



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

- Jun 06-13 - Art City Days Celebration
- Jun 08 - Art Loops Ribbon Cutting 6:00 p.m.
- Jun 16 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

2. REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS

- a) Invocation - Councilmember Snelson
- b) Pledge of Allegiance - Councilmember Millsap
- c) Consent Agenda
 - 3. Approval of the minutes for May 19, 2026, work and regular meetings
 - 4. Approval of the 2026 Fireworks Restrictions - Hank Clinton, Fire Chief

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

- a) Presentation of the FY26 Fraud Risk Assessment Report - Holly Wilkinson, Finance Controller
- b) Discussion of Moderate-Income Housing development opportunity on City-owned land at 1200 West Center Street - Josh Yost, Community Development Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

ADJOURNMENT

CLOSED SESSION, IF NEEDED - TO BE ANNOUNCED IN MOTION

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

7:00 P.M. COUNCIL MEETING - CITY COUNCIL ROOM
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CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

CEREMONIAL

1. Miss Springville/Mapleton presentation
2. Art City Days Dignitaries - 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 May 19, 2026, work and regular meetings
4. Approval of the 2026 Fireworks Restrictions - Hank Clinton, Fire Chief

REGULAR AGENDA

5. Consideration of an Ordinance amending the Official Zone Map to apply the Highway Commercial (HC) Zone to the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W, Springville, Utah - Carla Wiese, Planner II/Economic Developer
6. Consideration of an Ordinance amending the zoning on Parcel #23:032:0096, in the area of 277 N 950 W, from the R1-10 Residential Single-Family Zone to the R1-15 Residential Single-Family Zone - Laura Thompson, City Planner

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 05/28/2026
In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.
s/s - Kim Crane, MMC, City Recorder



MINUTES
Springville City Council Work/Study Meeting - May 19, 2026

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, MAY 19, 2026, AT 5:30 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET,
SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard Excused

Elected Officials in Attendance: Karen Ellingson Excused
Logan Millsap
Jake Smith
Mike Snelson Excused
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Works Director Brad Stapley, Public Safety Director Lance Haight, Planner/Economic Development Carla Weise, Assistant Public Works Director Jake Nostrom, and Water Superintendent Tyson Bartlett.

Councilmember Millsap motioned for Councilmember Smith to serve as Mayor Pro Tem for this evening's meetings. **Councilmember Wright seconded** the motion. **Vote Yes:** Councilmember Ellingson ABSENT, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 3-0 with 2 absent.**

CALL TO ORDER - Mayor Pro Tem Smith welcomed everyone and called the Work/Study meeting to order at 5:35 p.m.

COUNCIL BUSINESS

1. Calendar

- May 25 - Memorial Day Observed (Civic Center Closed, Monday)
- Jun 02 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- Jun 06-13 - Art City Days Celebration
- Jun 08 - Art Loops Ribbon Cutting 6:00 p.m.

Mayor Pro Tem Smith asked for the location of the Art Loops Ribbon Cutting. Emily Larsen responded the ribbon cutting would be at 200 South Main Street. Mayor Pro Tem Smith confirmed Councilmember Ellingson would be in attendance for the 7:00 p.m. regular meeting.

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

43 a) Invocation - Councilmember Ellingson

44 b) Pledge of Allegiance - Councilmember Wright

45 c) Consent Agenda

46 4. Approval of the minutes for the May 05, 2026 work meeting and regular meeting

47 5. Approval of executing a settlement agreement regarding a class action lawsuit involving opioid
48 manufactures/dispensers - John Penrod, Assistant City Administrator/City Attorney

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

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

53 a) **Statewide Literacy Initiative - Dan Mickelson, Library Director**

54 Library Director Mickelson reported on the lifelong impact of literacy and stated that reading ability
affects outcomes beyond the classroom. He explained that low literacy is associated with poverty, poor
56 health, and disengagement, while strong literacy is associated with stability, wellbeing, and lifelong
participation. He reviewed recent Utah literacy data, noting that 50% of Utah third graders read below
58 grade level, and highlighted research identifying key factors in developing strong readers.

Director Mickelson reported that the library dedicates significant resources and time to support
60 literacy efforts. He stated that 80% of households have a library card, the average patron read 23 library
books in 2025, and 68% of Springville third graders are reading at or above grade level. He encouraged
62 residents to participate in the library's summer read-a-thon.

64 b) **Dog Training and Boarding Business License - John Penrod, Assistant City Administrator/City
Attorney; Carla Wiese, Planner/Economic Development**

66 Attorney Penrod reported that a citizen approached staff requesting permission to have more dogs
than currently allowed by city code and to operate a dog kenneling business at their residence. He
68 reviewed the current city code and noted an increasing number of residents own dogs and are interested
in dog-related businesses. Attorney Penrod stated staff believed a proposal could be developed to allow
70 more than two dogs per residence for uses such as dog training and daycare, while emphasizing that any
regulations would need to be enforceable to prevent nuisances. The Council agreed to have staff prepare
72 a proposal and return with the item for further discussion.

74 c) **Open Meetings Law - John Penrod, Assistant City Administrator/City Attorney**

City Attorney Penrod gave a presentation on open and public meetings law as required annually
76 by state law. He explained the importance of transparency and reviewed considerations related to
exercising legislative and administrative authority.

78 d) **Supplying Culinary Water to Residents in Hobbie Creek Canyon - Tyson Bartlett, Water
80 Superintendent**

Water Superintendent Tyson Bartlett provided a brief history of the water system serving the
82 Bartholomew Springs area in the left-hand fork of Hobbie Creek Canyon. He explained that the state
classifies systems with more than fourteen connections as community or private water systems and
84 identified two master meters in the left-hand fork area that are subject to the same sampling and
monitoring requirements as municipal systems.

Superintendent Bartlett stated that the Holiday Hills Water District, formerly the Holiday Hills HOA established in the 1970s, has unclear records regarding the transfer of water rights or infrastructure to the City. He reported that Holiday Hills recently received funding for system upgrades and that, to finalize the funding, the state is requiring a surplus agreement. He reviewed the proposed agreement and noted the state is requesting a forty-year term.

Tyson provided an update on the water line replacement project at Canyon Road and Houtz Avenue. He reported that the project had secured funding and that the previous contractor was removed due to an inability to meet contractual obligations. A new contractor has been selected; however, the cost to complete the project with the same scope has increased, resulting in a funding shortfall of approximately \$600,000.

He further explained that the South Main project, scheduled for 2028, is also expected to face funding constraints. Staff stated they would review the project scope and funding sources to maintain progress on the South Main project while addressing current needs. He indicated that staff is considering reallocating funds from the South Main project to help cover costs for the Canyon Road project.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Pro Tem Smith asked if there was any further discussion.

ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

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

Motion: Councilmember Wright moved to adjourn the work meeting at 7:00 p.m. Councilmember Millsap seconded the motion. Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion Passed Unanimously, 5-0.

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, May 19, 2026. I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, May 19, 2026.

DATE APPROVED: _____

Kim Crane
City Recorder



MINUTES
Springville City Council Regular Meeting - May 19, 2026

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, MAY 19, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard Excused

Elected Officials in Attendance: Karen Ellingson
Logan Millsap
Jake Smith
Mike Snelson Via Telephone
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, Administrative Services Director Patrick Monney, Community Development Director Josh Yost, Internal Services Director Scott Sensanbaugher, Library Director Dan Mickelson, Museum of Art Director Emily Larsen, Parks and Recreation Director Stacey Child, Power Director Jason Miller, Public Works Director Brad Stapley, Public Safety Director Lance Haight, Planner/Economic Development Carla Weise, and Assistant Public Works Director Jake Nostrom.

