SPRINGVILLE CITY COUNCIL AGENDA
WORK MEETING
TUESDAY, SEPTEMBER 01, 2026
110 South Main Street
Springville, Utah 84663

NO FORMAL ACTIONS ARE TAKEN IN A WORK MEETING

5:30 P.M. – WORK MEETING – MULTI-PURPOSE ROOM

CALL TO ORDER

COUNCIL BUSINESS

1. Calendar
    - Sep 07 – Observation of the Labor Day Holiday (Civic Center Closed-Monday)
    - Sep 08 – Budget Strategy Meeting 4:00 p.m.
    - Sep 15 – Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.

2. **REVIEW OF THE 7:00 P.M. REGULAR COUNCIL MEETING AGENDA ITEMS**
    a) Invocation – Councilmember Wright
    b) Pledge of Allegiance – Councilmember Smith
    c) Consent Agenda
        3. Approval of the minutes for the August 04, 2026 work and regular meetings, and the August 18, 2026 Truth in Taxation meeting
        4. Approval of a Resolution allowing Springville City to reclaim an abandoned cemetery lot for resale – Stacey Child, Parks and Recreation Director

3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**
    a) Presentation and discussion on the Draft Final TUF study – Jeff Anderson, Assistant Public Works Director
    b) Continued discussion regarding the Station Area Plan – Josh Yost, Community Development Director

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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.

SPRINGVILLE CITY COUNCIL AGENDA
REGULAR MEETING
TUESDAY, SEPTEMBER 01, 2026
110 South Main Street
Springville, Utah 84663

7:00 P.M. COUNCIL MEETING – CITY COUNCIL ROOM

CALL TO ORDER
INVOCATION
PLEDGE
APPROVAL OF THE MEETING'S AGENDA
MAYOR'S COMMENTS

CEREMONIAL

1. Presentation from the Utah Chiefs of Police Association recognizing the accreditation of the Springville Police Department
2. Recognition of Board and Commission Members for their service to Springville City.

PUBLIC COMMENT – Audience members may bring any item, not on the agenda, to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the Mayor's discretion. State Law prohibits the Council from acting on items that do not appear on the agenda.

CONSENT AGENDA - The Consent Agenda consists of items previously discussed or that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The agenda provides an opportunity for public comment. If, after the public comment, the Council removes an item from the consent agenda for discussion, the item will keep its agenda number. It will be added to the regular agenda for discussion unless otherwise specified by the Council.

3. Approval of the minutes for the August 04, 2026 work and regular meetings, and the August 18, 2026 Truth in Taxation meeting
4. Approval of a Resolution allowing Springville City to reclaim an abandoned cemetery lot for resale – Stacey Child, Parks and Recreation Director

REGULAR AGENDA

5. Consideration of an Ordinance amending Springville City Code 11-6-120(2) to remove the performance guarantee fee amount from the code and maintain it in the Comprehensive Fee Schedule – Jonah Petersen, Building Official
6. Consideration of an Ordinance amending Springville City Code 11-5 to adopt the Wildland Urban Interface Overlay (WUI) – Carla Wiese, Planner II

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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.

CERTIFICATE OF POSTING - THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE – POSTED 08/27/2026
In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please get in touch with the City Recorder at (801) 489-2700 at least three business days prior to the meeting.
Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means, and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.
s/s - Kim Crane, MMC, City Recorder

MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, AUGUST 04, 2026, AT 5:30 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	arrived at 5:40 pm.
	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, and Public Safety Director Lance Haight.

CALL TO ORDER – Mayor Packard welcomed everyone and called the Work/Study meeting to order at 5:33 p.m.

COUNCIL BUSINESS

1. Calendar
   - Aug 18 – Truth in Taxation Meeting 7:00 p.m.
   - Sep 01 - Work Meeting 5:30 p.m., Regular Meeting 7:00 p.m.
   - Sep 07 - Observation of the Labor Day Holiday (Civic Center Closed-Monday)

Mayor Packard asked if there were any additions to the calendar; he stated he would attend the August 18, 2026 meeting electronically.

