and Madison Ewell own real property located at approximately 500 North and 950 West in Springville, Utah (the "Property"). The Ewells are currently in the planning stages of constructing a building on the Property. As part of the building process, Section 11-6-120 of the Springville City Code requires that all public improvements, including all utilities, be installed. When abutting properties do not have curb, gutter or sidewalk, Section 11-6-120 allows for the improvements to be included in construction plans and the developer and City enter into an agreement that "such improvements will be installed, or if by recommendation of the City Engineer, a waiver of protest may be signed and approved by the City Council, waiving the right of the landowner to protest any possible future special improvement district." No sidewalk, curb or gutter has been installed on the parcels abutting the Property.

The Ewells desire to defer installing the sidewalk improvement (the "Deferred Improvement") within and along the frontage of the Property until property on either side of the Property is developed or a special improvement district is established to install the improvements. As of right now, there is no sidewalk improvement that connects to this property.

The proposed agreement would allow the Ewells to build their building on the Property, and receive a certificate of occupancy for the building, without installing the Deferred Improvement, as long as the Ewells are (1) willing to waive protest rights to any Local District or Special Improvement District ("SID") which may be created in the future in accordance with State law and incorporates the Property, and (2) willing to install the Deferred Improvements at a future date pursuant to the requirements of the proposed agreement.



Discussion: One of the biggest risks of entering into the proposed agreement is that, when it comes time to install the Deferred Improvements under the agreement, the Ewells or their successor, may decide to fight the agreement. This risk goes away should the Council require the Ewells to install the improvements before receiving a certificate of occupancy on their building.

Alternatives: The Council could decide not to approve the proposed resolution and require the Ewells to install the improvements now.

Fiscal Impact: None at this time. The City could have some fiscal impact in the future should the Ewells not follow the agreement and legal action is pursued.

Attachments: Proposed Resolution and Agreement.

RESOLUTION #2026-__

A RESOLUTION APPROVING AN AGREEMENT WITH CHASE EWELL THAT WOULD ALLOW CHASE AND MADISON EWELL TO DEFER INSTALLING PUBLIC IMPROVEMENTS TO A FUTURE DATE.

WHEREAS, Chase and Madison Ewell are developing property located at approximately 500 North and 950 West in Springville, Utah (the “Property”); and

WHEREAS, there is no curb, gutter or sidewalk on the abutting properties to the Property; and

WHEREAS, Section 11-6-120 of the Springville City Code allows the City to enter into an agreement with a developer to defer the installation of improvements to their property under the condition that abutting properties have no curb, gutter or sidewalk; and

WHEREAS, the City Council finds that it is in the best interest of the City to enter into the proposed agreement that will require the Ewells to install the required public improvements, in this case a public sidewalk, at a future time and date.

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

SECTION 1. Agreement Approval. The City is authorized to execute the agreement attached Exhibit A, with minor changes that are approved by the city attorney.

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

PASSED AND APPROVED this 7th day of April 2026.

Matt Packard, Mayor

Attest:

Kim Crane, City Recorder

Exhibit A

(Agreement)

WHEN RECORDED RETURN TO:
Springville City Corporation
110 South Main
Springville, UT 84663

AGREEMENT (Utilities)

This Agreement is entered into as of April __, 2026, by and between Chase Ewell and Madison Ewell (hereinafter referred collectively to as “Developers”), with real property located at approximately 950 West 500 North, Springville, Utah 84663, and Springville City, a municipality of the State of Utah (hereinafter referred to as “Springville”), with an address of 110 South Main Street, Springville, Utah 84663.

RECITALS

- A. Developers own real property located at approximately 950 West 500 North in Springville, Utah, as more particularly shown on Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the “Property”).
- B. As part of the building process, Section 11-6-120 of the Springville City Code requires that all public improvements, including all utilities, be installed or, if the lot on either side of the property being developed does not have curb, gutter or sidewalk and the public improvements are included in the construction plans, the Developers and City may enter into an agreement that “such improvements will be installed, or if by recommendation of the City Engineer, a waiver of protest may be signed and approved by the City Council, waiving the right of the landowner to protest any possible future special improvement district.”
- C. No sidewalk, curb or gutter has been installed on the parcels abutting the Property.
- D. Developers desire to defer installing the sidewalk improvement (the “Deferred Improvement”) within and along the frontage of the Property until property on either side of the Property is developed or a special improvement district is established to install the improvements. The Deferred Improvement is shown on the construction plans attached as part of Exhibit A.
- E. Springville is willing to allow Developers to build a structure on the Property, and receive a certificate of occupancy for the structure on the Property, without installing the Deferred Improvement, as long as Developers are (1) willing to waive protest rights to any Local District or Special Improvement District (“SID”) which may be created in the future in accordance with State law and incorporates the Property, and (2) willing to install the Deferred Improvement at a future date pursuant to the requirements of this agreement.

TERMS

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **Term.** The term of this agreement shall be 50 years from the date this agreement is executed or until such time that the Deferred Improvement, as defined in Section 3, is installed, whichever event first occurs.

2. **Improvements.** Springville will defer the requirement to complete the sidewalk improvement listed and described on the construction plans attached as Exhibit A.

3. **Timing of Installation.** In return for deferring the requirement to install the Deferred Improvement at this time, Developers agree to install the Deferred Improvement at a future date, pursuant to one of the following events:

a. City Notice. Springville may require Developers to install the Deferred Improvement at any time as deemed appropriate by Springville. Within 90 days of receiving a written notice from Springville, Developers shall commence installing the Deferred Improvement. Developers shall fully install and complete the Deferred Improvement to the satisfaction of Springville within 180 days of receiving the written notice.

b. Abutting Properties. If improvements similar to the Deferred Improvement are installed on or along any parcel or lot abutting the Property, Developers shall install the Improvement. Developers shall have 180 days to install the Deferred Improvement following the commencement of the installation of improvements similar to the Deferred Improvement on a parcel or lot abutting the Property.

c. Waiver of Protest. Developers waive any right of protest Developers may have if Springville decides to include the Property in an SID for installation of the Deferred Improvement. Developers' waiver to protest and consent to participate in a future SID shall not be withdrawn by Developers or any successor in interest of Developers to the Property.

d. Future Development. Developers shall install the Deferred Improvement at any time that Developers decides to further develop or construct any additional structures on the Property.

4. **Installation of Improvement.** Developers shall not be relieved from the obligation to install the Deferred Improvement until such installation has been performed to the satisfaction of Springville. Developers shall pursue the completion of the Improvement (a) with due diligence, (b) in a good and workmanlike manner, (c) in conformance with the construction plans as approved by the City Engineer, and (d) in compliance with all applicable laws, statutes, ordinances, resolutions, the Springville Municipal Code, rules, regulations, and official policies of Springville City, and Springville City's public works construction standards and specifications applicable to the installation of the Improvements. Developers shall be solely responsible for all costs and expenses to furnish all materials, supplies, tools, equipment, labor, and other services necessary for the installation, construction and completion of the Deferred Improvements.

5. **Improvement Warranty.** Prior to Springville's acceptance of the Deferred Improvement, Developers shall execute an improvement warranty for a one (1) year improvement

warranty period following the completion of the Deferred Improvement. The improvement warranty shall be in the amount of 10% of the cost of installing and constructing the Deferred Improvements. The 10% amount shall be held for the duration of the one (1) year warranty period as a guarantee that all improvements are installed and inspected to Springville City specifications, and that all defects are corrected by Developers and approved by Springville City prior to final acceptance by Springville City following the one (1) year warranty period.

6. **Indemnification.** Developers agree to indemnify, release and defend with Counsel of Springville's choice, and hold Springville, and its employees, officers, and agents harmless from and against any and all claims, demands, actions, or liability whatsoever, including, but not limited to, any bodily injury, property damage, cost, or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, to the extent resulting from (i) any negligent act or omission of Developers or Developers' agents or subcontractors, (ii) the deferral of installing the Deferred Improvements and the installation of the Deferred Improvements, (iii) any negligent or defective construction of any part of the Deferred Improvements during construction thereof, and from completion of such construction until that date which is one (1) year after the acceptance of the Deferred Improvements by Springville City, and (iv) liens or claims on the Deferred Improvements by any persons providing materials and/or services related to the Deferred Improvements on behalf of or at the request of Developers.

7. **City Installation.** The parties expressly agree that Springville may at any time, at its own option, install the Deferred Improvement. In the event that Springville installs the Deferred Improvement, Developers shall reimburse Springville within 60 days of Springville completing the Deferred Improvement for any and all costs incurred by Springville for installing and constructing the Deferred Improvement. Nothing in this Section 8 shall be construed to mean that Springville has any obligation whatsoever to install the Deferred Improvement.

8. **Remedies.** Springville shall have any and all available remedies in law or equity to enforce this agreement. Developers expressly agree that should Developers fail to install and complete the Deferred Improvements as required under this agreement, or reimburse Springville pursuant to Paragraph 8, Springville shall have the right to file a lien against the Property.

9. **Recording.** The parties agree that this agreement shall be recorded with the Utah County Recorder's Office and shall constitute a covenant running with the land. Developers' obligations under this agreement shall be binding upon Developers' successors-in-interest, assigns, and transferees, and all subsequent owners of the Property.

10. **Authority.** All proper authority for the execution of this agreement has been received by Developers and Springville from any corporate or municipal board or council.

11. **Notice.** Any notice which is required or which may be given pursuant to this agreement is sufficient if in writing and sent to a party by certified or registered mail, postage prepaid, addressed as shown below:

Developer:

Springville:
Mayor
Springville City
110 South Main Street
Springville, Utah 84663

A party may change the address for notice to it by giving a notice pursuant to this paragraph. Notwithstanding anything herein to the contrary, notice to Developers of any amount due under this agreement shall also be sufficient if given by facsimile transmission, telegraph, telephone, or personally, orally, or in writing, to an address, location, or person reasonably likely to provide actual notice to Developers.

12. **Future Action.** Nothing in the agreement shall limit the future exercise of the police power by Springville in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this agreement.

13. **Invalid Provisions.** The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provision of this agreement. In the event that any provision of this agreement is held to be invalid, the parties agree that the remaining provisions shall remain in full force and effect.

14. **Waiver.** The failure of either party to this agreement to insist upon the performance of any of the terms and conditions contained herein, or the waiver of any breach of any of the term and conditions contained herein, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver has occurred.

15. **Entire Agreement.** This agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

16. **Attorney's Fees.** If this agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breaching party.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized officers.

SPRINGVILLE CITY

ATTEST:

City Recorder

BY: _____
ITS: _____

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

On the _____ day of _____, 2026, personally appeared before me, _____, signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

DEVELOPER – CHASE EWELL

DEVELOPER – MADISON EWELL

BY: _____

BY: _____

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

On the _____ day of _____, 2026, personally appeared before me, _____ and _____ signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

Exhibit A

(Legal Description of the Property and Construction Plans)



STAFF REPORT

DATE: March 25, 2026

TO: Honorable Mayor and City Council

FROM: Heather Goins, Executive Assistant

SUBJECT: Springville Community Development is seeking to amend Springville City Code Title 11 Chapter 6, Section 213 General Fence Requirements.

Recommended Motion: Move to recommend approval of the amended Fence Code as written.

Executive Summary: The 2010 Springville General Plan adopted the planning goal for residential areas to 'create a safe, functional, and attractive community that preserves the best of our past and shapes our future development in a way that benefits all people of our community.' The intent of the fence regulations is to ensure safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences, walls and/or retaining walls.

Staff finds that these are overdue, necessary changes to the fencing code. Making these updates will streamline the fencing code and make it easier for residents to understand and follow through with application. The amendments are in accordance with the General Plan.

Focus of Action: Do the proposed amendments give clarification to the current Springville City Code 11-6-213?