CALL TO ORDER

Mayor Pro Tem Smith was approved in the prior work meeting to oversee tonight's meeting and called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE

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

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Millsap moved 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

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

CEREMONIAL AGENDA

1. Springville Art City Rodeo Royalty - Kami Ashby

Introductions were given by the Springville Art City Rodeo Royalty. Queen Avery Hewett, 1st Attendant Mackenzie Parker, 2nd Attendant Emma Caldwell, Princess Ezrey Simmons, and Princess Attendant Grace Jensen. All were invited to the Art City Days Rodeo June 06, 2026.

44 2. **Council Recognition of Planning Commission Member Genevieve Baker - Josh Yost, Community**
46 **Development Director**

Director Josh Yost introduced Genevieve Baker and gave special recognition for her twelve years of service to the Planning Commission.

48 3. **Youth Group - Cool Cleaning Crew (CCC) Recognition - John Penrod, Assistant City**
50 **Administrator/City Attorney**

Attorney Penrod presented the youth founders of the Cool Cleaning Crew with the Spirit of Springville Award. Brooke Simpson introduced Raylan Jenkins, Hank Skinner, and Eric White, the founders of the Cool Cleaning Crew along with their friends, to meet weekly to pick up trash at parks throughout Springville. The group has continued to grow and plans to keep serving throughout the summer.

56 **PUBLIC COMMENT**

Mayor Pro Tem Smith introduced the Public Comment portion of the agenda and asked if there were any written requests to speak. There were none.

60 **CONSENT AGENDA**

- 62 4. Approval of the minutes for the May 05, 2026 work meeting and regular meeting
64 5. Approval of executing a settlement agreement regarding a class action lawsuit involving opioid manufacturers/dispensers - John Penrod, Assistant City Administrator/City Attorney

66 Mayor Pro Tem Smith asked for a discussion or a motion on the consent agenda.

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

76 **REGULAR AGENDA**

- 78 6. **Consideration of a Resolution and Deferral Agreement to defer installing sidewalk to a later date**
80 **at the location of 500 North 950 West - John Penrod, Assistant City Administrator/City Attorney**
82 **CONTINUED FROM 05/05/2026**

John reported Chase and Madison Ewell own real property located at approximately 500 North and 950 West in Springville, Utah. The Ewells are currently in the planning stages of constructing a building on the property. The properties on both sides of the Ewell property do not have curb, gutter or sidewalk. The Ewells desire to defer installing the sidewalk improvement within and along the frontage of the Property until property on either side of is developed.

Discussion was had among the council about various options in the agreement. Councilmember Snelson expressed no desire to have the Ewells put funds into an escrow account for future infrastructure.

84 **Motion: Councilmember Ellingson motioned to approve Resolution #2026-13 approving an**
86 **agreement with Chase and Madison Ewell that will require improvements to be installed at a later date.**
88 **The agreement to not include an escrow payment for the improvements and to include a provision for the**
installment of improvements if the property is to change hands to a non-familial owner.

Councilmember Millsap seconded the motion. **Rollcall Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

7. Consideration of an Ordinance amending Title 10 of Springville City Code to comply with Wildland Urban Interface regulations established by House Bill 48 (2025), and to clarify the base floor elevation for construction in the Westfields and other Springville communities - Jed Neilsen, Building Department CONTINUED FROM 05/05/2026

Building Inspector Neilsen reported a provision in city code that prohibits the building of basements west of 400 West. In January of 2025 an amendment was made that resulted in confusion between the base floor elevation and the finished grade of the surrounding lot, and which elevation would rule. It also left the decision to the Chief Building official on a lot-by-lot basis rather than creating a firm, consistent guideline. The code also allowed the CBO to request a survey of the property to determine elevation compliance, once again without clear criteria for when such a survey would be required.

The wildland-urban interface (WUI) is commonly described as the zone where structures and other human development meet and intermingle with undeveloped wildland or vegetative fuel, and WUI zones pose tremendous risks to life, property, and infrastructure in associated communities. It is one of the most dangerous and complicated situations firefighters face. In the 2025 Legislative Session, the Utah State Legislature adopted House Bill 48, which required cities to update local building codes using the 2006 International Fire Code-Wildland-Urban Interface sections. These amendments incorporate the requirements of HB 48.

Motion: Councilmember Millsap motioned to approve Ordinance #15-2026 amending Springville City Code Title 10 Building and Construction to comply with Title 15 Chapter 2 Part 203 of Utah State Code and amending Springville City Code Section 10-1-105 Base Floor Elevation to be effective June 01, 2026. **Councilmember Wright seconded the motion. Rollcall Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

Councilmember Snelson left the meeting at 7:48 p.m.

8. Consideration of a Resolution and Agreement for Surplus Water with Holiday Hills Water District - Tyson Bartlett - Water Superintendent

Director Stapley reported that the state is currently auditing small water purveyors with more than 14 connections to ensure their systems are properly managed. During this process, the Holiday Hills Water District identified needed system repairs and applied for a state grant to fund the improvements. As part of the grant requirements, the City was asked to provide documentation confirming that sufficient surplus water is available to serve the area.

Stapley explained that Springville City has provided water service to neighborhoods in the canyon, including Holiday Hills and Hobbie Creek Haven, since the 1970s. However, staff have been unable to locate the original formal agreements governing that service.

He clarified that while the City supplies water to these areas, the City's responsibility is limited to its own water system infrastructure and does not extend to the internal distribution systems maintained by the canyon districts.

The proposed agreement formalizes the longstanding service relationship between the City and the Holiday Hills Water District, formerly known as the Holiday Hills Homeowners Association. The agreement establishes a service term through April 1, 2066, specifies the maximum number of allowable

connections, and confirms that the District is responsible for the maintenance and operation of all infrastructure located downstream of the master meter.

Motion: Councilmember Ellingson motioned to approve **Resolution #2026-17** approving the Surplus Water Service Agreement between Springville City and the Holiday Hills Water District, authorizing the Mayor to execute the document as presented. **Councilmember Wright** seconded the motion. **Rollcall Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

9. **Consideration of a Resolution approving an agreement for the purchase of SUVPS parcel at 1200 West 1600 South, Springville, Utah - Jake Nostrom, Assistant Public Works Director**

Assistant Public Works Director Jake Nostrom presented a proposed property acquisition from SUVPS to support the 1200 West - 1550 South to Canyon Creek Parkway Phase 3 roadway corridor project. He explained that the City needs to acquire approximately 2.29 acres for the roadway corridor, which is part of the City's planned north-south arterial network and has previously been approved by MAG. The acquisition also supports the location of a regional detention pond identified in the Storm Water Master Plan.

Nostrom reported that SUVPS approached the City and is prepared to sell the property. The purchase price of \$875,000 has been included in the FY2026 Street Division budget. Following the purchase, the City will seek reimbursement through the MAG Corridor Preservation Program and will reimburse MAG for the portion of the property used for regional stormwater detention with impact fee funds.

Councilmember Millsap asked whether he should recuse himself from the discussion and vote because of his service on the SUVPS Board. After discussion, Attorney Penrod advised that because Millsap serves on the board as a representative of Springville City, recusal was not required as long as he believed his actions as a councilmember were in the best interest of the City. Penrod noted that Millsap could choose to recuse himself if he felt it was appropriate. Councilmember Millsap requested that the discussion be noted in the record and elected not to recuse himself.