2. **DISCUSSION ON THIS EVENING'S REGULAR MEETING AGENDA ITEMS**
   a) Invocation – Councilmember Ellingson
   b) Pledge of Allegiance – Councilmember Wright
   c) Consent Agenda
      1. Approval of the minutes for the July 21, 2026 Work Meeting and Regular Meeting
      2. Approval of the disposition or sale of confiscated or unclaimed property from the Springville Police Department – Lance Haight, Public Safety Director

3. Approval of an Ordinance amending Springville City Code Title 11 and Title 14 to reflect the renumbering of the Utah State Code Land Use Development and Management Act Title 10 Chapter 20 UCA – Carla Wiese, Planner/Economic Development
4. Approval of a Resolution authorizing the City Council to determine whether to implement fuel factor surcharges on customer power bills – Jason Miller, Power Director

Mayor Packard asked if there was any discussion on the consent agenda. There was none.

3. **WORK MEETING DISCUSSIONS/PRESENTATIONS**

a) **Presentation regarding Roundabout Art and Landscape Standards – Chris Wilson, City Engineer; Stacey Child, Parks and Recreation Director; and Emily Larsen, Museum of Art Director**

Directors Emily Larsen and Stacey Child presented proposed design guidelines for the interior landscaping and features of roundabouts. They explained that the guidelines were intended to establish a standard design rather than apply to a specific location. The design had been developed with input from a landscape architect and neighboring residents, and examples and sketches were provided for the Council's review.

The proposed guidelines included standards for height, sculptures, perennial plants, rock, and mulch. The design had undergone an internal staff review and was also reviewed by the PAR Board, which provided positive feedback. The Power and Water Departments would provide the façade, consisting of concrete with brick on the exterior of the wall. The design also included three pedestals with steel caps for architectural features or artwork.

Councilmember Millsap arrived at 5:40 p.m.

Mayor Packard asked how the improvements would be funded. Director Child explained that the budget for each street project would cover the concrete, pedestals, and landscaping. Director Stapley reviewed areas where roundabouts were planned.

b) **Discussion regarding the Fuel Factor electricity surcharge – Jason Miller, Power Director**

Power Director Jason Miller reported on the fuel factor electricity surcharge and reviewed the history of natural gas price spikes. He recommended adopting a new resolution while not implementing the currently triggered fuel factor surcharge during the first six months of 2026. He explained that the existing Resolution #2007-02 limited the City Council's options regarding whether to implement a surcharge. The proposed resolution would provide the Council with greater flexibility to enact the fuel factor when sufficient data was available.

Administrator Fitzgerald stated that staff was confident the fuel factor would ultimately need to be implemented but did not yet have all of the necessary data. He discussed whether to implement the surcharge immediately or wait until additional information became available in the coming weeks. He asked whether staff should return to the Council once the Extended Day Ahead Market (EDAM) data and financial impacts had become clearer.

Director Miller explained that prior to the Nebo Power Plant going out of service and the implementation of EDAM, the City had some additional capacity. He reported that the City was currently experiencing a shortfall and that usage was expected to be higher than it had been a few weeks earlier.

Director Miller further explained that Nebo Power was operating at approximately half capacity but continued to carry the same overhead costs. Because the plant represented a significant portion of the City's power portfolio and its power was scheduled through EDAM, the average power price had increased. EDAM began in May, and clearer financial results were expected in September. He also noted that residential power rates had increased by 2% effective July 1, 2026. Greater-than-expected revenues and operational budget savings were expected to allow the City to absorb the additional costs without using reserves.

Director Miller explained that the proposed resolution would apply going forward and recommended not implementing the fuel factor surcharge at that time. He stated that the resolution would serve as a temporary measure until an updated resolution could be adopted. He explained that a six-month period would provide a more reasonable timeframe for evaluating utilization and seasonal impacts. Staff would provide appropriate language for a motion to adopt the resolution during the regular meeting.