Background: The last fencing code revision occurred in 2016. As fencing permits have been applied for and reviewed, many questions and frustrations have arisen from the current code.

The proposed amendments seek to address vague areas of the code and establish timelines for application validity.

Discussion: Many citizens have trouble understanding the fencing code and many repeat questions are being asked, especially about corner lots. The same rules are in place from the current code for corner lots. This code clarifies placement for fences on those lots and, in turn, should be easier for citizens and employees to understand.

There are additions to the code, including alley fencing, application and permit validity timelines, fencing heights over 6 feet are approved by the Land Use Authority, clarification in the Elevation Changes section, and the addition of information regarding property lines. The code has been



reorganized in a more logical format to enhance readability and articulation. In the clear view section, a drawing has been added to make it easier for applicants to understand the requirements. A new diagram was created to explain corner lot fence placement.

A definition of corner side yard was added. Some language was changed and a diagram was added to make this ordinance easier to understand.

PLANNING COMMISSION REVIEW

The Planning Commission considered the proposed amendment on October 28, 2025 in a duly noticed public hearing.

COMMISSION ACTION:

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>ABSTAIN</u>
Genevieve Baker	X	
Ralph Calder	X	
Hunter Huffman		X
Ann Anderson	X	
Brett Nelson	X	
Peter Pratt	X	
Tyler Patching	EXCUSED	

Commissioner Huffman abstained due to arriving late to the meeting and missing the discussion.

Alternatives: Move to continue the discussion of the proposed amendments;
Make amendments to the proposed ordinance; or
Move to deny the adoption of the proposed amendments.

Fiscal Impact: With these fence ordinance amendments, fence permits are still required and revenue is generated from these permits. We may see a small increase in revenue from these permits with the addition of permit application expiration dates and the need to reapply for an expired application.

Respectfully,

Heather Goins

11-6-213 General Fence Requirements.

(1) Objective - The intent and purpose of the General Fence Requirements Ordinance is to ensure safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences, walls and/or retaining walls.

~~(2) Permit Required—Before commencing construction of a fence or wall, plans shall be submitted and approved by the Community Development Department. Construction of fences and retaining walls must meet applicable requirements of Springville Building Code. For construction of all fences over six feet (6') and retaining walls over four feet (4') (including the footings) in height, a building permit must also be secured.~~

Definitions

(a) See Springville City Code Section 11-3-402 for Yard Definitions

~~(3) Exceptions—The provisions of this Section may not apply to:~~

~~(a) Approval of fence heights by the Planning Commission, which are greater than six feet (6') high, in order to provide screening of adjacent uses as a part of site plan review;~~

~~(b) Temporary construction fences installed to protect the public from injury during construction or to maintain security for development (a permit must be obtained for these and they must be removed at completion of construction);~~

~~(c) For agricultural fencing purposes which do not adjoin residential developments or areas;~~

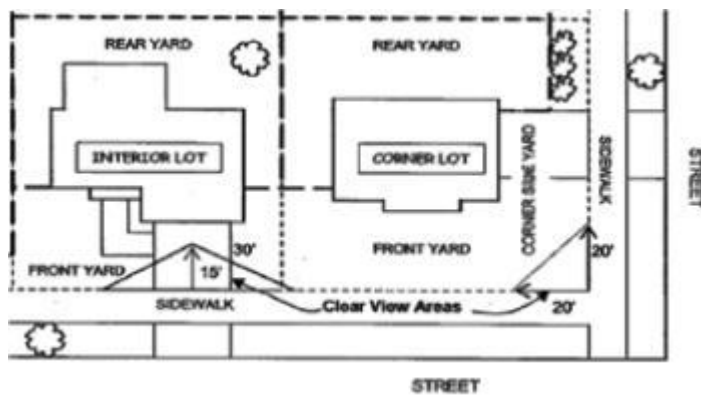
~~(d) Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or~~

~~(e) Fences for uses such as tennis or sports courts, which may be a maximum of fifteen feet (15') high if the fence meets all of the required setbacks for an accessory building in the zone in which it is located. Requirements for all Fencing~~

~~(3) Requirements Applying to all Fencing~~

~~(a) Clear View Requirements~~

~~(i) The clear view requirements shall be met in all zones as illustrated below and specified in Section 11-6-108.~~



(b) All fencing must:

- (i) Be located at least one foot (1') behind the sidewalk.
- (ii) Leave a minimum of three feet (3') open area clearance around any fire hydrant or utility equipment.
- (iii) Ensure access from the front yard to the rear yard with at least a gate or a clear opening from the ground up in at least one location.

(c) Permit Required

- (i) Before commencing construction or replacement of a fence or wall, an application, including plans, shall be submitted and approved by the Community Development Department. Construction of fences and retaining walls must meet the applicable requirements of Building Code.

(d) Exceptions – The provisions of this Section may not apply to:

- (i) Approval of fence heights by the Land Use Authority, which are greater than six feet high, to provide screening of adjacent uses as a part of site plan review;
- (ii) Temporary construction fences when installed in conjunction with permitted construction.
- (iii) Agricultural fences, which do not adjoin residential developments or areas;
- (iv) Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or
- (v) Fences for uses such as tennis or sports courts, which may be a maximum of 15 feet high if the fence meets all the required setbacks for an accessory building in the zone in which it is located.

(e) Duration of Review and Approval

(i) Approved fence permits shall expire 180 days from the date of approval. Fence construction must be completed before the 180 days expires.

(ii) Upon expiration, a new fence permit application must be submitted and approved prior to beginning or continuing construction.

(iii) When a fence application is in process and revisions have been requested by the City, but there has been no response from the applicant, the application will expire 60 days after the City's last request for revisions.

(f) Building permits are required when:

(i) fencing is over 6 feet in height; or

(ii) a retaining wall is over four feet.

(g) Materials

(i) It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City; however, barbed wire may be used along a public street in the A-1 zone.

(h) Finishing - All fences shall be constructed with the finished surface facing neighboring property with support posts placed to the inside, except in those cases where the posts are an integral part of the fence design which enhances the aesthetic appearance of the fence.

(i) Gates that exceed four feet in height for driveways leading to a public street shall be located 20 feet behind the property line. The gate shall be required to open into the property.

(j) Elevation Changes - If the ground is higher on one side of a fence, wall, or hedge, measure the maximum height from that higher side, as long as the ground is level or slopes upward for at least 50 feet perpendicular from the fence.

(k) Fence Height Measurement on Retaining Walls - When a fence is installed on or in conjunction with a retaining wall, the fence and retaining wall shall be considered a single structure for purposes of height measurement and may not exceed 6 feet.

(l) Property Lines

(i) It is the property owner's responsibility to know the location of their property lines. Springville City does not survey property lines.

(ii) Any property line disputes are considered a civil matter and shall be handled between the affected parties.

(4) ~~Materials—It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City; however, barbed wire may be used in the A-1 zone. All fences shall be constructed with the finished surface facing neighboring property with support posts placed to the inside, except in those cases where the posts are an integral part of the fence design which enhances the aesthetic appearance of the fence.~~

Residential Zones – The following provisions shall govern the height and location of fences, walls, plant growth or other obstruction to view:

(a) Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.

(i) Interior Lots

Maximum allowed fence heights

Front Yard – Four feet

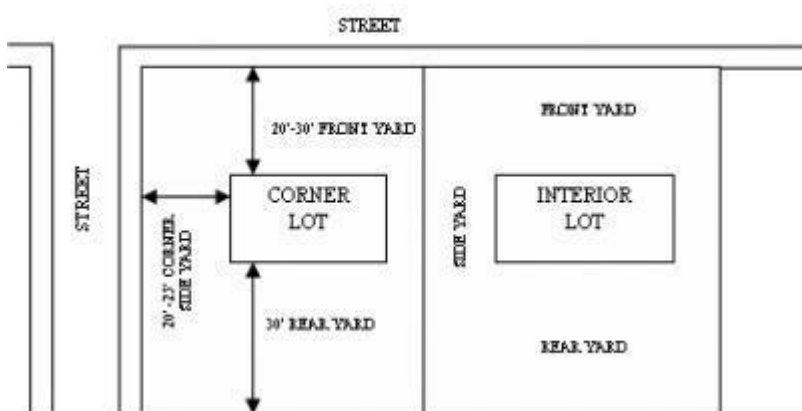
Side Yard – Six feet

Rear Yard – Six feet

Clear View/Site Triangle – Four feet and at least 50 percent transparent

(A) Exception. Decorative wrought iron or fencing that is similar in appearance and that is at least 70 percent transparent may be installed in front yards up to 6 feet in height.

(B) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet in height. The fencing shall be at least 70 percent transparent. Clear view and other requirements of this Title must be met.



(ii) Corner Lots.

Maximum allowed fence heights

Front Yard – Four feet

Corner Side Yard – Four feet

Interior Side Yard – Six feet

Rear Yard – Six feet

Clear View/Site Triangle – Four feet and at least 50 percent transparent

(A) Exception.

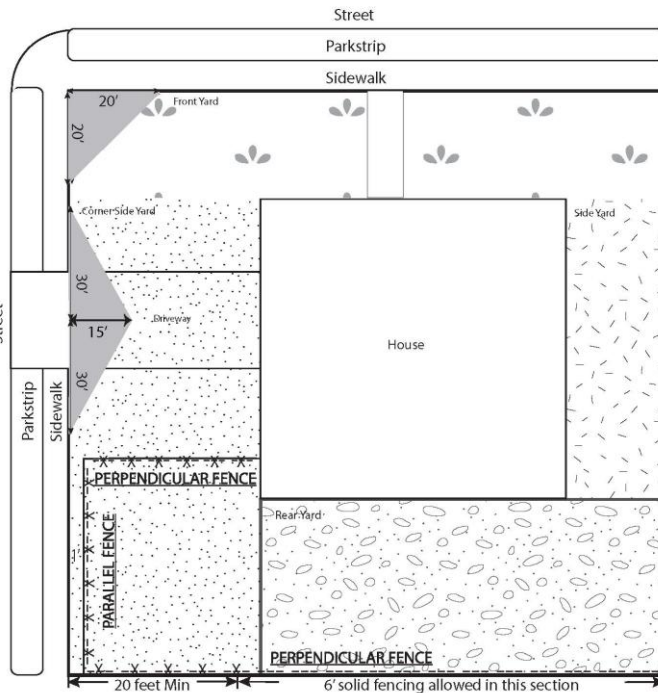
(I) Decorative wrought iron fencing or fencing that is similar in appearance and that is at least 70 percent see-through transparent may be installed in corner side yards up to six feet in height.

(II) Six Feet Solid Fence Options. Where corner lots are adjacent to each other with rear yards abutting, a six-foot solid fence is permitted, set back five feet from the street side yard lot line at a point beginning 50 feet from the intersecting point of the corner property lines.

(C) Six-Foot Semi-Private Options

(I) On corner lots, a fence in the street side yard may be up to four feet solid, with an additional top section up to two feet in height that is at least 70 percent transparent, for a total height of six feet. This fence configuration must be set back at least one foot from the back of the sidewalk.

(II) If the fence changes direction from running parallel to the corner side property line to running perpendicular into the interior of the lot, this same four feet solid + two feet transparent configuration must continue for a minimum of 20 feet measured perpendicular from the street side property line. Clear view requirements must also be met.



LEGEND	
	Property Line
	Fence
	4 feet solid, 2 feet 70% transparent fencing
	Front Yard
	Side Yard
	Corner Side Yard
	Rear Yard
	Clear View Area
	Clear View Area

(III) For the purposes of this section, corner side yard means the yard along a side lot line that borders a street on a corner lot, extending into the lot to the required setback.

(IV) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two acres may install decorative wrought-iron fencing or a similar type of fence material up to 8 feet in height. The fencing shall be at least 70 percent transparent. Clear view and other requirements of this Title must be met.