Motion: Councilmember Wright motioned to approve **Resolution #2026-18** authorizing the purchase of approximately 2.29 acres of property from Southern Utah Valley Power Systems (SUVPS) located at 1206 West 1600 South and authorizing City staff to execute all necessary agreements and documents required to complete the acquisition up to \$875,000. **Councilmember Millsap** seconded the motion. **Rollcall Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

10. **Consideration of an Ordinance approving the General Plan Future Land Use Map and Official Zoning Map amendments for 1300 and 1450 North Main Street and amending the Official Zoning Map to apply the Main Street South Gateway Zone to parcels 23:015:0050 and 23:015:0051 located at approximately 1300 and 1450 North Main Street, Springville, Utah - Josh Yost, Community Development Director**

Director Yost explained the distinction between the General Plan and zoning regulations, noting that the General Plan serves as a policy-level vision document while zoning is the regulatory tool used to implement that vision. He stated that the objective for the area under consideration is to create a mixed-use gateway at the northern entrance to the city.

Yost presented a proposal to amend the future land use designation for the subject parcels from Commercial to Mixed-Use. The change would allow for a combination of residential, retail, office, and hospitality use, including housing types such as townhomes. He explained that the amendment supports several current City goals, including providing a variety of housing options, maintaining cohesive residential neighborhoods, improving transitions between undeveloped properties and existing residential areas, and creating a more balanced land-use pattern by reducing areas designated solely for commercial development.

Yost reported that the Planning Commission unanimously recommended approval of the amendment. He also noted that despite extensive public outreach efforts, including mailed flyers and social media notifications, no public comments were received during the Planning Commission hearing.

Councilmembers discussed how the proposed mixed-use designation would interface with the existing single-family neighborhoods located to the east. Yost explained that the plan emphasizes the use of natural features, open space corridors, and other buffering techniques to create appropriate transitions between differing land uses.

The Council also discussed the importance of long-term planning for the corridor. Future pedestrian safety improvements, including the possible installation of a pedestrian hybrid beacon (HAWK signal), were identified as considerations to support the future alignment of the Spring Creek Trail and provide safe crossing opportunities.

Councilmember Wright asked about the possibility of changing the name of the Main Street South Gateway (MSSG) designation, noting that the area encompasses both the south and north gateway areas of the city. Yost responded that a name change could be considered at a future meeting.

Motion #1: Councilmember Millsap motioned to approve Ordinance #16-2026 amending the General Plan future land use map designation from Commercial to Mixed-Use for parcels 23:015:0050 and parcel 23:015:0051, located at approximately 1450 and 1300 North Main Street respectively, based on the findings in the staff report. Councilmember Wright seconded the motion. Rollcall Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

Motion #2: Councilmember Wright motioned to approve Ordinance #17-2026 amending the Official Zoning Map applying the Main Street South Gateway (MSSG) Zone to parcels 23:015:0050 and 23:015:0051, located at approximately 1450 and 1300 North Main Street, based on the findings in the staff report. Councilmember Millsap seconded the motion. Rollcall Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

11. Consideration of an Ordinance amending Springville City Code Title 11 to adjust commercial site development and landscaping standards - Josh Yost, Community Development Director

Director Yost reported the current code mandates strict 25-foot front yard and 20-foot street side yard setbacks for all buildings in the Highway Commercial zone. Yost noted that these rigid requirements often hinder high-quality site design and have been a source of regret in previous development projects. The amendment would reduce the minimum requirement for both front and street side yard setbacks to five feet, provided that the project meets the specific ground floor treatment standards associated with the Main Street South Gateway zone. These standards emphasize creating a more engaging, pedestrian-friendly building presence at the street level. The goal is to move away from purely auto-oriented site design, where buildings are set far back from the road, and encourage structures

that better define the streetscape. Yoast mentioned that a recently completed building utilizing these design principles has turned out well, serving as a positive example for future developments in the area.

Motion: Councilmember Ellingson motioned to approve Ordinance #18-2026 amending Springville City Code Title 11 Development Code modifying the Highway Commercial (HC) Zone front and street side setback standards, allowing a reduced front or street side setback of not less than five feet when the building complies with the specified ground-floor treatment, street-facing entrance, and façade placement standards. **Councilmember Smith seconded the motion. Rollcall Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Pro Tem Smith asked for further discussions or reports.

Administrator Fitzgerald reported that the council reviewed a letter of support for an Opportunity Zone designation on a local census tract, which covers the city's main corridor from roughly 1400 North to 900 South. The letter expresses the city's support to Governor Cox and confirms that there are "shovel-ready" projects prepared for development within that zone.

The council discussed the recent training provided to new members of the Utility Board. There was a consensus to establish a more regular reporting cadence, where the chairs of the PAR (Parks, Arts, and Recreation), Utility, and Community boards would appear before the council to provide updates. Council requested the Library Board also be included, exceeding their standard annual reporting requirement.

The Community Board was highlighted for its high energy under its new chair, Deborah Hall, noting that members are actively engaging with other boards to better understand citizen concerns. The review of the General Plan is nearly complete, with the final "Implementation" chapter currently under review by consultants.

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.

ADJOURNMENT

Motion: Councilmember Ellingson moved to adjourn at 8:52 p.m. and go into a closed session for real estate and litigation. Councilmember Millsap seconded the motion. Voting Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. **The motion Passed Unanimously, 4-0 with 1 absent.**

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, May 19, 2026.

I, Kim Crane, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Springville City, Utah County, State of Utah. I do hereby certify that the foregoing minutes represent a true, accurate, and complete record of this meeting held on Tuesday, May 19, 2026.

DATE APPROVED: _____

Kim Crane
City Recorder



STAFF REPORT

DATE: June 2nd. 2026

TO: Honorable Mayor and City Council

FROM: Fire Chief Henry Clinton
Director of Public Safety Lance Haight

SUBJECT: FIREWORKS BAN IN PROHIBITED AREAS OF SPRINGVILLE AND
RESTRICTIONS IN ALL OTHER AREAS

Recommended Motion:

Approve the fireworks ban for the wildland interface and high-risk areas as detailed in this staff report and attached map. Also approve firework restrictions in all other areas of Springville.

Executive Summary:

Due to the extreme fire danger this year some areas of Springville City should be closed to all fireworks. This is the same boundary as last year. Limitations should be imposed in allowable areas.

Focus of Action:

All fireworks are to be banned in the following areas:

- The “North East Boundary” on the northeast foothill area of Springville. The fireworks ban is designed to prevent any fireworks being used within 1000 ft. of the US Forest/Springville City boundary near the foothills. The boundary is defined as follows:
Starting at Main Street and 1400 North, east up through Millpond Dr.; east on 400 North to 800 East then south to 400 N and east to 800 E then south to 200 N then east to 180 N. then to the intersection of 1300 East and Center St. & 1300 E. Then east to 1470 E. then south to 400 S and East to 1800 E. then south to Canyon Rd. and west to Cove Dr.
- The area west of the railroad tracks at 400 West, starting on the North end of town and extending south to the “Devon Glen” development starting at 300 N and 400 W (following the Creek to 950 West) then South on 550 N, west to 1500 W, south to Center St, east to 1200 W. south to 200 S, east to 950 W, south to 400 South, then East to I 15 from there South to 1600 South, then West to 1600 South, West to the Railroad Tracks near 750 West Follow the RR tracks to 400 South.

City Code: As it relates to Fire Works.

3-4-121 Restrictions on Use.

(1) It shall be unlawful for any person to ignite, explode, project, or otherwise fire or use, or permit the ignition, explosion, projection or use of any firework upon or over or onto the property of another, or to ignite, explode, project, or otherwise fire or use any firework within twenty feet (20') of any residence or other building.

