MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, JUNE 02, 2026, AT 7:00 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	Excused

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, 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, and Carla Wiese, Economic Development/Planner

CALL TO ORDER

Mayor Packard called the meeting to order at 7:02 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 Millsap seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent.**

MAYORS' COMMENTS

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

CEREMONIAL AGENDA

1. **Miss Springville/Mapleton presentation**
   Postponed to July 07, 2026

2. **Art City Days Dignitaries – Stacey Child, Parks and Recreation Director**

Stacey Child introduced this year's Art City Days dignitaries. Grand Marshalls Wilford and Natalie Clyde. Wilford Clyde is a lifelong resident of Springville, a former mayor and city council member, and the current chairman of the board for Clyde Companies. Natalie Clyde has been a dedicated community volunteer, involved with the Springville Museum of Art, Children's Arts Festival, and the Nebo Education Foundation. Together, they have been married for 49 years and are deeply involved in the BYU community and sporting events.

Emily Larsen introduced resident artists Alma and Mike Loveland. Known for their business, Your Very Favorite, this couple creates illustration-packed activity books designed for public outreach and community engagement. They have worked with organizations such as the American Fork Library, the City of Orem, and the Springville Museum of Art. Their work includes interactive projects like the Art Loops sidewalk mural on 200 East.

Patrick Monney introduced Business of the Year, Riley Johnson, and Jeff Jackson with Johnson Tire Service. Celebrating 102 years of service, Johnson Tire was founded in 1924 by C. Edwin Johnson. It has grown into a fourth-generation family business currently led by Riley Johnson and Jeff Jackson. The council recognized the company for its resilience, longevity, and consistent support of community events, including the chamber's golf scholarship tournament.

Melanie Bott introduced the Citizen of the Year, David Cook, who was honored for a lifetime of civic and volunteer service. His leadership roles have included serving as president of the Springville Volunteer Ambulance Association, treasurer and president of the Springville Museum of Art, and various capacities with the Springville Art Commission and Kiwis Club. He was recognized for his long-standing commitment to scouting and his involvement with the Church of Jesus Christ of Latter-day Saints.

PUBLIC COMMENT

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

Issac Paxman, a candidate for County Commissioner who spoke about his background in local government, including his involvement with the Provo Airport terminal project and Utah County task forces. He emphasized the importance of effective leadership and judgment in public service.

Willis Jensen stated he lived in northern Arizona before moving to Springville. As a new resident of Springville, he advocated for more aggressive water conservation measures. He encouraged the City Council to implement stricter outdoor watering limits and promote alternative landscaping to reduce reliance on traditional grass lawns, citing ongoing drought conditions.

James Ewing expressed deep concerns regarding the investigation into the death of his brother, Michael Stanley Ewing (July 14, 2025). He requested a more thorough, independent investigation and the correction of alleged errors in official police reports provided to the Utah State Medical Examiner.

Jim Copeland, representing the Save Cherry Creek Coalition, questioned the transparency of the timeline regarding the potential closure and sale of Cherry Creek Elementary. He presented documentation suggesting that city and district officials were discussing the property sale months before the public was informed about the closure study, and requested full disclosure before any irreversible actions are taken.

Mayor Packard read a statement and expressed the City Council's sincere sympathy for the Ewing family's loss, noting that he and the council cannot fully comprehend their anguish. He stated that the police and city attorney have devoted significant time to the case and that the city engaged independent experts and an outside investigator to review the evidence. The Mayor concluded that all parties involved reached the same finding that Michael Ewing's death was the result of an overdose, with no evidence of foul play, while emphasizing that the city remains committed to evaluating any new evidence that may come forward.

CONSENT AGENDA

3. Approval of the minutes for May 19, 2026, work and regular meetings
4. Approval of the 2026 Firework Restrictions – Hank Clinton, Fire Chief

Mayor Packard asked for a discussion or a motion on the consent agenda.

Motion: Councilmember Ellingson moved to approve the consent agenda as written. **Councilmember Smith seconded** the motion. **Voting Yes**: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent**.

City Administrator Fitzgerald reported on a new state law requiring municipalities to consider family impacts before enacting an ordinance. Under Utah Code 10-3-702.1, cities must evaluate the potential effects of proposed ordinances on family health, stability, and formation. He noted that failure to complete a family impact statement does not invalidate an ordinance. To comply with the new requirement, future staff reports will include a section addressing family impact considerations.

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 110 at approximately 1100 N 2000 W, Springville, Utah – Carla Wiese, Planner II/Economic Developer**

Carla explained that the parcel was created when a larger property with split zoning of Highway Commercial (HC) and Regional Commercial (RC) was subdivided to accommodate the sale of land for the development of Buc-ee's. The remaining parcel retained a small area in the northeastern corner zoned RC. While the site development regulations for the HC and RC zones are the same, the permitted uses differ. The property owner intends to develop the site as an office warehouse, which is not a permitted use in the RC zone. Because the proposed building layout extends into the RC-zoned portion of the property, the applicant requested that the entire parcel be rezoned to HC to avoid complications during the development process.

Councilmember Snelson expressed concern about the appearance of tilt-up construction adjacent to the Buc-ee’s development. Carla responded that only a conceptual plan had been submitted at this stage. Councilmember Snelson stated he would like the opportunity to work with the developer on the project's design. City Attorney Penrod noted that only a small portion of the property was currently zoned RC and that rezoning it to HC would allow the proposed use. Mayor Packard emphasized the importance of maintaining a consistent look and feel in the area. Mr. Penrod indicated that discussions regarding future development and design could continue as the project progressed.

Mayor Packard invited comments from Jake Finlinson, representing LH Perry Investments. Mr. Finlinson explained that the request was intended to align the parcel boundaries with the zoning map. Regarding building design, he stated that the developer wanted the project to remain competitive and planned to incorporate architectural features such as accents, color variations, and glazing to create an attractive development. He also noted that the project timeline was dependent on the progress of the Buc-ee’s development.

Mayor Packard asked whether the developer would be willing to meet with city officials to discuss design expectations before the zoning change was approved. Mr. Finlinson responded that the final building design had not yet been completed and that no specific plans were available for review. He asked what types of design requirements the Council envisioned. Councilmember Snelson suggested reviewing other projects as examples. City Attorney Penrod cautioned that the final development may differ from the concepts currently being discussed and noted that changes could occur as the project moved through the development process.

Motion: Councilmember Millsap motioned to continue the item to a future meeting. Councilmember Snelson seconded the motion. Vote Yes: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent**.

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**

Director Yost reported the amendment was to allow the property owners to construct an agricultural building (a barn) for farm equipment storage, which is not a permitted use under the existing R1-10 zoning 150 without a primary residential structure on the lot.

Motion: Councilmember Snelson motioned to approve Ordinance #20-2026, 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. **Councilmember Millsap seconded** the motion. **Rollcall Vote Yes**: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent**.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard asked for further discussions or reports. There were none.

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 Snelson moved to adjourn at 8:13 p.m. **Councilmember Smith seconded** the motion. **Voting Yes**: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. 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, June 02, 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, June 02, 2026.

DATE APPROVED: June 16, 2026

K Crane

Kim Crane
City Recorder