(b) Deer Fencing

(i) Interior Lots - Fences designed to prevent urban deer from entering rear yards may be constructed up to eight feet in height, provided:

(A) Any portion above six feet is at least 50 percent transparent.

(B) The fence includes transparent openings of at least two inches by two inches.

(ii) Corner Lots: Fences designed to prevent urban deer from entering rear yards may be built up to eight feet tall, provided:

(A) The fence meets the side yard setback requirements for the residence.

(B) Any portion above six feet is at least 50 percent transparent.

(C) The fence includes transparent openings of at least two inches by two inches.

(iii) The following materials are nonexclusive examples of materials not approved as deer fencing:

(A) Contractor sand/snow fence (usually orange);

(B) Galvanized steel hardware cloth;

(C) Poultry netting;

(D) Galvanized or stainless-steel wire fencing made of fourteen-gauge wire or larger.

(c) Double Frontage Lots

(i) Where lots have double frontages, that area designated as the rear yard by the Community Development Director, may have a solid or view obstructing fence, wall or hedge, not exceeding 6 feet in height. Such fence, wall or hedge shall be set back at least five feet from the edge of the sidewalk.

(ii) Where the double-fronted lot is also a corner lot (three frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.

(d) Alley Fencing

(i) Clear View is measured at the driveway into the alley off of the street, not at individual driveways on alley ways.

(e) Fencing Along Creek Corridors

(i) Fences along creek corridors as defined by Section 11-6-130 Protection of Creek Corridors, shall not be located within a recreation and maintenance easement as defined by Section 11-6-130(3) if present on the property.

(5) The clear view requirements shall be met in all zones as illustrated below and specified in Section 11-6-108. Gates that exceed four feet (4') in height for driveways leading to a public street shall be located twenty feet (20') behind the property line. The gate shall be required to open into the property.

Non-Residential Zones – The following provisions shall govern the height and location of fences, walls, plant growth or other obstructions to view.

(a) Fences, walls and hedges may be constructed or maintained in non-residential zones up to six feet in height. Such fence, wall or hedge shall be located no closer than one foot from the sidewalk.

(b) The clear view requirements shall be met in all zones.

(c) No fence or wall over three feet in height may be located in the required street frontage landscape border as defined in Section 11-6-208.

(d) Fences and walls within any business, commercial or manufacturing zoning classification which abuts residential or institutional uses shall be used in conjunction with landscaping as screening in accordance with the provisions found in this Article.

~~(6) Where elevations are different on either side of the fence, wall or hedge the maximum height shall be measured from the higher elevation; provided, that higher elevation is level or increases for a distance of at least fifty feet (50') from the fence.~~

~~(7) Residential Zones – The following provisions shall govern the height and location of fences, walls, plant growth or other obstruction to view:~~

~~Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less:~~

~~(a) Interior Lots:~~

~~Front Yard – Four feet (4')~~

~~Side Yard – Six feet (6')~~

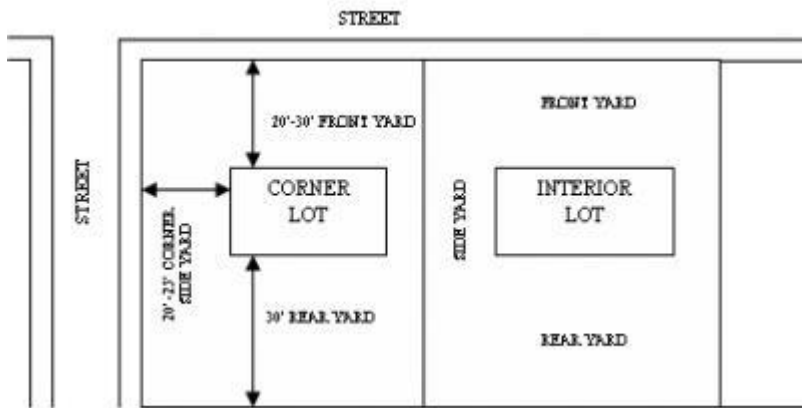
~~Rear Yard – Six feet (6')~~

~~Clear View/Site Triangle – Four feet (4') and at least fifty percent (50%) see-through~~

~~(i) Exception. Decorative wrought iron or fencing that is similar in appearance and that is at least seventy percent (70%) see-through may be installed in front yards up to six feet (6') in height.~~

~~(ii) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two (2) acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet (8') in height. The fencing shall be at least seventy percent (70%) see-through. Clear~~

view and other requirements of this Title must be met:



(iii) Fencing installed to keep urban deer populations out of rear yards may be constructed up to eight feet (8') in height in rear yards provided any portion of the fence over six feet (6') in height is 50% see-through and includes a void opening of at least two (2) inches square. The following materials are nonexclusive examples of materials not approved as deer fencing:

- (A) Contractor sand/snow fence (usually orange);
- (B) Galvanized steel hardware cloth;
- (C) Poultry netting;
- (D) Galvanized or stainless steel wire fencing made of fourteen (14) gauge wire or larger.

(b) Corner Lots:

Front Yard = Four feet (4')

Corner Side Yard = Four feet (4')

Interior Side Yard = Six feet (6')

Rear Yard = Six feet (6')

Clear View/Site Triangle = Four feet (4') and at least fifty percent (50%) see-through

(i) Exception. Decorative wrought iron fencing or fencing that is similar in appearance and that is at least seventy percent (70%) see-through may be installed in corner side yards up to six feet (6') in height.

(ii) Where corner lots are adjacent to each other with rear yards abutting, a six-foot (6') solid fence is permitted, set back five feet (5') from the street side yard lot line at a point beginning fifty feet (50') from the intersecting point of the corner property lines.

~~(iii) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two (2) acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet (8') in height. The fencing shall be at least seventy percent (70%) see-through. Clear view and other requirements of this Title must be met.~~

~~(iv) Fencing installed to keep urban deer populations out of rear yards may be constructed up to eight feet (8') in height in rear yards provided the fence meets the side yard setback required for residences on the lot and any portion of the fence over six feet (6') in height is 50% see-through and includes a void opening of at least two (2) inches square. The following materials are nonexclusive examples of materials not approved as deer fencing:~~

~~(A) Contractor sand/snow fence (usually orange);~~

~~(B) Galvanized steel hardware cloth;~~

~~(C) Poultry netting;~~

~~(D) Galvanized or stainless steel wire fencing made of fourteen (14) gauge wire or larger.~~

~~(c) Where lots have double frontages, that area designated by the Community Development Director as the rear yard may have a solid or view-obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least five feet (5') from the edge of the sidewalk. Where the double-fronted lot is also a corner lot (three (3) frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.~~

~~(d) All fencing shall be located at least one foot (1') behind the sidewalk and a minimum of three feet (3') open area clearance is required around any fire hydrant or electrical transformers.~~

~~(e) No fence or wall, regardless of materials, nor other obstructions, including shrubbery, nor any combination of materials, shall be erected or maintained that blocks access from a front yard through both sides of a rear yard.~~

~~(8) Non-Residential Zones – The following provisions shall govern the height and location of fences, walls, plant growth or other obstructions to view:~~

~~(a) Fences, walls and hedges may be constructed or maintained in non-residential zones up to six feet (6') in height. Such fence, wall or hedge shall be located no closer than one foot (1') from the sidewalk.~~

~~(b) The clear view requirements shall be met in all zones.~~

~~(c) No fence or wall over three feet (3') in height may be located in the required street frontage landscape border as defined in Section [11-6-208](#).~~

~~(d) Fences and walls within any business, commercial or manufacturing zoning classification which abuts residential or institutional uses shall be used in conjunction with landscaping as screening in accordance with the provisions found in this Article.~~

ORDINANCE NO. ____-2026

AN ORDINANCE AMENDING SPRINGVILLE CITY CODE TITLE 11, CHAPTER 6, SECTION 213 GENERAL FENCE REQUIREMENTS.

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

WHEREAS, Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend such provisions; and

WHEREAS, corrections are occasionally needed to update codes to ensure useability and clarity for permit applicants; and

WHEREAS, the Planning Commission held a public hearing on October 28, 2025, reviewed the proposed amendments, and has recommended them favorably; and

WHEREAS, the City Council held a properly noticed public meeting on April 7, 2026, to consider amendments to the Springville Code.

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

SECTION 1: Section 11-5-305, Special Provisions, Hillside Overlay Zone, of Springville City Code is hereby amended as follows:

11-6-213 General Fence Requirements.

(1) Objective - The intent and purpose of the General Fence Requirements Ordinance is to ensure safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences, walls and/or retaining walls.

~~(2) Permit Required—Before commencing construction of a fence or wall, plans shall be submitted and approved by the Community Development Department. Construction of fences and retaining walls must meet applicable requirements of Springville Building Code. For construction of all fences over six feet (6') and retaining walls over four feet (4') (including the footings) in height, a building permit must also be secured.~~

Definitions

~~(a) See Springville City Code Section 11-3-402 for Yard Definitions~~

~~(3) Exceptions—The provisions of this Section may not apply to:~~

~~(a)—Approval of fence heights by the Planning Commission, which are greater than six feet (6') high, in order to provide screening of adjacent uses as a part of site plan review;~~

~~(b)—Temporary construction fences installed to protect the public from injury during construction or to maintain security for development (a permit must be obtained for these and they must be removed at completion of construction);~~

~~(c)—For agricultural fencing purposes which do not adjoin residential developments or areas;~~

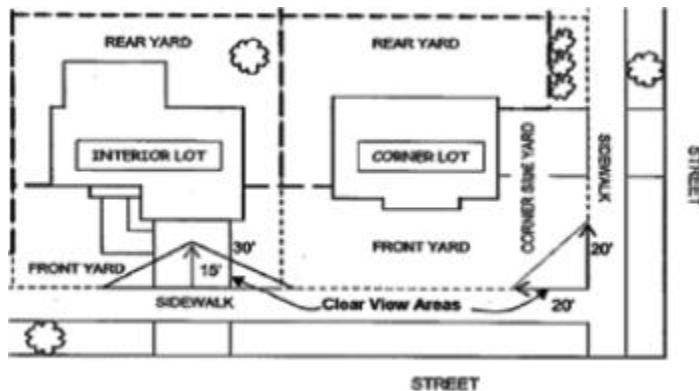
~~(d) Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or~~

~~(e) Fences for uses such as tennis or sports courts, which may be a maximum of fifteen feet (15') high if the fence meets all of the required setbacks for an accessory building in the zone in which it is located. Requirements for all Fencing~~

(3) Requirements Applying to all Fencing

(a) Clear View Requirements

(i) The clear view requirements shall be met in all zones as illustrated below and specified in Section 11-6-108.



(b) All fencing must:

(i) Be located at least one foot (1') behind the sidewalk.

(ii) Leave a minimum of three feet (3') open area clearance around any fire hydrant or utility equipment.

(iii) Ensure access from the front yard to the rear yard with at least a gate or a clear opening from the ground up in at least one location.

(c) Permit Required

(i) Before commencing construction or replacement of a fence or wall, an application, including plans, shall be submitted and approved by the Community Development Department. Construction of fences and retaining walls must meet the applicable requirements of Building Code.

(d) Exceptions - The provisions of this Section may not apply to:

(i) Approval of fence heights by the Land Use Authority, which are greater than six feet high, to provide screening of adjacent uses as a part of site plan review;

(ii) Temporary construction fences when installed in conjunction with permitted construction.

(iii) Agricultural fences, which do not adjoin residential developments or areas;

(iv) Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or

(v) Fences for uses such as tennis or sports courts, which may be a maximum of 15 feet high if the fence meets all the required setbacks for an accessory building in the zone in which it is located.

(e) Duration of Review and Approval

(i) Approved fence permits shall expire 180 days from the date of approval. Fence construction must be completed before the 180 days expires.