(2) In any circumstances where the Springville City Fire Chief deems that it is in the best interest of public safety and the general welfare of the community to restrict the use of fireworks in Springville City, the Fire Chief may declare a ban or restriction on the use of fireworks in part or all of the City. The declaration should clearly state the location of the ban and the period of time the ban shall remain in effect. At least fourteen (14) days prior to the effective beginning date of the ban, the declaration shall be delivered to the City Council, posted in at least three (3) public places, and published in a newspaper of general circulation in the City.

(3) In any circumstances where the City Council deems that it is in the best interest of public safety or the general welfare of the community to restrict the use of fireworks in Springville City, the City Council may pass, by resolution, a ban or restriction on the use of fireworks in part or all of the City. The resolution should clearly state the location of the ban and the period of time the ban shall remain in effect.

(4) The City Council may, by resolution, amend, modify, or nullify a ban or restriction on the use of fireworks declared by the Springville City Fire Chief pursuant to subsection (2) of this section.

(5) The use of fireworks in violation of a ban or restriction declared or passed pursuant to subsection (2), (3), or (4) of this section shall be considered a violation of this chapter.

(1979 Code 3-4-21; adopted by Ordinance No. 4-82; amended by Ordinances No. 14-92 and 18-01; Ord. No. 11-2008, 06/03/2008)

Newly opened areas as of 2024 are:

- The built-up residential areas in the west fields between I15 and the RR tracks, between 400 South and 1600 South.
- The subdivision South of Evergreen rd.

Reference the attached 2024 Firework Prohibition map for clarification.

Legal fireworks may be used in other areas of town from 11 am to 11 pm, between July 2. through July 5 and July 22 through July 25, except that on July 4 and July 24, the hours are 11 am to midnight.

Background:

The 2013 Utah State Legislature changed state law and now requires the City Council to prohibit fireworks in certain areas of our community. Utah Code 15A-5-202.5 (1)(c)(i) states, “the legislative body of a municipality within which the hazardous environmental conditions exist may prohibit only the ignition or use of the ignition source in mountainous, brush-covered, or forest-covered areas or the wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose;”

History has proven that the fire threat to our community through the “wildland interface” is real, as demonstrated by wildland fires in our recent past.

Discussion:

Residents in prohibited areas can use city parks outside the prohibited area to set off fireworks.

Alternatives:

The City Council may choose to allow fireworks in all areas of Springville, at considerable risk of wildland fire.

Fiscal Impact:

There are no fiscal impacts resulting from the restriction of fireworks from designated areas of Springville, other than potential loss of sales tax revenue from the sales of fireworks.

Springville City Residents

PUBLIC NOTICE: FIREWORKS BAN IN EFFECT

Date Issued: June 18th. 2026

Issued By: Springville Public Safety

Due to current fire danger conditions and to ensure public safety, a **ban on the discharge of all fireworks** is hereby in effect within Springville in the following areas:

- The “North East Boundary” on the northeast foothill area of Springville. The fireworks ban is designed to prevent any fireworks being used within 1000 ft. of the US Forest/Springville City boundary near the foothills. The boundary is defined as follows:
Starting at Main Street and 1400 North, east up through Millpond Dr.; east on 400 North to 800 East then south to 400 N and east to 800 E then south to 200 N then east to 180 N. then to the intersection of 1300 East and Center St. & 1300 E. Then east to 1470 E. then south to 400 S and East to 1800 E. then south to Canyon Rd. and west to Cove Dr.
- The area west of the railroad tracks at 400 West, starting on the North end of town and extending south to the “Devon Glen” development starting at 300 N and 400 W (following the Creek to 950 West) then South on 550 N, west to 1500 W, south to Center St, east to 1200 W. south to 200 S, east to 950 W, south to 400 South, then East to I 15 from there South to 1600 South, then West to 1600 South, West to the Railroad Tracks near 750 West Follow the RR tracks to 400 South.

Opened areas as of 2024 are:

- The built-up residential areas in the west fields between I15 and the RR tracks, between 400 South and 1600 South.
- The subdivision South of Evergreen rd.

Reference the attached Firework Prohibition map for clarification.

Legal fireworks may be used in other areas of town from 11 am to 11 pm, between July 2. through July 5 and July 22 through July 25, except that on July 4 and July 24, the hours are 11 am to midnight.

Residents who live in a restricted area may discharge legal fireworks during the established dates and times at any city park outside the restricted area.

We ask all residents and visitors to comply with this ban to help prevent fires and ensure everyone's safety.

Thank You

FIREWORKS RESTRICTIONS 2026 SPRINGVILLE CITY

Utah fireworks laws allow the purchase of lawful fireworks from June 24 – July 25. Fireworks can only be discharged two days prior and one day after the holiday (July 4 and July 24). Due to the high level of fire danger, the Springville City Fire Chief is closing certain areas of Springville for the use of all fireworks from July 2nd. – July 25th. Fireworks are banned in certain areas of town.

All fireworks are prohibited in the following areas:

- The "North East Boundary" on the northeast foothill area of Springville. The fireworks ban is designed to prevent any fireworks being used within 1000 ft. of the US Forest/Springville City boundary near the foothills. The boundary is defined as follows:
Starting at Main Street and 1400 North, east up through Millpond Dr.; east on 400 North to 800 East then south to 400 N and east to 800 E then south to 200 N then east to 180 N. then to the intersection of 1300 East and Center St. & 1300 E. Then east to 1470 E. then south to 400 S and East to 1800 E. then south to Canyon Rd. and west to Cove Dr.
- The area west of the railroad tracks at 400 West, starting on the North end of town and extending south to the "Devon Glen" development starting at 300 N and 400 W (following the Creek to 950 West) then South on 550 N, west to 1500 W, south to Center St, east to 1200 W. south to 200 S, east to 950 W, south to 400 South, then East to I 15 from there South to 1600 South, then West to 1600 South, West to the Railroad Tracks near 750 West Follow the RR tracks to 400 South.

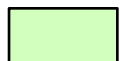
Newly opened areas as of 2024 are:

- The built-up residential areas in the west fields between I15 and the RR tracks, between 400 South and 1600 South.
- The subdivision South of Evergreen rd.

Reference the Firework Prohibition map for clarification.



NO FIREWORKS ZONE



LEGAL FIREWORKS ZONE



STAFF REPORT

DATE: May 26, 2026

TO: Honorable Mayor and City Council

FROM: Carla Wiese, Planner/Econ Dev Specialist

SUBJECT: L.H. PERRY INVESTMENTS REQUESTS AN AMENDMENT TO THE OFFICIAL ZONE MAP TO APPLY THE HIGHWAY COMMERCIAL (HC) ZONE TO THE ENTIRETY OF PARCEL 23:024:0065, CONSISTING OF APPROXIMATELY 18.73 ACRES LOCATED AT APPROXIMATELY 1100 N 2000 W

Recommended Motion:

Motion to amend the Springville City Zoning Map to apply the Highway Commercial (HC) Zone to the entirety of Parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W.

Executive Summary:

A small portion of the parcel in question is zoned Regional Commercial (RC), while the rest of the parcel is zoned as Highway Commercial (HC). The property owner is requesting to have the entire parcel under the Highway Commercial Zone to allow for the development of office warehouse space, which is not allowed in the Regional Commercial Zone. Community Development staff is in support of the zoning amendment.

Focus of Action:

Is the proposed zoning amendment consistent with the land use designation in the General Plan?

