



**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, 1<sup>st</sup> Attendant Mackenzie Parker, 2<sup>nd</sup> Attendant Emma Caldwell, Princess Ezrey Simmons, and Princess Attendant Grace Jensen. All were invited to the Art City Days Rodeo on June 06, 2026.

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

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

3. **Youth Group - Cool Cleaning Crew (CCC) Recognition - John Penrod, Assistant City 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.

**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.

**CONSENT AGENDA**

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

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

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

**REGULAR AGENDA**

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

John reported that 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 it is developed.

A discussion was held 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.

**Motion: Councilmember Ellingson motioned to approve Resolution #2026-13** approving an agreement with Chase and Madison Ewell that will require improvements to be installed at a later date. 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 the 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 Hobble Creek Haven, since the 1970s. However, the staff has 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. Yost 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: June 02, 2026

  
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Kim Crane  
City Recorder