(ii) Upon expiration, a new fence permit application must be submitted and approved prior to beginning or continuing construction.

(iii) When a fence application is in process and revisions have been requested by the City, but there has been no response from the applicant, the application will expire 60 days after the City's last request for revisions.

(f) Building permits are required when:

(i) fencing is over 6 feet in height; or

(ii) a retaining wall is over four feet.

(g) Materials

(i) It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City; however, barbed wire may be used along a public street in the A-1 zone.

(h) Finishing - All fences shall be constructed with the finished surface facing neighboring property with support posts placed to the inside, except in those cases where the posts are an integral part of the fence design which enhances the aesthetic appearance of the fence.

(i) Gates that exceed four feet in height for driveways leading to a public street shall be located 20 feet behind the property line. The gate shall be required to open into the property.

(j) Elevation Changes - If the ground is higher on one side of a fence, wall, or hedge, measure the maximum height from that higher side, as long as the ground is level or slopes upward for at least 50 feet perpendicular from the fence.

(k) Fence Height Measurement on Retaining Walls - When a fence is installed on or in conjunction with a retaining wall, the fence and retaining wall shall be considered a single structure for purposes of height measurement and may not exceed 6 feet.

(l) Property Lines

(i) It is the property owner's responsibility to know the location of their property lines. Springville City does not survey property lines.

(ii) Any property line disputes are considered a civil matter and shall be handled between the affected parties.

(4) ~~Materials – It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City; however, barbed wire may be used in the A-1 zone. All fences shall be constructed with the finished surface facing neighboring property with support posts placed to the inside, except in those cases where the posts are an integral part of the fence design which enhances the aesthetic appearance of the fence.~~

Residential Zones - The following provisions shall govern the height and location of fences, walls, plant growth or other obstruction to view:

(a) Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.

(i) Interior Lots

Maximum allowed fence heights

Front Yard - Four feet

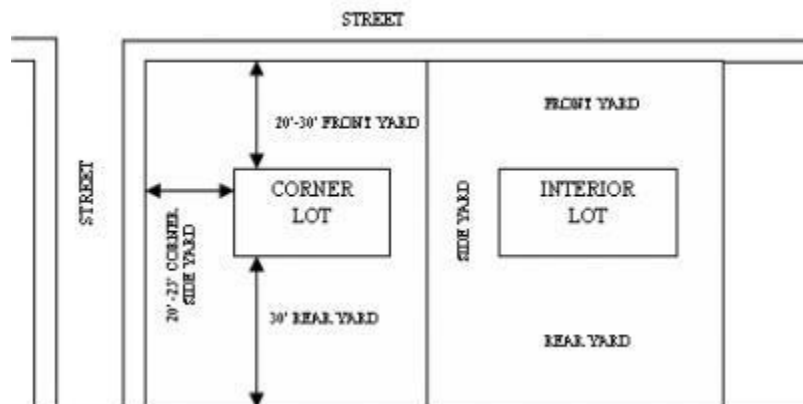
Side Yard - Six feet

Rear Yard - Six feet

Clear View/Site Triangle - Four feet and at least 50 percent transparent

(A) Exception. Decorative wrought iron or fencing that is similar in appearance and that is at least 70 percent transparent may be installed in front yards up to 6 feet in height.

(B) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet in height. The fencing shall be at least 70 percent transparent. Clear view and other requirements of this Title must be met.



(ii) Corner Lots.

Maximum allowed fence heights

Front Yard - Four feet

Corner Side Yard - Four feet

Interior Side Yard - Six feet

Rear Yard - Six feet

Clear View/Site Triangle - Four feet and at least 50 percent transparent

(A) Exception.

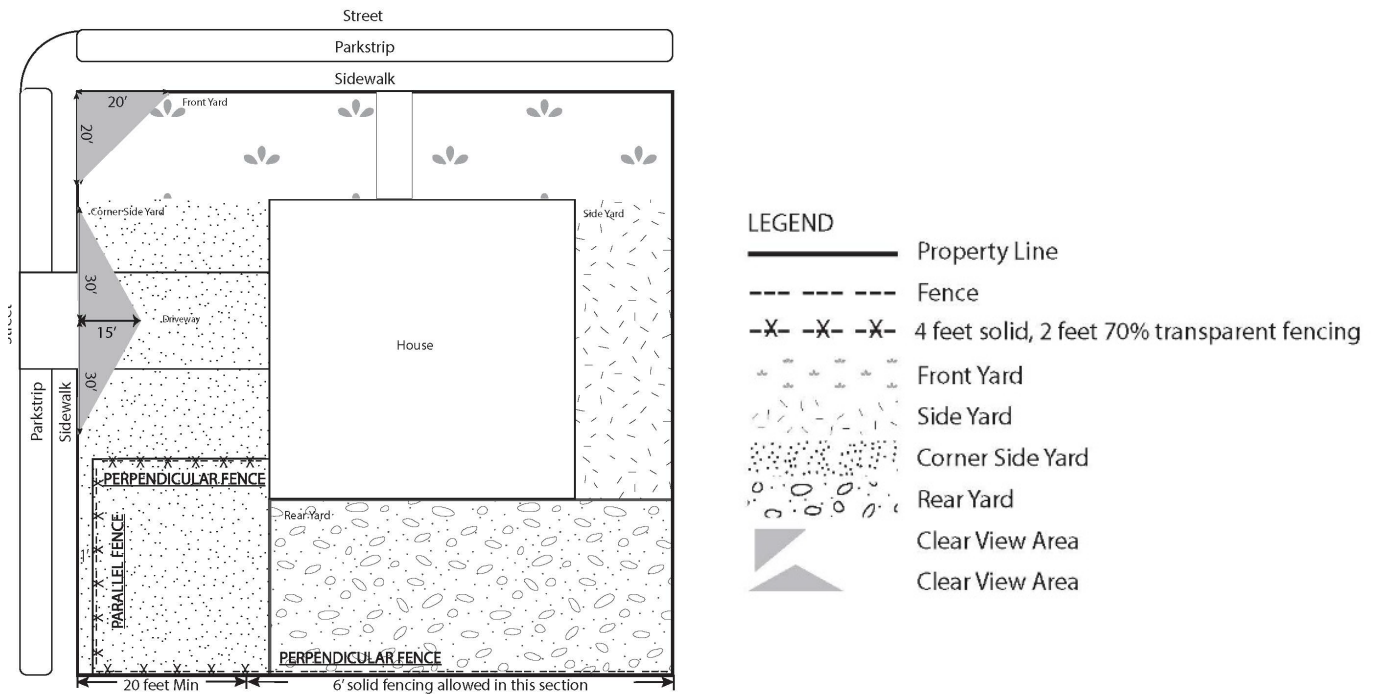
(I) Decorative wrought iron fencing or fencing that is similar in appearance and that is at least 70 percent see-through transparent may be installed in corner side yards up to six feet in height.

(II) Six Feet Solid Fence Options. Where corner lots are adjacent to each other with rear yards abutting, a six-foot solid fence is permitted, set back five feet from the street side yard lot line at a point beginning 50 feet from the intersecting point of the corner property lines.

(C) Six-Foot Semi-Private Options

(I) On corner lots, a fence in the street side yard may be up to four feet solid, with an additional top section up to two feet in height that is at least 70 percent transparent, for a total height of six feet. This fence configuration must be set back at least one foot from the back of the sidewalk.

(II) If the fence changes direction from running parallel to the corner side property line to running perpendicular into the interior of the lot, this same four feet solid + two feet transparent configuration must continue for a minimum of 20 feet measured perpendicular from the street side property line. Clear view requirements must also be met.



(III) For the purposes of this section, corner side yard means the yard along a side lot line that borders a street on a corner lot, extending into the lot to the required setback.

(IV) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two acres may install decorative wrought-iron fencing or a similar type of fence material up to 8 feet in height. The fencing shall be at least 70 percent transparent. Clear view and other requirements of this Title must be met.

(b) Deer Fencing

(i) Interior Lots - Fences designed to prevent urban deer from entering rear yards may be constructed up to eight feet in height, provided:

(A) Any portion above six feet is at least 50 percent transparent.

(B) The fence includes transparent openings of at least two inches by two inches.

(ii) Corner Lots: Fences designed to prevent urban deer from entering rear yards may be built up to eight feet tall, provided:

(A) The fence meets the side yard setback requirements for the residence.

(B) Any portion above six feet is at least 50 percent transparent.

(C) The fence includes transparent openings of at least two inches by two inches.

(iii) The following materials are nonexclusive examples of materials not approved as deer fencing:

- (A) Contractor sand/snow fence (usually orange);
- (B) Galvanized steel hardware cloth;
- (C) Poultry netting;
- (D) Galvanized or stainless-steel wire fencing made of fourteen-gauge wire or larger.

(c) Double Frontage Lots

(i) Where lots have double frontages, that area designated as the rear yard by the Community Development Director, may have a solid or view obstructing fence, wall or hedge, not exceeding 6 feet in height. Such fence, wall or hedge shall be set back at least five feet from the edge of the sidewalk.

(ii) Where the double-fronted lot is also a corner lot (three frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.

(d) Alley Fencing

(i) Clear View is measured at the driveway into the alley off of the street, not at individual driveways on alley ways.

(e) Fencing Along Creek Corridors

(i) Fences along creek corridors as defined by Section 11-6-130 Protection of Creek Corridors, shall not be located within a recreation and maintenance easement as defined by Section 11-6-130(3) if present on the property.

~~(5) The clear view requirements shall be met in all zones as illustrated below and specified in Section 11-6-108. Gates that exceed four feet (4') in height for driveways leading to a public street shall be located twenty feet (20') behind the property line. The gate shall be required to open into the property.~~

Non-Residential Zones - The following provisions shall govern the height and location of fences, walls, plant growth or other obstructions to view.

(a) Fences, walls and hedges may be constructed or maintained in non-residential zones up to six feet in height. Such fence, wall or hedge shall be located no closer than one foot from the sidewalk.

(b) The clear view requirements shall be met in all zones.

(c) No fence or wall over three feet in height may be located in the required street frontage landscape border as defined in Section 11-6-208.

(d) Fences and walls within any business, commercial or manufacturing zoning classification which abuts residential or institutional uses shall be used in conjunction with landscaping as screening in accordance with the provisions found in this Article.