Background:

The parcel in question was created when a much larger parcel with dual zoning of Highway Commercial and Regional Commercial was subdivided to accommodate the sale of land to Buc-ee's for development. The remaining parcel has a small area in the north-eastern corner zoned Regional Commercial. The site development regulations for



both zones are the same; however, permitted uses differ in intensity. The property owner is developing the site as office warehouse; a use not permitted in the RC. The proposed site configuration from the property owner/developer places buildings within the RC-zoned area. To avoid any issues as the development process moves forward, they are requesting that the entire parcel be zoned HC.

Discussion:

The parcel has a small area in the north-eastern corner zoned Regional Commercial, left over from the subdivision process. The site development regulations for both zones are the same; however, permitted uses differ in intensity. The property owner is developing the site as office warehouse; a use not permitted in the RC. The proposed site configuration from the property owner/developer places buildings within the RC-zoned area. To avoid any issues as the development process moves forward, they are requesting that the entire parcel be zoned HC.

The General Plan identifies this area as commercial in the Future Land Use Map. As this parcel will remain as a commercial use and the overwhelming majority of the parcel is currently Highway Commercial, Staff finds that the proposed zoning amendment will not have a significant impact on the nature and intensity of commercial uses.

The Planning Commission heard the item in a duly noticed public hearing held on May 12, 2026. The Planning Commission recommended approval of the proposed zoning amendment.

	YES	NO	EXCUSED
Ralph Calder	X		
Hunter Huffman	X		
Mariah Hurst	X		
Brett Nelson			X
Tyler Patching	X		
Peter Pratt			X
BJ Smith	X		

Alternatives:



Motion to deny the amend the Springville City Zoning Map to apply the Highway Commercial (HC) Zone to the entirety of Parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W.

Motion to continue discussion to amend the Springville City Zoning Map to apply the Highway Commercial (HC) Zone to the entirety of Parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W.

Fiscal Impact:

None

Carla Wiese

Carla Wiese

Exhibit A: Aerial image of parcel 23:024:0065 with zoning.

Exhibit B: Aerial image of parcel 23:024:0065

Exhibit C: Planning Commission Staff Report



Exhibit A:
Aerial image of parcel 23:024:0065 with zoning.

