MINUTES OF THE MEETING OF THE SPRINGVILLE CITY COMMUNITY BOARD HELD ON THURSDAY, JANUARY 08, 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: Carla Wiese, Cason Acor, Chelsey Rosander, Dave Cook, Deborah Hall, Councilmember Jake Smith, Jennifer Grigg, Josh Yost, Kelly Jensen, Natalie Hollingshead, Patrick Monney, Riah Hurst, Councilmember Mindi Wright, and Todd Fischio.

Excused: Bryan Smith, Kelly Norman, and Mike Florence.

CALL TO ORDER

Approval of the minutes from the October 09, 2025, meeting, and the adoption of the Official Meeting Schedule were postponed until a quorum arrived.

PUBLIC COMMENT

There was none.

DISCUSSION ITEMS

1. Adoption of Official Meeting Schedule
2. Review of Community Board Duties per City Code.
3. Update on General Plan review schedule.
4. Discussion of future meeting topics.

Carla distributed the section of the Boards and Commissions Code outlining the Community Board's role following adoption of the General Plan. She noted that approximately 100 pages of the draft General Plan will soon be delivered for the board to review. Mariah asked whether emergency preparedness is included in the General Plan. Carla referenced a new state law effective January 1 regarding the Wildland-Urban Interface (WUI), which will assess certain parcels an additional wildfire mitigation fee.

Deborah expressed interest in discussing economic development and reviewing past and current projects (including Buc-ee's and North Gateway). Carla stated Clyde Companies is willing to present project plans. Dave said that Clyde Companies has purchased property on 1400 North and the Allen's Block. Carla clarified Clyde Companies:

- Purchased the retail portion of the old Sage Motel (Burger Spot retains its portion).
- Holds the right of first refusal on the parcel behind it.
- Owns the headquarters site across the street to the north (excluding Joe Bandito's).
- Is evaluating the parcel between McDonald's and Rustica.
- Purchased an additional parcel to the north.

Dave inquired about the availability of a parcel map and complimented Wilford Clyde's investment in Springville. Natalie asked about the relocation of existing businesses; Carla stated there are no immediate plans. Dave asked about impacts to Joe Bandito's; Carla noted potential impacts to some parking spaces. The board observed that most parcel owners were involved in the North Gateway plan. Natalie suggested Joe Bandito's could relocate to the old trolley site. Patrick reported that Elsie (Clyde project manager) stated she is in discussions with the Deckers. Carla added that *Springville Rising* (name of Clyde projects) could present to the board. Dave asked about the status of the north-end recommendations. Carla stated that staff paused due to Clyde Companies' investment and potential impacts on existing businesses and will provide updates per board direction.

Councilmember Smith suggested a discussion on emergency preparedness. Todd noted the Springville Emergency Preparedness Committee appears inactive (no updates since October 2021) and suggested identifying where responsibilities now reside (possibly the Fire Department).

Councilmember Smith raised code enforcement issues and suggested brainstorming desired outcomes, and said the council decides between complaint-based vs. active patrol. Carla stated that parking requirements will require enforcement once a dedicated officer is in place. Dave asked about residential street parking. Carla clarified that there are no current limitations. Dave asked about code for pod-style storage containers and the adequacy of existing code. Councilmember Smith emphasized the board's role in making formal recommendations. Carla agreed that this is exactly the board's purpose. Councilmember Smith requested a presentation on the festival street and related projects. Deborah noted Emily's presentation at the October Community Board meeting. Mariah proposed a tracking system for issues requiring decisions or generating community interest for future agendas.

Dave referenced the flag project not being revisited and questioned the weight of the board recommendations. Cason expressed concern about the time and effort invested in recommendations that appear undervalued and proposed formal documentation of assignments, due diligence, and transmittal to the Council. Carla clarified the board's role as a two-way conduit between the city and residents, providing advisory input and identifying priorities. Carla noted that staff often respond reactively to applications and suggested potential reevaluation of the city code. Dave emphasized the desire to ensure board impact and Council engagement. Members questioned whether the Council fully understands the board's purpose and that recommendations represent the community. Patrick stated the Community Board was created by Mayor Packard and is in its first 18 months; he suggested board-level evaluation of effectiveness.

Mariah cited the zoning project as a significant effort and suggested tracking staff and board hours. Deborah proposed that one or two board members attend City Council meetings to present recommendations publicly. Patrick suggested attending Council work sessions and detailed the prior influence on Council decisions. Natalie expressed appreciation for confirmation of board impact. Carla confirmed that board recommendations are included in her staff reports as advisory input. Patrick reiterated that board members were selected for broad representation and encouraged neighborhood engagement.

Todd raised concerns regarding community awareness of board representation and suggested introducing board members in the city newsletter and creating a shared Community Board email address for public input. The board discussed formalizing a secretary role to manage agendas, minutes, tracking ongoing items, and action items. Jen has been informally performing portions of this role. Primary organizational priorities were identified:

1. Providing and receiving updates and feedback from the City.
2. Understanding future City plans and initiatives.
3. Establishing clear action items for the coming month.

A proposed agenda structure included:

- City updates

- Follow-up on prior action items
- Board member updates
- Main presentation or discussion
- Monthly action items

The board agreed to develop a formal SOP to standardize:

- Agenda structure
- Discussion flow
- Action tracking
- Role expectations

A draft will be presented at the next meeting.

The board expressed appreciation for past development presentations and requested continued updates. **WinCo.** It was confirmed that it is appropriate to share available information proactively with residents. **Buc-ee's:** Anticipated opening date is July 3, 2028. Vertical construction is expected to begin in 2027. The extended timeline is due to fuel infrastructure and freeway-related work, including boring under the freeway.

Chelsea moved to approve the October meeting minutes. Dave seconded, and all voted aye.

The 2026 meetings will continue to meet on the second Thursday of each month, 7:00–9:00 p.m., with the following adjustments:

- April moved from April 9 to April 16 (Spring Break conflict)
- June moved from June 11 to June 18 (City Days conflict)
- December remains scheduled but may be canceled if necessary

Dave moved to approve the 2026 schedule with modifications. Todd seconded, and all voted aye.

Members expressed appreciation for collaboration and community engagement. Carla offered to assist residents who need help navigating city departments and encouraged members to share her contact information.

ADJOURNMENT BY CONSENSUS 9:00 p.m.

This document constitutes the official minutes for the Springville City Community Board Meeting held on Thursday, January 08, 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, January 08, 2026

DATE APPROVED: February 12, 2026

Jennifer Grigg

Jennifer Grigg
Communications Specialist