~~(6) Where elevations are different on either side of the fence, wall or hedge the maximum height shall be measured from the higher elevation; provided, that higher elevation is level or increases for a distance of at least fifty feet (50') from the fence.~~

~~(7) Residential Zones The following provisions shall govern the height and location of fences, walls, plant growth or other obstruction to view:~~

~~Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.~~

~~(a) Interior Lots:~~

~~Front Yard Four feet (4')~~

~~Side Yard Six feet (6')~~

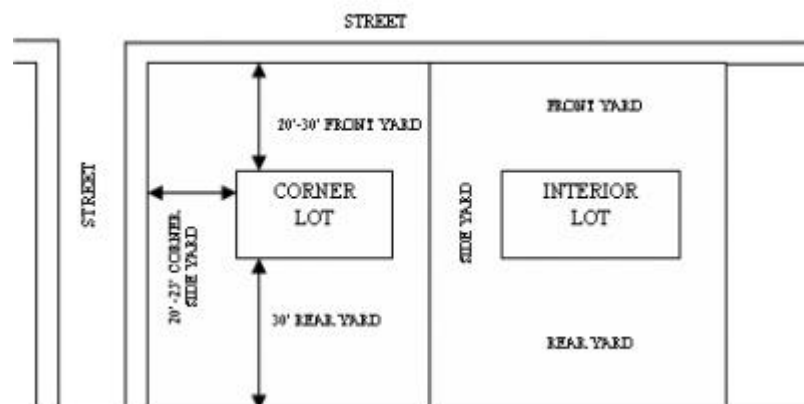
~~Rear Yard Six feet (6')~~

~~Clear View/Site Triangle Four feet (4') and at least fifty percent (50%) see through~~

~~(i) Exception. Decorative wrought iron or fencing that is similar in appearance and that is at least seventy percent (70%) see through may be installed in front yards up to six feet (6') in height.~~

~~(ii) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two (2) acres may install decorative wrought iron fencing or a similar type of fence material up to eight feet (8') in height. The fencing shall be at least seventy percent (70%) see through. Clear view and other requirements of this Title must be met.~~

~~(iii) Fencing installed to keep urban deer populations out of rear yards may be constructed up~~



~~to eight feet (8') in height in rear yards provided any portion of the fence over six feet (6') in height is 50% see through and includes a void opening of at least two (2) inches square. The following materials are nonexclusive examples of materials not approved as deer fencing:~~

~~(A) Contractor sand/snow fence (usually orange);~~

~~(B) Galvanized steel hardware cloth;~~

~~(C) Poultry netting;~~

~~(D) Galvanized or stainless steel wire fencing made of fourteen (14) gauge wire or larger.~~

~~(b) Corner Lots.~~

~~Front Yard Four feet (4')~~

~~Corner Side Yard Four feet (4')~~

~~Interior Side Yard Six feet (6')~~

~~Rear Yard Six feet (6')~~

~~Clear View/Site Triangle Four feet (4') and at least fifty percent (50%) see through~~

~~(i) Exception. Decorative wrought iron fencing or fencing that is similar in appearance and that is at least seventy percent (70%) see through may be installed in corner side yards up to six feet (6') in height.~~

~~(ii) Where corner lots are adjacent to each other with rear yards abutting, a six foot (6') solid fence is permitted, set back five feet (5') from the street side yard lot line at a point beginning fifty feet (50') from the intersecting point of the corner property lines.~~

~~(iii) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two (2) acres may install decorative wrought iron fencing or a similar type of fence material up to eight feet (8') in height. The fencing shall be at least seventy percent (70%) see through. Clear view and other requirements of this Title must be met.~~

~~(iv) Fencing installed to keep urban deer populations out of rear yards may be constructed up to eight feet (8') in height in rear yards provided the fence meets the side yard setback required for residences on the lot and any portion of the fence over six feet (6') in height is 50% see through and includes a void opening of at least two (2) inches square. The following materials are nonexclusive examples of materials not approved as deer fencing:~~

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~~(c) Where lots have double frontages, that area designated by the Community Development Director as the rear yard may have a solid or view obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least five feet (5') from the edge of the sidewalk. Where the double-fronted lot is also a corner lot (three (3) frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.~~

~~(d) All fencing shall be located at least one foot (1') behind the sidewalk and a minimum of three feet (3') open area clearance is required around any fire hydrant or electrical transformers.~~

~~(e) No fence or wall, regardless of materials, nor other obstructions, including shrubbery, nor any combination of materials, shall be erected or maintained that blocks access from a front yard through both sides of a rear yard.~~

~~(8) Non-Residential Zones—The following provisions shall govern the height and location of fences, walls, plant growth or other obstructions to view.~~

~~(a) Fences, walls and hedges may be constructed or maintained in non-residential zones up to six feet (6') in height. Such fence, wall or hedge shall be located no closer than one foot (1') from the sidewalk.~~

~~(b) The clear view requirements shall be met in all zones.~~

~~(c) No fence or wall over three feet (3') in height may be located in the required street frontage landscape border as defined in Section [11-6-208](#).~~

~~(d) Fences and walls within any business, commercial or manufacturing zoning classification which abuts residential or institutional uses shall be used in conjunction with landscaping as screening in accordance with the provisions found in this Article.~~

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: March 24, 2026

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner/Econ Dev Spec.

SUBJECT: PERRY SHARMA CAPITAL REQUESTS AN AMENDMENT TO THE OFFICIAL ZONE MAP FROM NC NEIGHBORHOOD COMMERCIAL TO HC HIGHWAY COMMERCIAL FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WALLACE DRIVE AND 1600 SOUTH PARCEL 26:047:0195.

Recommended Motion:

Move to approve the amendment to the Official Zoning Map of Springville City to HC-Highway Commercial for the property located at the northwest corner of Wallace Drive and 1600 South and identified as parcel 26:047:0195.

Executive Summary:

The property owner, Perry Sharma Capital, requests to rezone the property currently zoned as NC-Neighborhood Commercial Highway Commercial to allow for the development of uses more consistent with the changing nature of the 1600 S Dry Creek Corridor.

Focus of Action:

Is the proposed zoning amendment consistent with the General Plan and with the provisions of Springville City Development Code Title 11-4-102 Purpose of Zoning Districts which defines the two zones as follows:

*“The **NC zoning district** is intended to provide commercial goods and services to an area of limited size for basic trade and personal services that occur on a daily or frequent basis. The major market area is generally limited to an area of approximately one (1) to one and one-half (1.5) miles in radius”*

*“The **HC zoning district** is intended to provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses; however, the primary focus should be on uses which require large retail display or merchandise storage area and serve a regional market”*



Background:

The Neighborhood Commercial (NC) Zone was established as part of the 2003 zoning overhaul. The NC district is intended to serve a limited area by providing commercial goods and services that support basic trade and personal needs on a daily or frequent basis.

At that time, development along 1600 South was still quite limited, with most residential activity confined to Phase 1 of the Kelvin Grove Subdivision. The construction of the first phase of the Dry Creek Substation around 2003 marked a major shift in the corridor’s character. Later, in 2019, initial funding was secured for the UDOT 1600 South interchange project, which further influenced the area’s development potential by widening the roadway and adding a northbound exit.

Discussion:

The Planning Commission held a duly noticed Public Hearing on February 10, 2026

Commission Vote

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

The Planning Commission discussed the change to the 1600 S Corridor with the construction of Dry Creek Corridor, and the potential development on the south side of 1600; they also noted that the Dry Creek Substation contributes to the nature of the corridor as more of a highway commercial area than neighborhood commercial. A representative of the property owner spoke and indicated the rezone would assist in bringing in tenants and the overall marketing of the property for commercial use. During the public hearing, a potential tenant spoke in favor of the rezone, which will allow him to build a climbing gym and stated he has been working with the property owners to move forward.

The comparison of lot configurations for both zones is shown in the following table: (only the requirements that differ are listed, residential buffers for both zones is minimum 35 feet with an additional foot of buffer required for each additional foot in height.)



	NC- Neighborhood Commercial	HC Highway Commercial
Front Yard	0/5 25	25
Side yard (street)	0/15 20	20
Lot Frontage	70	200
Height max	35	75
Minimum Bldg. Size	1,000	None
Max Retail Floor Area	25,000	80,000
Max lot coverage (for all buildings)	40%	50%

The property to the north is Kelvin Grove Park and is within a residential zone, however the use as a public park helps to mitigate any negative aspects of a commercial zone with higher intensity uses. The area west of the railroad tracks running behind the parcel is zoned as Light Industrial Manufacturing which is not as compatible with Neighborhood Commercial uses as it would be with uses allowed in Highway Commercial (a list of permitted uses for both zones is attached as Exhibit C).

The existing bridge makes the property harder to use for small scale, granular development that is envisioned for Neighborhood Commercial and the future bridge as Wallace Drive will limit the residential connectivity, which is also an important component of the NC zone, which encourages walkability.

Alternatives:

Move to deny the amendment to the Official Zoning Map of Springville City to HC-Highway Commercial for the property located at the northwest corner of Wallace Drive and 1600 South and identified as parcel 26:047:0195.

Move to continue discussion of the amendment to the Official Zoning Map of Springville City to HC-Highway Commercial for the property located at the northwest corner of Wallace Drive and 1600 South and identified as parcel 26:047:0195.



Carla Wiese

Carla Wiese

Exhibits

Exhibit A: Aerial Image of Parcel

Exhibit B: Aerial Image of Surrounding Area and Zoning

Exhibit C: Permitted used for NC, HC, and LIM Zones

EXHIBIT A
Aerial Image of Property



EXHIBIT B
Aerial Image of Property

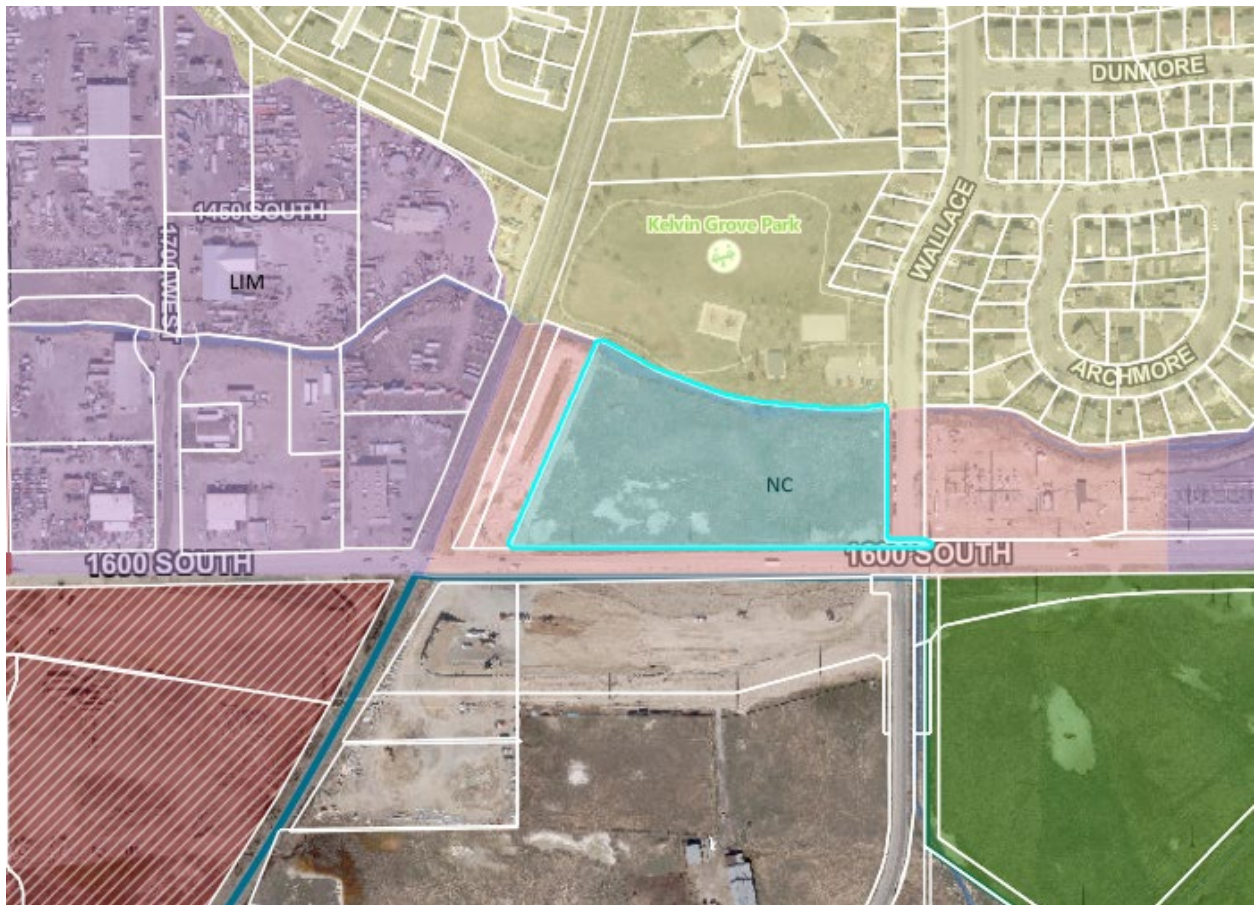




EXHIBIT C:
Permitted used for NC, HC, and LIM Zones



USE	NC	HC	LIM
Dwelling – Public Agency Owned Senior Housing	C		
Assisted Living Facilities	P	P	
Church, Temple, Rectory	P	P	P
College, University, Trade School	C	C	
Daycare Center, Commercial	P	P	
Fraternal/Benevolent Societies		P	
Halfway House			
Hospital		P	
Preschool, Commercial	P	P	
Public Buildings and/or Community Uses	P	P	P
Rehabilitation/Treatment Facilities		C	
Schools (Public, Private and Quasi Public)	P	P	P
Class 1 Utilities	P	P	P
Class 2 Utilities	C	P	P
Class 3 Utilities	C	C	P
Class 4 Utilities	C	C	C
Class 5 Utilities	C	C	C
Auto Parts Sales – New and Reconditioned – Indoor	P	P	P
Automobile Repair – Major		P	P
Automobile Repair – Minor		P	P
Car Wash – Manual & Automated	P	P	P
Equipment Sales – (Heavy Equipment and Farm Equipment)		P	P
Gasoline – Petroleum Products Storage			C
Gasoline Sales – Service Station – Minor Auto Repair		P	P
Gasoline Sales – Wholesale			C