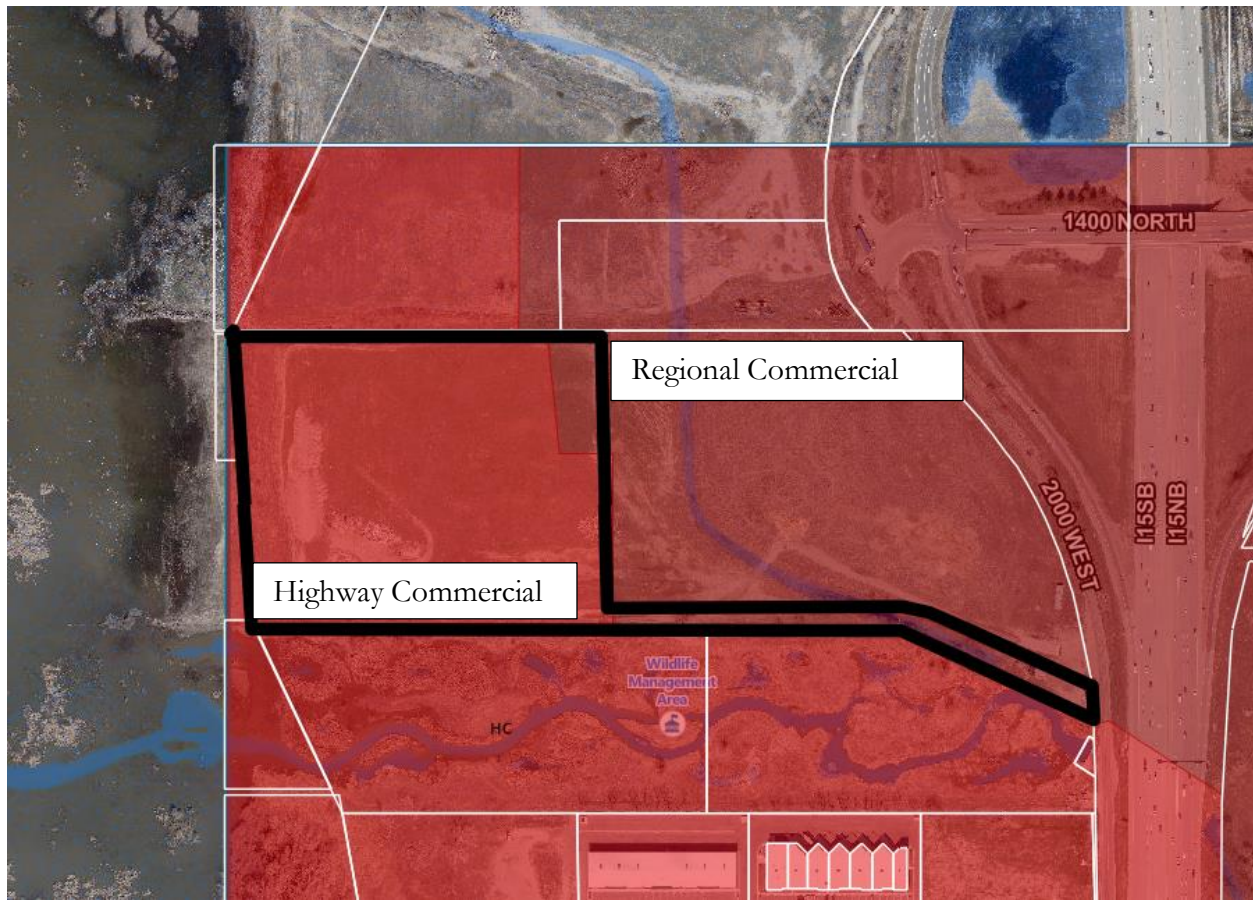




EXHIBIT B
Aerial image of parcel 23:024:0065

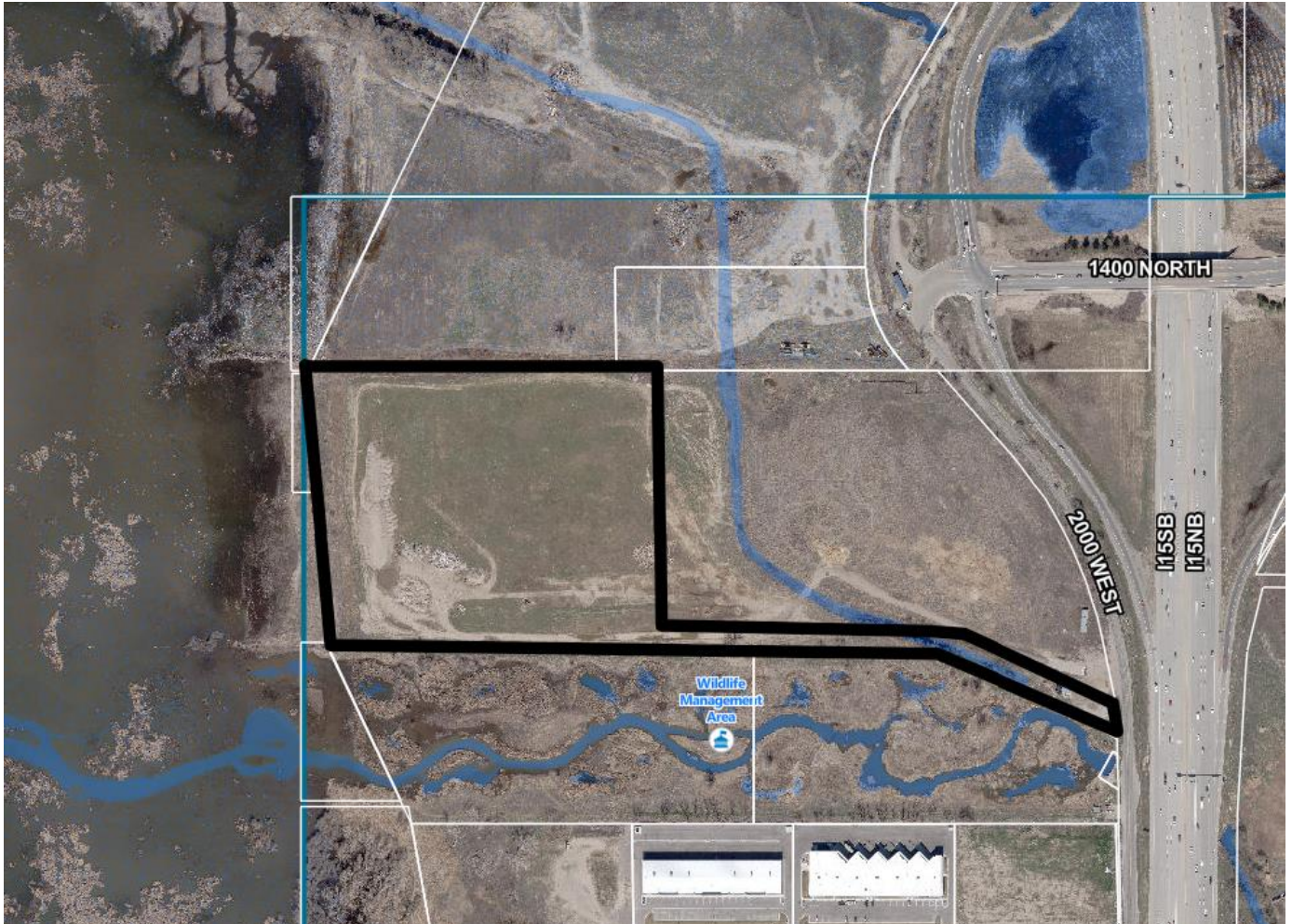




Exhibit C:
Planning Commission Staff Report

Date May 6, 2026

TO: Planning Commission Members

FROM: Carla Wiese, Planner/Econ Dev Specialist

RE: L..H. Perry Investments requests an amendment to the Official Zone Map to apply the Highway (HC) Zone to the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W

Petitioner: L.H. Perry Investments

Summary of Issues

Is the proposed zone amendment consistent with the land use designation in the General Plan?

Background

The subject property was recently subdivided to sell the eastern portion of the property for development. The western parcel has two zoning designations; Regional Commercial (RC) and Highway Commercial (HC). The property owner is requesting to zone the entire property Highway Commercial to facilitate their planned development of office warehouse space which is not an allowed use in the Regional Commercial Zone. There is only a small portion of the parcel which is zoned Regional Commercial and the property owner would like to have consistency across the property. The property is located next to the future site of Buc-ee's.

Analysis

The Regional Commercial (RC) is intended to "provide an area in which a full range of commercial and service uses may locate...this district functions to heighten the intensity of uses, concentrate activities and make it a major commercial destination."

The Highway Commercial (HC) is intended to provide an area abutting major arterial streets or interstate frontage roads for a full range of commercial and professional uses...with the primary focus on uses which require large retail display or merchandise storage area and serve a regional market."

Approximately five years ago, the city council chose to rezone property in the northwest section of the City to Regional Commercial from Highway Commercial. This was done to limit light industrial manufacturing uses, allowed in Highway Commercial, from expanding into commercial

areas fronting I-15, with the goal of preserving the property for development that could potentially bring higher revenue and also to avoid light industrial uses that could become eyesores such as contractor yards and outdoor storage facilities.

The General Plan designates this property as commercial without a distinction in intensity, thus the rezone to Highway Commercial is consistent with the General Plan. Although the portion of the property that is zoned as Regional Commercial is small and will likely not impact the development of the property as office warehouse, it is good policy to zone the entirety of the parcel with the zoning designation that will allow the planned use to avoid any concerns for the property owner moving forward.

Staff Recommendation

Staff recommend support of the proposed amendment to the Official Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

Recommended Motion

Move to recommend approval of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

Alternative Motions

Move to recommend denial of proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

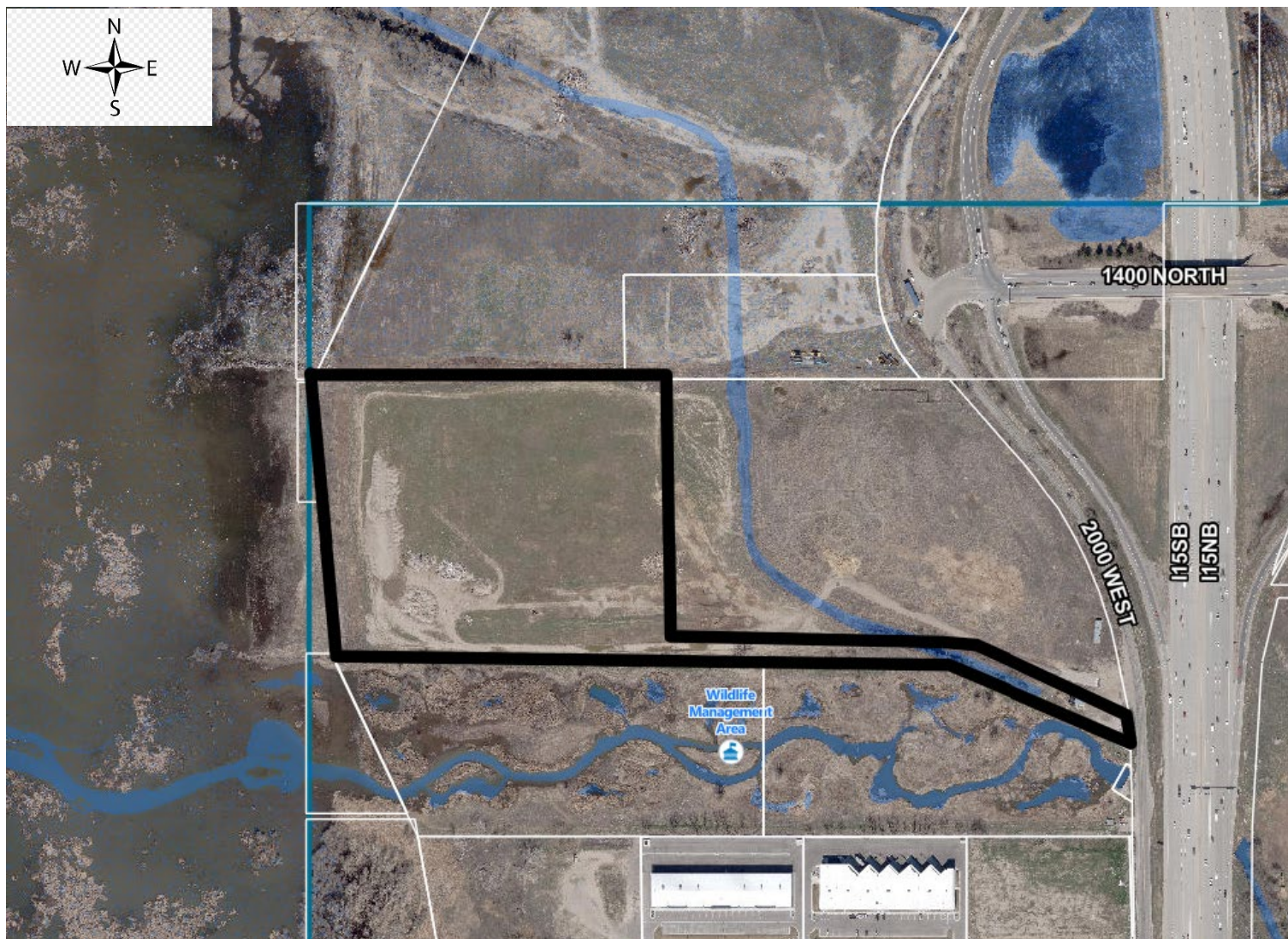
Move to continue consideration of the proposed amendment to the Zoning Map of Springville City to designate the entirety of parcel 23:024:0065, consisting of approximately 18.73 acres located at approximately 1100 N 2000 W as Highway Commercial (HC).

