

MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON THURSDAY, MARCH 19, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH, IN THE MULTI-PURPOSE ROOM.

Board Members and Staff in Attendance: Bryan Smith, Carla Wiese, Cason Acor, Chelsey Rosander, Deborah Hall, Councilmember Jake Smith, Jennifer Grigg, Josh Yost, Kelly Norman, Councilmember Mindi Wright, Natalie Hollingshead, Riah Hurst.

Call to Order 7:05 p.m.

APPROVAL OF THE MINUTES

Cason moved to approve the minutes of the February 12, 2026, meeting. Riah seconded the motion, and all voted aye.

DISCUSSION ITEMS

Bryan opened the discussion by explaining public comments and reviewing the plan because of the large crowd. Councilmember Wright explained Clyde Companies closed comments on the 4th and Main project after receiving over 2000 suggestions. Riah clarified that the timing was off. Councilmember Wright agreed and clarified that the City Council wants input from the Community Board, and *Springville Rising* will make a presentation at the next Chamber meeting on April 14, 2026. Deborah asked for the same presentation at a future Community Board meeting.

Bryan continued with his presentation on the board's responsibility to analyze this draft of the new general plan, highlighting gaps, direction, and alignment, not wordsmithing. He recommended using a shared live PDF system for collecting public and board comments, which would help organize feedback efficiently and avoid duplication. His assignment was Chapter Three, *The Art of Living*. He noted it was too development-heavy and prescriptive.

He turned the time over to Cody Ferguson, PhD, Houseal Lavigne, who explained the draft. He suggested using a live PDF review process to collect comments, explaining that this method allows for efficient tracking and organization of feedback through downloadable spreadsheets. Riah reflected on the *systems-based approach*, acknowledging it was a new and challenging method compared to traditional planning, and asked for overall impressions of how it worked. Cody said that despite some delays and challenges, this is one of the best plans they have worked on. He praised its structure and flexibility, saying it allowed more creativity and engagement than typical plans, and specifically noted that writing parts of it was a positive experience. He explained that public feedback ensures that this plan reflects a balanced range of community opinions.

Referring to housing, Natalie questioned whether recommendations are based on planning *best practices* or actual community input. While some agree that the housing approach makes sense, others want clearer evidence of public sentiment, especially given that some residents may oppose certain types of housing despite supporting affordability in principle. Bryan noted surprise that higher-density housing recommendations were presented as strongly aligned with public feedback, since parts of the community are likely uncomfortable with increased density or moderate-income housing requirements. He emphasized the importance of ensuring the plan reflects a broad range of community perspectives, not just those who support the proposed direction. Natalie explained the idea of mixing housing types within neighborhoods rather than separating them into strict zones (e.g., apartments in one area, single-family

homes in another). Natalie sees value in this integrated “mixed neighborhood” approach for diversity and growth; others stress the need to balance it carefully with community preferences and expectations.

Bryan mentioned *mixed neighborhood* and housing density concepts and asked for clearer guidance on scale—such as how many blocks or what physical footprint different uses should occupy—so residents and developers better understand what is intended and avoid confusion or fear of overly intense development. He noted that some confusion comes from only reviewing one chapter of a broader systems-based plan, suggesting that understanding requires looking at the whole framework.

Cason noted the plan likely envisions smaller-scale infill development (e.g., duplexes or a few additional homes on underused lots) rather than large apartment complexes in existing neighborhoods. The goal is to increase housing variety and density gradually and contextually, not to “overbuild” in residential areas.

Bryan asked Cody for clarification that the “moderate income housing” section uses state-required strategy language, which is why it differs from other recommendation-based sections. Cody explained that part is directly taken from the statute and incorporated from a 2022 planning document, which explains why certain sections appear different. Councilmember Wright asked why district vs. at-large elections were included as optional long-term considerations, not requirements.

Cason reviewed Chapter 4, *A Place for Business*, and praised the *system-based* planning approach. The chapter connects different elements of community housing, transportation, land use, and business—rather than treating them separately. It makes sense because real-world systems are interconnected, and the chapter is a strong example of that integrated planning philosophy. He said this chapter reflects both long-standing board discussions and consistent community feedback and effectively captures shared goals and visions for the city. It focuses on the balance between guiding growth and avoiding overly rigid or prescriptive rules. The chapter supports deliberate, managed development while still allowing flexibility. He gave the example of the major employment area in the northwest, preserved as an important economic and industrial hub while also recognizing future needs for additional housing and diverse commercial development nearby.

Councilmember Wright asked about implementation, questioning whether the city will actually follow through on the plan’s bold recommendations and how those recommendations will be enforced or translated into action. There is skepticism about whether implementation will go beyond general statements or staffing intentions. Cason said the plan is well-aligned with community priorities and carefully balanced in its recommendations.

Chelsey started the presentation on the chapter titled “A Resilient Springville,” praising how it connects to other parts of the plan and references related programs, showing good integration across topics. Kelly felt it lacked emphasis on adaptability and future flexibility—the ability to adjust as conditions change over time (“transformative adaptability”). His major concern was water. While some noted the city has historically managed water well (including secondary water systems), others warned that water security could become a serious issue again during dry years, recalling past drought restrictions. He felt the plan did not include strong enough recommendations for long-term water storage or supply expansion. He is also concerned about balancing open space and recreation with water use, since parks and sports fields require significant irrigation even though they are highly valued by residents and in short supply. He focused on public parks, water use, and the scope of *resiliency* in the plan and he suggested the city should consider stronger recommendations for park design, such as using more water-efficient landscaping (e.g., artificial turf or dry skating areas) instead of maintaining large grassy spaces that require significant irrigation but are rarely used.