USE	NC	HC	LIM
Hydraulic Repair, Minor			
Paint and Body Shop		C	P
Parking Lots & Structures (Commercial – Automobile Only)	C	P	
Rental of Truck or Trailers		P	P
Storage – Indoor (Autos – Boats – Travel Trailers)		P	P
Storage – Outdoor (Autos – Boats – Travel Trailers)		P	P
Storage – Outdoor (Trucks – Heavy Equipment)			P
Tire Recapping and Retreading Shops			P
Tire Sales		P	
Towing Service			P
Upholstery – Seat Cover		P	P
Vehicle Sales – (Autos – Boats – Motorcycles – Snowmobiles – Trailers – Motor Homes)		P	P
Animal Hospital		P	P
Animal, Grooming	P	P	
Animal Clinic	P	P	
Convenience Store with Gasoline Sales	P	P	P
Financial Institutions – Banks – Credit Unions	P	P	
Funeral Home, Mortuary	C	P	
Kennels – Animal Boarding		P	P
Laboratory (Medical or Dental)	P	P	P
Laundromat – Self Service	P	P	
Laundry / Dry Cleaning – (Commercial)	P	P	P
Office – General Business	P	P	P
Office – Health Care Provider	P	P	P
Office – Professional	P	P	P



USE	NC	HC	LIM
Personal Services	P	P	
Reception Center	P	P	P
Rental Shops – No Outside Display or Storage		P	
Repair Services – Appliances and Electronic Equipment	C	P	P
School – Commercial	C	P	P
Storage – Small, Multi-Unit			P
Studio – Art, Dance, Music, Drama	P	P	
Tattoo Parlor		P	
Taxidermy		P	
Adult Sexually Oriented Business			C
Animals, Retail Sales	P	P	
Antique or Collectable Shop	P	P	
Auction House (Equipment Only)		P	P
Convenience Store	P	P	
Convenience Store with Gasoline Sales	P	P	P
Drug Store / Pharmacy	P	P	
Medical Cannabis Pharmacy	p ²	p ²	P
General Retail Stores not greater than 15,000 sq. ft.	P	P	
General Retail Stores not greater than 20,000 sq. ft.	P	P	
General Retail Stores not greater than 25,000 sq. ft.	P	P	
General Retail Stores not greater than 35,000 sq. ft.	P	P	
General Retail Stores not greater than 40,000 sq. ft.	C	P	
General Retail Stores not greater than 80,000 sq. ft.	C ¹	P	
General Retail Stores greater than 80,000 sq. ft.		P	



USE	NC	HC	LIM
Home Improvement & Garden Store – (Completely Indoors with No Outdoor Storage)	P	P	
Home Improvement & Garden Store & Farm Supply – (With Outdoor Display and/or Storage)		P	
Pharmacies when part of a Medical Office or Complex	P	P	P
Print Shop	P	P	
Tobacco Specialty Business			p ⁶
Bars & Taverns		P	
Bed & Breakfast		P	
Brew Restaurant	P	P	P
Fast Food Establishments	P	P	P
Fast Food Establishments – (With Drive-In or Drive Thru)	P	P	
Hotel		P	P
Motel		P	P
Restaurant/Cafe	P	P	P
Artisan Shop	P	P	P
Contractor Yard			P
Light Industry – Manufacturing Processes		C ³	p ³
Storage – Outdoor			p ³
Warehousing – Storage and Distribution		p ³	p ³
Wholesale Trade and Warehousing		p ³	p ³
Batting Cages		P	P
Bowling Alley		P	
Dance Hall		P	
Recreational/Fitness Facility, Indoor Private	P	P	P
Recreational Facility – Outdoor		P	P
Roller Rinks		P	



USE	NC	HC	LIM
Theater	P	P	
Accessory Building	P	P	P
Caretaker Dwelling	P	P	P
Home Occupation	P		
Recycling Drop-off Containers	P	P	P
Sports/Tennis Court	P	P	P
Storage – Outdoor		P	p ³
Swimming Pool	P	P	P
Wind Energy Conversion Systems (WECS)	P	P	P
Wireless Facilities Collocated on a Structure Approved for Collocation	P	P	P
Wireless Structures on City-Owned Property	P	P	P
Wireless Structures on Property Owned by a Noncity Public Agency	P	P	P
Wireless Facilities on Existing Buildings or Structures	P	P	P

ORDINANCE #__-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FROM NC NEIGHBORHOOD COMMERCIAL TO HC HIGHWAY COMMERCIAL FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WALLACE DRIVE AND 1600 SOUTH PARCEL 26:047:0195.

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

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

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

WHEREAS, the 1600 S Dry Creek Corridor is being constructed as a four lane arterial roadway; and

WHEREAS, the designation of the property as Neighborhood Commercial is inconsistent with the definition in Title 11-4-102

WHEREAS, Springville City has determined that the requested zone map amendment is consistent with the General Plan and the commercial designations in 11-4-102 of the Springville Development Code; and

WHEREAS, the Springville City Planning Commission has held a duly noticed public hearing on February 10, 2026

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

SECTION 1: The Official Zoning Map of Springville City shall be amended to designate the property located at the northwest corner of Wallace Drive and 1600 South, Parcel ID 26:047:0195 and shown in the aerial included here as Exhibit A, as HC Highway Commercial.

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

PASSED, ADOPTED, AND ORDERED POSTED by the City Council of Springville, Utah,
this 7th day of April, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A





STAFF REPORT

DATE: March 24, 2026

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner/Econ Dev Spec.

SUBJECT: Elio Vianna requests an amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres.

Recommended Motion:

Motion to amend the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres.

Executive Summary:

Mr. Viana is requesting that his property, currently designated as Industrial Manufacturing, be designated as Low Density Residential. Low Density Residential will match the designation of the adjacent property on the west, which is also owned by Mr. Viana.

Focus of Action:

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

Background:

Staff were unable to confirm exactly when the property was annexed into Springville City, however, it was likely between 1950 and 1967, as the area is not shown on the City's 1950 zoning map and is shown on the 1967 zoning map. Both of these zoning maps were created prior to the drafting of a General Plan; the current and historical general plan land use designations were likely based on the zoning in place at the time of annexation. A single-family home has been on the property since 1941. The city identified the properties that ran parallel to the railroad tracks as industrial manufacturing in the 1967 Zoning map.

Discussion:

The Planning Commission held a duly notice public hearing on February 24, 2026. The discussion from the Planning Commission was straight forward, with the only concern voiced being the future rail alignment and the potential for impacting the property, but with the clarification that the rail will move to the east, the concern was addressed.



Commission Vote

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

Alternatives:

Motion to deny the amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres

Motion to continue the amendment to the General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres

Carla Wiese

Carla Wiese

Exhibits

Exhibit A: Aerial Image of Property

Exhibit B: Future Land Use Map-Springville City General Plan 2014

Exhibit C: DRAFT-Future Land Use Map *Painting Tomorrow Springville City 2045*

Exhibit A: Aerial Image of Property

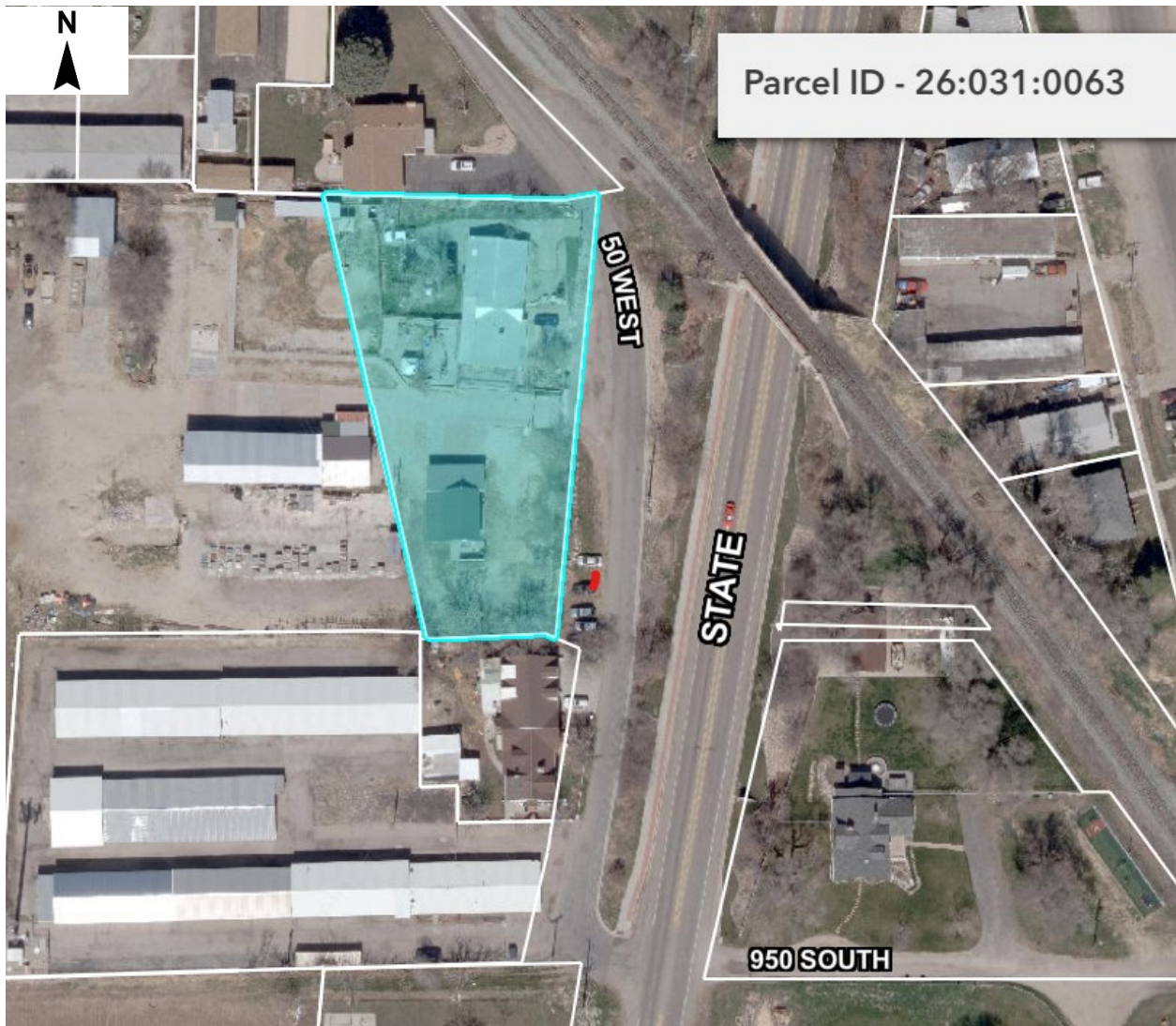
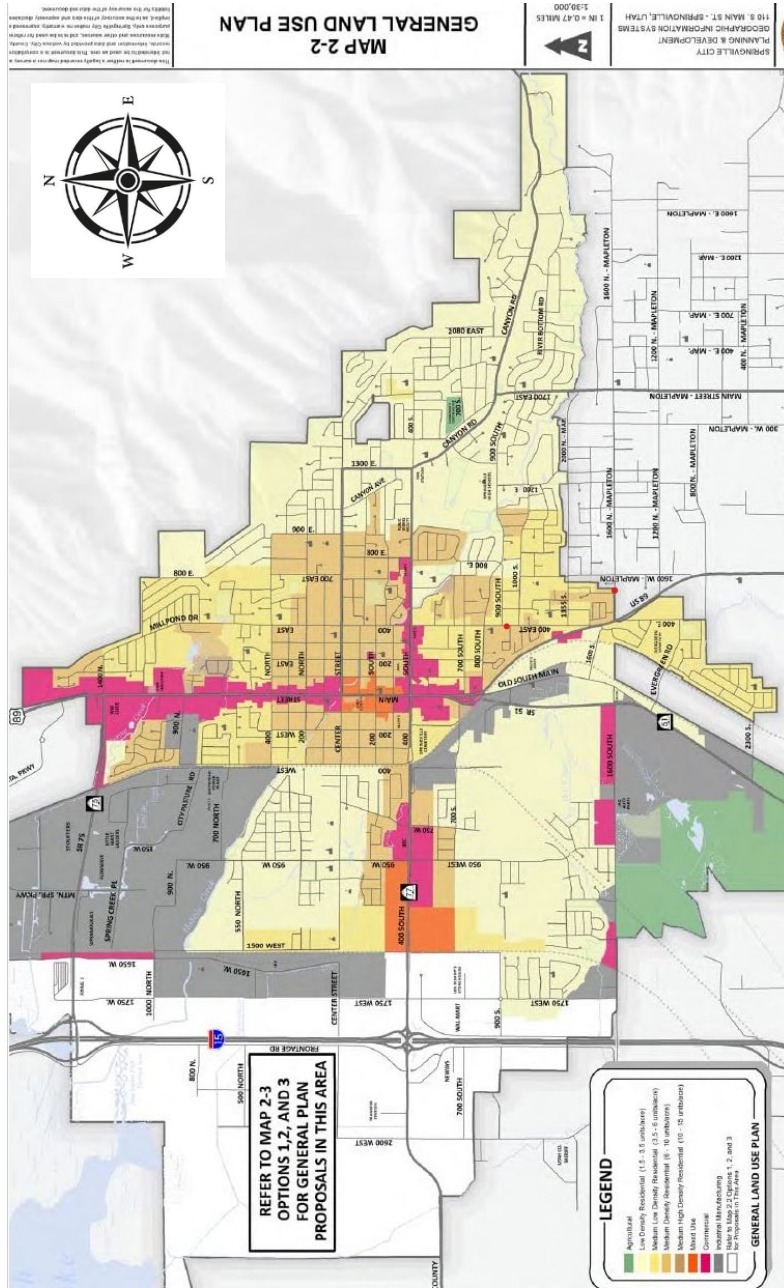