Attachments

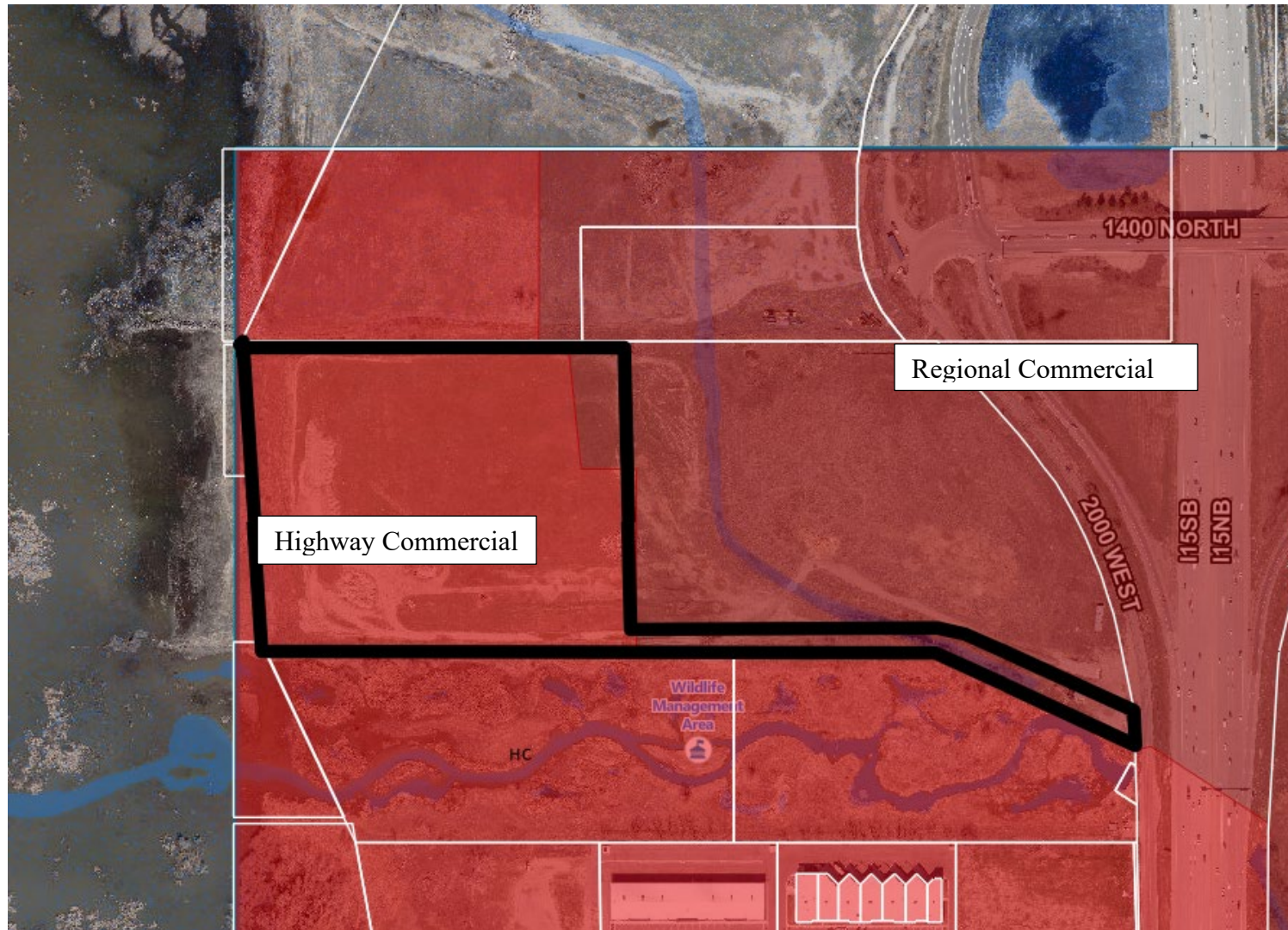
Attachment 1: Aerial image of parcel 23:024:0065

Attachment 2: Aerial image of parcel 23:024:0065 with zoning.

Attachment 1: Aerial image of parcel 23:024:0065



Attachment 2: Aerial image of parcel 23:024:0065 with zoning



ORDINANCE #___-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FROM REGIONAL COMMERCIAL (RC) TO HIGHWAY COMMERCIAL (HC) FOR THE PROPERTY LOCATED AT APPROXIMATELY 1100 N 2000 W PARCEL 23:024:0065.

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, in accordance with Utah State Code 10-3-702.1, the Mayor and City Council have considered the impact the proposed ordinance may have on family health, stability, and formation; and

WHEREAS, Springville City strives for consistency in zoning within parcels; and

WHEREAS, the majority of Parcel 23:024:0065 is zoned as Highway Commercial (HC), and the property owner desires uniformity of zoning to facilitate development of uses permitted in the Highway Commercial Zone; and

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 held a duly noticed public hearing on May 12, 2026

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 entirety of the property located at approximately 1100 N 2000 W Parcel ID 23:024:0065 as Highway Commercial (HC) as shown in Exhibit A.

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.

