



MINUTES
Springville City Council Work/Study Meeting - May 05, 2026

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, MAY 05, 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
Logan Millsap
Jake Smith Excused
Mike Snelson
Mindi Wright arrived at 5:37 p.m.

City Staff in Attendance: Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director Bruce Riddle, City Recorder Kim Crane, Administrative Services Director, 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, Building Inspector Jed Neilsen, and Planner/Economic Development Carla Weise.

Councilmember Millsap motioned for Councilmember Snelson to serve as Mayor Pro Tem for this evening's meetings. **Councilmember Ellingson seconded** the motion. **Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith ABSENT, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

CALL TO ORDER - Mayor Pro Tem Snelson welcomed everyone and called the Work/Study meeting to order at 5:33 p.m.

COUNCIL BUSINESS

1. Calendar

- May 9 - Bike with the Mayor
- May 16 - Art Ball 6:00 p.m.
- May 19 - Work Study Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
- May 25 - Memorial Day Observed (Civic Center Closed, Monday)

Mayor Pro Tem Snelson asked if there was any discussion regarding the upcoming calendar. Mayor Pro Tem Snelson stated he would be absent for the May 19, 2026 meeting, and Councilmember Ellingson stated she would possibly arrive late. It was announced that on May 07, 2026, there would be an open house of the new high school and a spring showcase of the old high school. A ribbon cutting is scheduled for May 18th at 6:00 p.m.

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

- a) Invocation - Councilmember Ellingson
- b) Pledge of Allegiance - Councilmember Snelson
- c) Consent Agenda
 2. Approval of the minutes for April 16, 2026, Budget meeting, and the April 21, 2026, Work meeting, and the Regular meeting.
 3. Approval of the UDOT Right-of-Way Purchase and Temporary Construction Easement - Kelvin Grove Park, Springville - Sharp/Tintic Railroad Connection - Jeff Anderson, Assistant Public Works Director.

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

3. WORK MEETING DISCUSSIONS/PRESENTATIONS

- a) **Discussion regarding Materials Processing and Storage - Carla Wiese, Economic Development/Planner II**

Planner Carla Wiese presented information regarding the materials processing overlay, which was adopted in 2019 to address an existing materials processing activity on a specific property. She explained the overlay currently applies to only one parcel, and staff were recommending the repeal of the overlay. She stated that discussions during the General Plan process included how the area may develop in the future, and repeal was recommended to prevent the overlay from being applied to other areas. Planner Wiese also explained that state code, effective November 6, 2025, established vested rights for materials processing operations, preventing municipalities from eliminating the use and allowing expansion onto contiguous land owned prior to May 7, 2025. She noted the Planning Commission recommended approval of the repeal.

Councilmember Wright stated she wanted the area to remain light industrial and did not support changing the light industrial designation in the area.

- b) **Springville City Code Title 10 Amendments - Jed Neilsen, Building Department**

Building Inspector Jed Neilsen presented information regarding the base floor elevation code amendment. He explained the code applied only to properties west of 400 West and allowed only crawl spaces or slab-on-grade construction, prohibiting basements or other below-grade areas due to the high-water table and potential flooding concerns. Jed provided a history of the base floor elevation code and stated the current language was impractical and too ambiguous to clearly define compliance. He explained that requiring the Building Official to make case-by-case compliance determinations could create potential litigation concerns.

Councilmember Wright asked what would occur if the code were repealed. Jed responded that staff were not addressing this issue in other areas and that it primarily affected a particular subdivision. He stated other developments were proceeding with slab-on-grade construction, and staff did not intend to place the provision back into code.

Josh Yost stated the amendment would remove lot-by-lot determinations and instead apply consistently across the board. He also noted that no applications had currently been submitted.

Brad Stapley stated the change could affect the value of a lot. The Council directed staff to notify the developer of the affected lot regarding the proposed change.

Building Inspector Jed Neilsen reported that the State had adopted new building code requirements related to the wildland urban interface. Fire Chief Clinton explained the changes in state law associated with participation in the Cooperative Wildland Fire Management agreement and how it relates to new structures and wildland fire concerns. He stated that if a city does not participate, the city

would be responsible for the costs of fighting a fire. He noted that the wildland urban interface maps primarily identified the east bench area as high risk and stated that the law became effective January 1, 2026.

Councilmember Snelson asked about the financial ramifications for the City. Jed responded that adoption of the code would be necessary for the City to participate in the agreement.

Josh Yost reported the code would require wildland fire mitigation measures for new buildings and development. Chief Clinton stated he believed it was important for the City to maintain participation in the agreement.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Pro Tem Snelson asked if there was any further discussion. There was none.

Councilmember Ellingson asked how a tie vote would be handled when only four Councilmembers were present. John Penrod explained that in the event of a tie vote, the item would fail.

Parks and Recreation Director Stacey Child reported that Art City Days was approaching. She stated staff was working on ways for the Council to participate without requiring each Councilmember to carry a large bag of items. The Council indicated they would like to use golf carts in the parade.

ADJOURNMENT CLOSED SESSION IF NEEDED - TO BE ANNOUNCED IN MOTION

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

Motion: Councilmember Millsap moved to adjourn the work meeting at 6:33 p.m. **Councilmember Wright seconded** the motion. **Vote Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith **ABSENT**, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, May 05, 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 05, 2026.

DATE APPROVED: May 19, 2026



Kim Crane
City Recorder