Exhibit B: Future Land Use Map-Springville City General Plan 2014



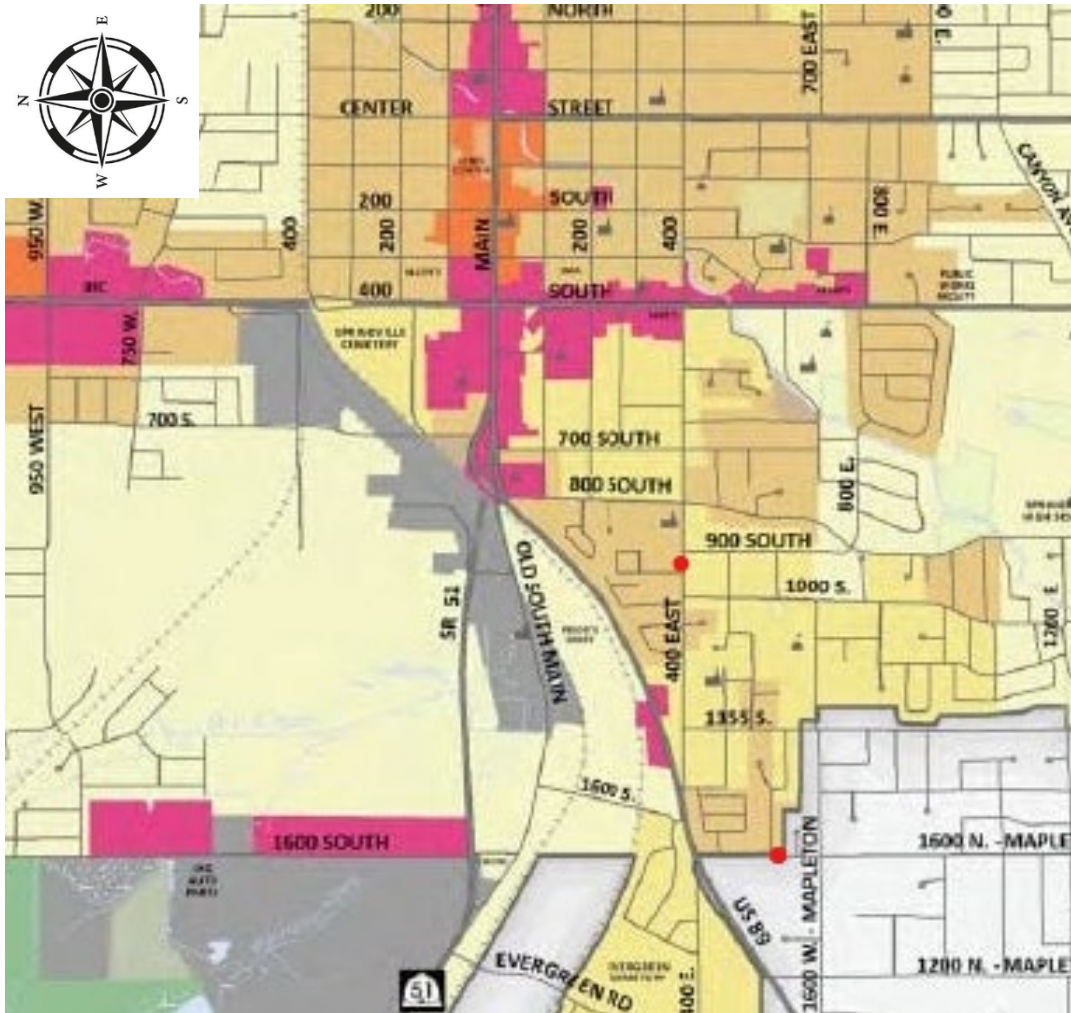
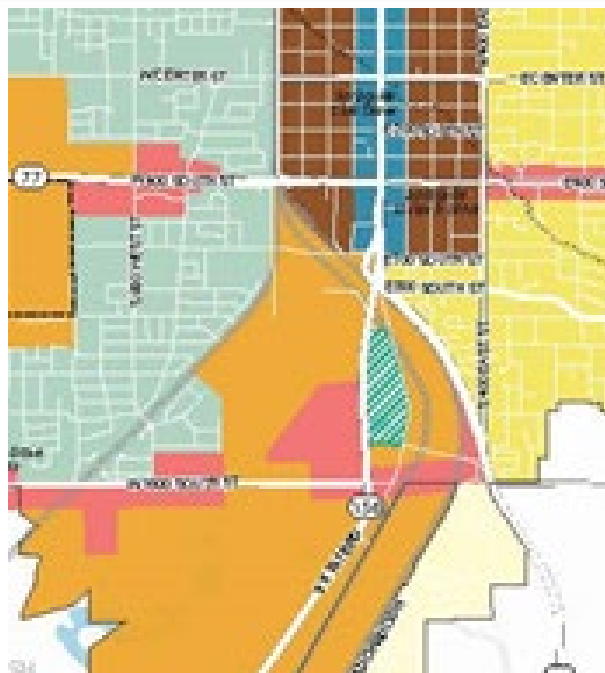
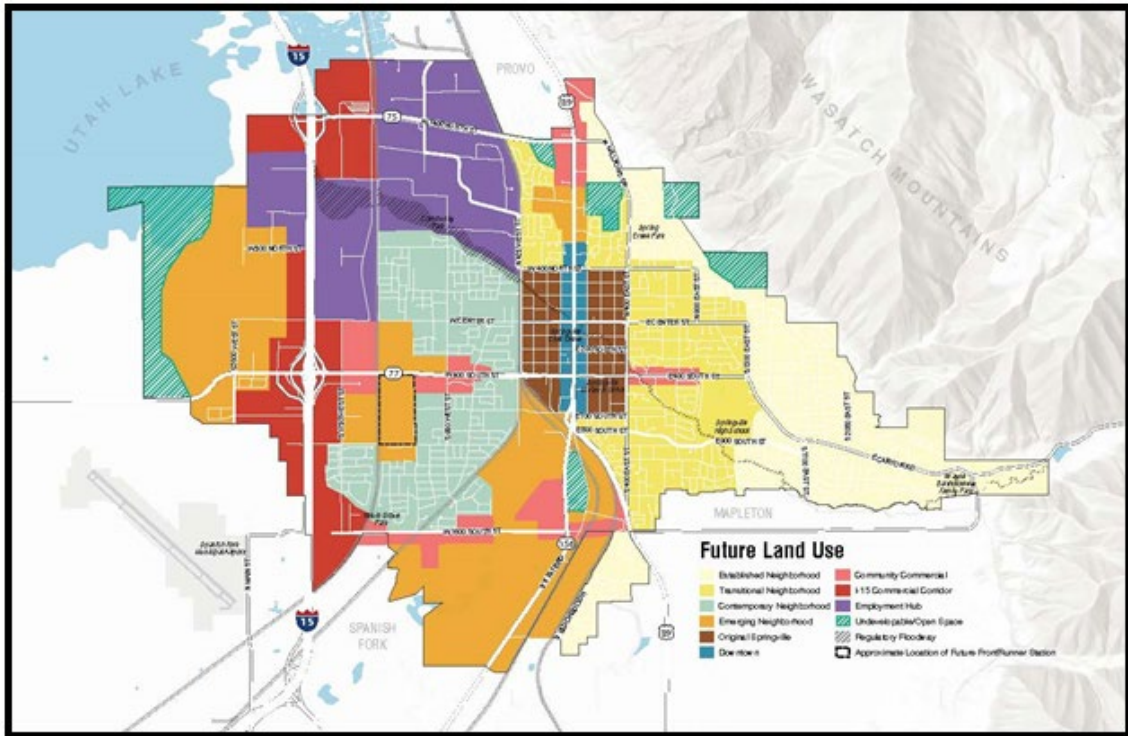


Exhibit C: DRAFT-Future Land Use Map *Painting Tomorrow Springville City 2045*



ORDINANCE #__-2026

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FROM INDUSTRIAL MANUFACTURING TO LOW-DENSITY RESIDENTIAL TO PARCEL 26:031:0063 LOCATED AT 886 S 50 W SPRINGVILLE, UTAH, CONSISTING OF 0.75 ACRES.