END OF ORDINANCE

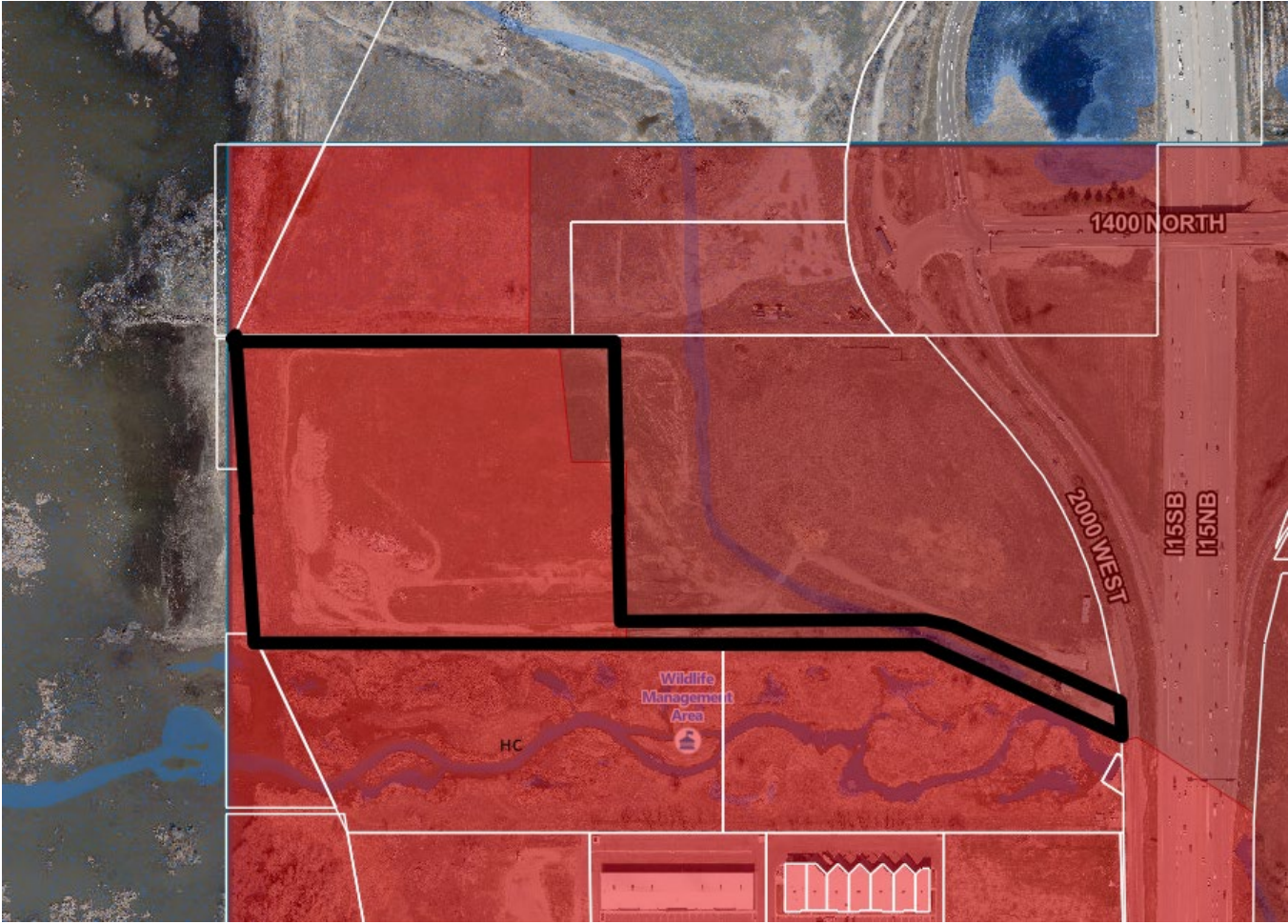
ADOPTED by the City Council of Springville, Utah, this 02nd day of June, 2026.

Matt Packard, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A





STAFF REPORT

DATE: May 27, 2026

TO: Honorable Mayor and City Council

FROM: Laura Thompson, Planner II

SUBJECT: CONSIDERATION TO AMEND THE ZONING ON PARCEL #23:032:0096, IN THE AREA OF 277 N 950 W, FROM THE R1-10 RESIDENTIAL SINGLE-FAMILY ZONE TO THE R1-15 RESIDENTIAL SINGLE-FAMILY ZONE.

Recommended Motion:

Move to approve a zone map amendment for parcel #23:032:0096, changing its zone from the R1-10 Residential Single-Family Zone to the R1-15 Residential Single-Family Zone.

Executive Summary:

Mr. Ken Condie is requesting that a portion of his 46 acres be rezoned to allow the construction of a barn.

Focus of Action:

- Is the requested amendment to the 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:

Mr. Condie owns approximately 46 acres of property located between 950 West and 1200 West, and between 250 North and 550 North. The subject parcel (23:032:0096), located at 277 N 950 W, is currently zoned R1-10 (Single-Family Residential).



The applicant requests rezoning of the subject parcel, consisting of 6 acres, to R1-15 (Single-Family Residential) to accommodate construction of a barn for storing hay and related equipment. Mr. Condie has owned and occupied the properties for 40 years, and his children want to continue residing on and farming the land. The barn will be used to store farm equipment, hay, and related items.

Discussion:

The Planning Commission considered the proposal and held a public hearing on May 12, 2026. No one present wished to speak. Commissioner Smith moved to recommend approval to amend the Official Zoning Map to apply the R1-15 Single-Family Residential Zone to parcel 23:032:0096 located at 277 N 950 W. Commissioner Hurst seconded the motion. Approval was unanimous.

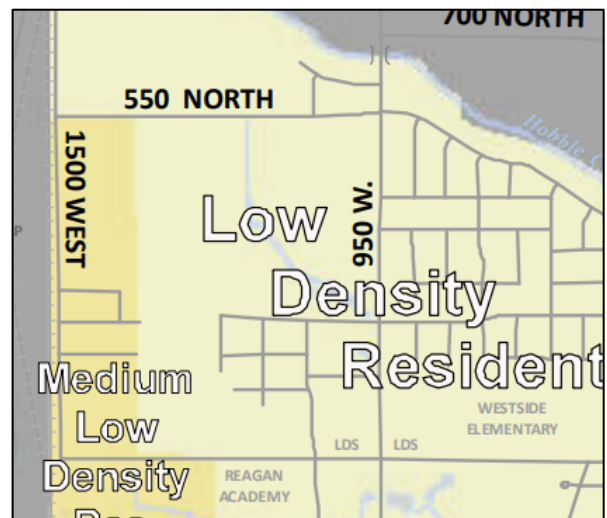


General Plan

The Future Land Use Map designates this area as Low-Density Residential. Both the existing R1-10 zone and the proposed R1-15 zone are consistent with this designation. Therefore, the proposed amendment is consistent with the General Plan.

Zoning Intent and Compatibility

The R1-15 zoning district is intended to provide for very low-density, suburban-type residential development and allows for





certain agricultural uses, including farm animals and accessory agricultural structures, where adequate lot area is provided.

The proposed rezoning increases the minimum lot size from 10,000 square feet to 15,000 square feet. This reduction in allowable density is compatible with the surrounding area and supports the continued use of the property for agriculture.

Because the request results in a decrease in potential density and aligns with the character of existing and anticipated land uses, it is not expected to negatively impact adjacent properties.

“Farm Buildings” are a permitted use in the R1-15 Zone because of the zone’s agricultural nature, and no primary use is required before construction. The height limitation for an accessory structure is 25 feet.

The proposed amendment supports the continuation of agricultural activity while remaining consistent with long-term residential land-use planning. The request does not introduce more intensive uses and is not expected to create adverse impacts on traffic, infrastructure, or neighborhood character.

Alternatives:

- Continuance. Continue the item for additional information or analysis.
- Denial.

Laura Thompson
Laura Thompson

ORDINANCE #__-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FROM THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE FOR PARCEL 23:032:0096, LOCATED AT 277 N 950 W.

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

WHEREAS, the Springville City Zoning Map establishes zoning districts for all 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 Council; and

WHEREAS, a land owner or agent may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the Planning Commission conducted a public hearing on MAY 12, 2026, and reviewed the proposed amendment, and has recommended in favor of the amendment; and

NOW, THEREFORE, BE IT RESOLVED by the Council of Springville City, Utah, that the Official Zone Map is hereby amended from the R1-10 Single-Family Residential Zone to the R1-15 Single-Family Residential Zone on parcel 23:032:0096, and as attached hereto in Exhibit A.

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

An aerial map of a property in St. Louis, Missouri, outlined in red. The property is located between 1200 West and 1150 West, and between 550 North and 250 North. The map shows surrounding streets, a park (Ray Arthur Wing Park), and a large body of water (the Mississippi River). The property is situated on a peninsula or near a large body of water, with a road running along its eastern side. The map also shows a grid of streets and a park area with a green field and a small structure.