The conversation also revisits earlier feedback about water planning, noting some confusion over whether Springville actually has a water problem and whether the plan may overemphasize it. IT was noted that water and other “resiliency” topics are spread across different chapters and may need to be more clearly consolidated in future drafts. The team agrees these elements could be strengthened and better integrated into a dedicated resilience framework in the next version of the plan. Councilmember Jake Smith suggested more emphasis on *resiliency*, covering more than environmental issues, and expanding it to include infrastructure, utilities, emergency preparedness, transportation systems, and community resilience (such as social cohesion and neighborhood readiness), rather than treating resilience as only an environmental concept. Cason and Cody addressed gaps in the plan, particularly around water conservation and long-term water security. While Springville is considered relatively water-secure, uncertainty about future precipitation and climate conditions makes it important to balance conservation efforts with local needs.

Riah reviewed her chapter, praising how strong and well-prepared was, especially in how it built on existing work like the active transportation and master transportation plans. She noted the focus on connectedness and multimodal transportation as key to creating a more connected community. She felt it was missing broader social and cultural connections—such as linking different parts of the community, including historic *old* Springville, with newer growth. She said future growth should better honor the city’s history and ensure all residents feel connected, not just geographically but also as part of a shared community identity. She said the plan is missing important connections, especially east-west connectivity and relies too heavily on north-south routes and limited transit options. They emphasize that communication and signage are also weak points, suggesting the city needs better ways to inform and engage residents beyond newsletters and door postings—possibly through gateway signage or other visible public messaging. She recommends tying all plan elements more clearly back to the city’s stated goals so it’s easier to see how each section supports them.

Her major concern is the “peninsula” area between highways, which she feels is overlooked and poorly connected. She said that if the city wants true community connectivity, it must include and better integrate all geographic areas, especially those isolated by infrastructure like highways and railroads. The area is physically challenging to connect and will require deliberate planning and solutions to improve both actual and perceived connectivity. Cason said it is important to strengthen community connection in Springville so that all residents feel included and valued, rather than feeling divided by neighborhood or location.

Deborah assigned a study of the current land-use map alongside proposed changes in the draft plan. She expects significant public feedback, especially regarding industrial areas and other major changes. She generally approved of the written explanations in the plan, but stressed that understanding the map differences is crucial due to potential impacts on residents and property owners.

Councilmember Wright raised confusion about the differences between *community commercial*, *neighborhood center*, and *mixed-use*, suggesting the plan would benefit from clearer definitions and real-world examples to help people distinguish between these categories.

Chelsey clarified different land-use categories in the draft plan. *Community Commercial* areas are primarily commercial but may include some residential areas, especially along major corridors. Smaller neighborhood commercial areas are intended for businesses that fit within residential settings with minimal disruption. *Mixed-use* areas combine residential and commercial uses in a more walkable, integrated environment.

New committee members were introduced. Kelly Norman announced he and his wife will serve a mission in Ontario, California. The Board thanked him for his service.

PUBLIC COMMENT

Brittany Knudson shared observations and feedback about Springville. She notes that small design details—like landscaping and sidewalk styles—help create a distinct city identity compared to nearby areas. She also supports improved public transit, pointing out issues like overcrowded street parking in dense neighborhoods.

Spencer Peterson of Demon Diesel asked clarifying questions about the city’s planning process, confirming that the current proposal is an early draft intended to evolve through public feedback before eventual consideration by the City Council. He questioned the shift from a traditional land-use planning model to a newer systems-based approach, expressing concern that planning decisions may be guided using a predetermined vision rather than existing land use and community realities. As a landowner, Peterson voiced concerns about possible rezoning, such as industrial property being converted to mixed-use, and the potential effects such changes could have on existing businesses and property value.

Cody explained that traditional planning typically centers on land use as the foundation of a plan, with separate chapters for transportation, economic development, and related topics. In contrast, the systems-based approach begins with community values, existing conditions, and how interconnected systems—such as transportation, housing, resilience, and economic activity—work together. Ferguson said land use is important and developed to support broader community goals and priorities identified through public feedback.

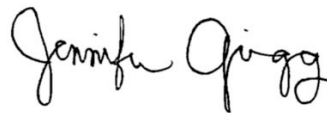
Spencer continued after Cody’s explanation by expressing frustration with being excluded from local board participation despite paying taxes, comparing the situation to *taxation without representation*. He questioned whether planners were attempting to impose new ideas onto an established community rather than shaping plans around existing conditions, including concerns about water limitations in a desert environment.

Bryan concluded the meeting, acknowledged the feedback, encouraged continued community input, and reminded those in attendance that the current plan is just the beginning of an ongoing process.

ADJOURNMENT BY CONSENSUS 9:00 p.m.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday, March 19, 2026.

I, Jennifer Grigg, do hereby certify that I am the duly appointed, qualified, and acting as a recorder for Springville City, of 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 Thursday, March 19, 2026.



DATE APPROVED: May 14, 2026

Jennifer Grigg
Deputy Recorder