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

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

WHEREAS, Springville City may, from time to time, examine the land use designations included in the Springville City General Plan to determine if the existing land use designation is consistent with the General Plan; and

WHEREAS, the land use designation for this property followed historic zoning maps created prior to the drafting and adoption of a general plan; and

WHEREAS, the designation of the property as Industrial Manufacturing is not consistent with the historic use of the property; and

WHEREAS, Springville City has determined that the requested General Plan Land Use Designation is consistent with the General Plan; and

WHEREAS, the Springville City Planning Commission has held a duly noticed public hearing on February 24, 2026

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

SECTION 1: The Springville General Plan Land Use Designation shall be amended to designate the property located at 886 S 50 W Springville, Utah and identified as parcel # 26:031:0063 consisting of approximately 0.75 acres shown in the aerial included here as Exhibit A, as Low Density Residential.

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

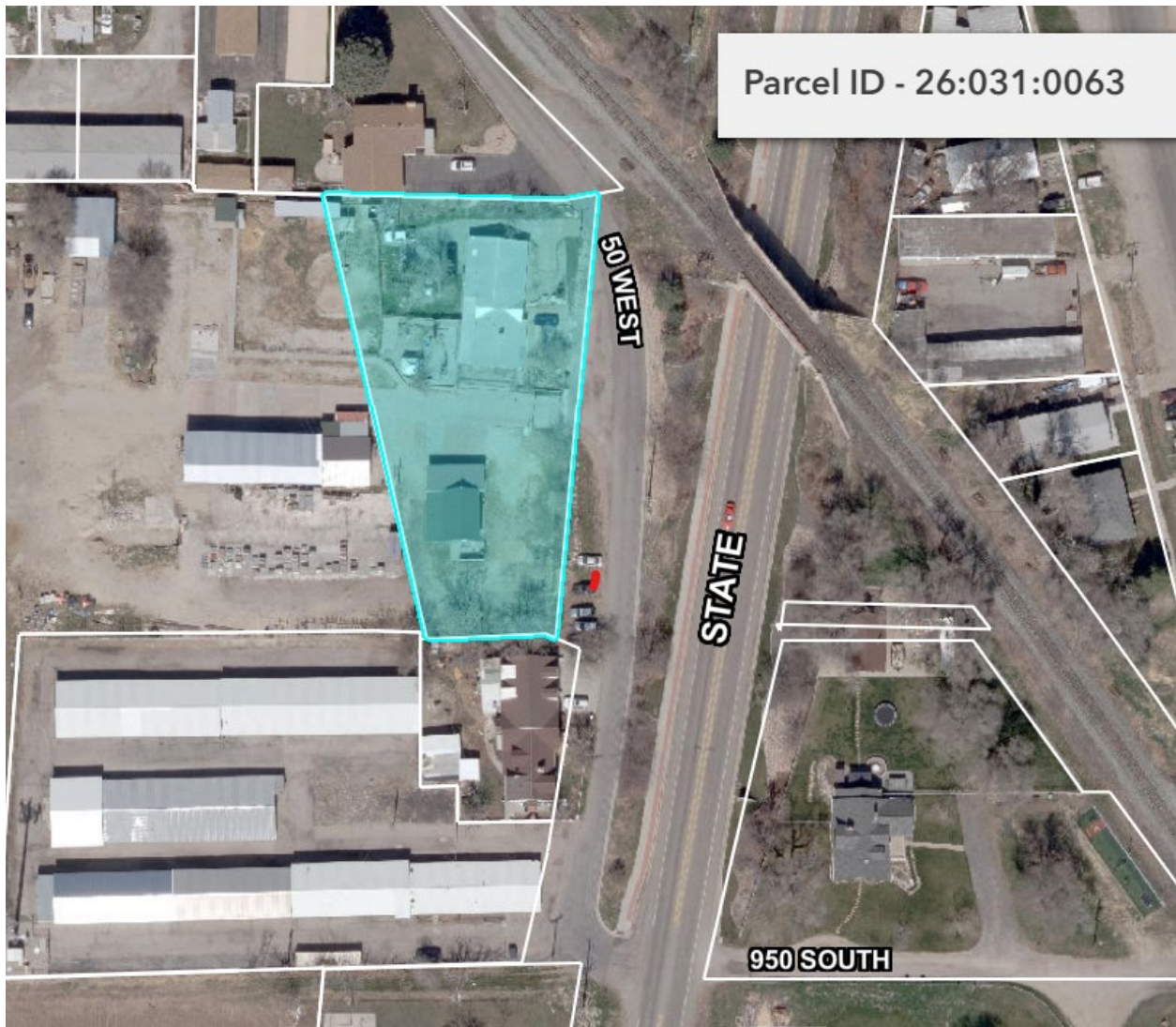
PASSED, ADOPTED, AND ORDERED POSTED by the City Council of Springville, Utah,
this 7th day of April, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A





STAFF REPORT

DATE: March 24, 2026

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner/Econ Dev Spec.

SUBJECT: Elio Vianna requests an amendment to the Official Zone Map to apply the R1-15 Zone to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres.

Recommended Motion:

Motion to amend the Springville City Official Zone Map to apply the R1-15 Zone to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres.

Executive Summary:

Mr. Viana is requesting that his property, currently zoned as LIM Light Industrial Manufacturing, be rezoned to R1-15 Low Density Residential

Focus of Action:

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

Background:

The petitioner has met with the city numerous times on this property to determine options for using the property as light industrial manufacturing to match the current zoning. Any development of the site would trigger site improvements and end the legal non-conforming residential use of the property. The parcel adjacent to the west is also owned by the petitioner and is zoned as R1-15 and residential development is planned for property owned by LHM Development further to the west.

The property use is inconsistent with the current zoning; this stems from the use of the property as a single-family residence since 1941, when the home was built. The property is a legal non-conforming property and continues as residential, however, both state law and city code limit the ability of the property owner to expand the legal non-conforming use. This means, in the most basic sense, that the property can't be developed as residential.

There are numerous single-family units along 50 West and State Street that are also legal non-conforming uses and the undeveloped green space in the area is zoned for residential use.



Historically, this area was the edge of Springville and since 2002, when the Westfields Community Plan was drafted and adopted, the City has not gone back to this area to reconcile the zoning to align with the Westfields Community Plan.

While the current general plan land use map identifies the area as industrial, the proposed zone change is consistent with **draft** recommendations of the Future Land Use Map of the current general plan update.

Discussion:

The Planning Commission held a duly notice public hearing on February 24, 2026.

Commission Vote

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

Alternatives:

Motion to deny the amendment to the Springville City General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres

Motion to continue the amendment to the Springville City General Plan Land Use Map to change the land use designation from Industrial Manufacturing to Low-Density Residential to parcel 26:031:0063 located at 886 S 50 W Springville, Utah, consisting of 0.75 acres

Carla Wiese
Carla Wiese

Exhibits:

Exhibit A: Aerial Image Property

Exhibit B: Aerial View of Property with associated zoning.

Exhibit A: Aerial Image Property

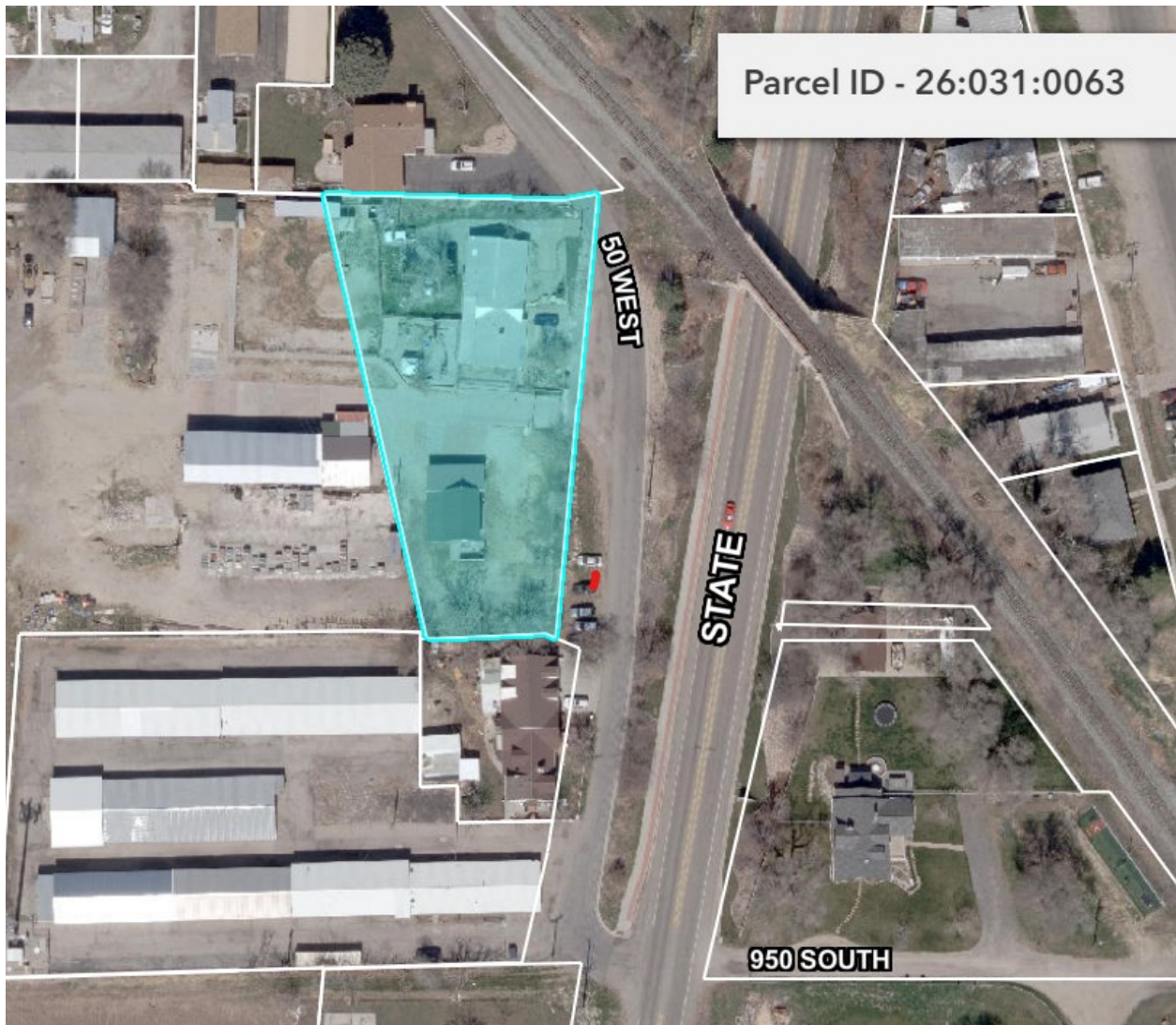


Exhibit B: Aerial View of Property with associated zoning.



ORDINANCE NO. ____-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP TO APPLY THE R1-15 ZONE TO PARCEL 26:031:0063 LOCATED AT 886 S 50 W SPRINGVILLE, UTAH, CONSISTING OF 0.75 ACRES.

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

WHEREAS, Springville City may, from time to time, examine the zoning included in the Springville City Zoning Code to determine if the existing land use designation is consistent with the General Plan; and

WHEREAS, the zoning for this property followed historic zoning in existence at the time of annexation; and

WHEREAS, the zoning of the property as Light Industrial Manufacturing is not consistent with the historic or current use of the property; and

WHEREAS, Springville City has determined that the requested zoning amendment is consistent with the General Plan and the purpose and intent of the R1-15 zone as stated in Title 11-4-102 of the Springville City Code; and

WHEREAS, the Springville City Planning Commission has held a duly noticed public hearing on February 24, 2026

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

SECTION 1: The official Zone Map of Springville City shall be amended to designate the property located at 886 S 50 W Springville, Utah and identified as parcel # 26:031:0063 consisting of approximately 0.75 acres shown in the aerial included here as Exhibit A, R1-15.

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

PASSED, ADOPTED, AND ORDERED POSTED by the City Council of Springville, Utah, this 7th day of April, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