Director Miller also reported that the bid for a transformer had come in higher than anticipated. He explained that funds would need to be allocated now. He informed the Council of an estimated $600,000 shortfall and explained that, because of the three- to four-year lead time for purchasing a transformer, the City needed to secure its place in the purchasing queue.

Mayor Packard asked about the City's position regarding data centers. Administrator Fitzgerald stated that he was open to considering data centers but explained that power supply issues would need to be addressed before they could be considered. He noted that the City was in a good position to meet the power needs associated with regular growth.

Director Miller reported that staff was working to purchase power in advance while being careful not to purchase too far ahead of anticipated needs. He stated that market conditions had been relatively reasonable and that changes related to battery storage and growth were expected over the next several years. He added that there was limited flexibility within the EDAM market.

Mayor Packard encouraged staff to continue planning ahead to avoid falling behind future power needs.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard invited additional discussion from the Council. Attorney Penrod stated that a strategy retreat was needed and asked the Council to plan for September 8, 2026.

Mayor Packard asked about the state law requirements related to materials processing. Attorney Penrod provided an overview of how the state law applied to critical infrastructure materials uses and discussed the related legislation.

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 Ellingson moved to adjourn the work meeting at 6:48 p.m. **Councilmember Smith 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.**

This document constitutes the official minutes for the Springville City Council Work/Study Meeting held on Tuesday, August 04, 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, August 04, 2026.

*DATE APPROVED:*______________________ ______________________________

Kim Crane
City Recorder

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, AUGUST 04, 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, and Public Safety Director Lance Haight

CALL TO ORDER

Mayor Packard called the meeting to order at 7:01 p.m.

INVOCATION AND PLEDGE

Councilmember Ellingson offered the invocation, and **Councilmember Snelson** led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

Motion: Councilmember Millsap moved to approve the agenda and requested item #4 be moved from the consent agenda to the first item on the regular council agenda. **Councilmember Snelson 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.**

MAYOR'S COMMENTS

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

PUBLIC COMMENT

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

Sara Baker owns Bakers Acres Academy regarding dogs. Sara provided her perspective on business operations and their impact on neighborhoods. She emphasized the importance of evaluating how responsibly a business operates rather than focusing solely on a single number or metric, which she argues may not accurately reflect the true neighborhood impact.

CONSENT AGENDA

1. Approval of the minutes for the July 21, 2026 Work Meeting and Regular Meeting
2. Approval of the disposition or sale of confiscated or unclaimed property from the Springville Police Department – Lance Haight, Public Safety Director
3. Approval of an Ordinance amending Springville City Code Title 11 and Title 14 to reflect the renumbering of the Utah State Code Land Use Development and Management Act Title 10 Chapter 20 UCA – Carla Wiese, Planner/Economic Development
4. ~~Approval of a Resolution authorizing the City Council to determine whether to implement fuel factor surcharges on customer power bills – Jason Miller, Power Director~~

Mayor Packard asked for a discussion or a motion on the consent agenda. There was no discussion.

Motion: Councilmember Snelson moved to approve the consent agenda with the exception that Councilmember Millsap pointed out earlier. **Councilmember Smith seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent. Ordinance #25-2026 adopted.**

4. Approval of a Resolution authorizing the City Council to determine whether to implement fuel factor surcharges on customer power bills – Jason Miller, Power Director

Motion: Councilmember Millsap moved to approve **Resolution #2026-24** with the updated draft Director Miller shared in the work meeting, striking the word ALL in Section One to be sufficient. It will read: No fuel factor surcharge will be added to any power bill until sufficient data impacting outside power purchase cost has been received by the Power Department and the City Council directs the surcharge to be included on the monthly bill to begin the six-month implementation period. **Councilmember Snelson** seconded the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent. Resolution #2026-24 adopted.**

PUBLIC HEARING AGENDA

5. **Public Hearing for consideration of the Notice of Expansion of Vested Critical Infrastructure Materials Use filed by Dan Sumsion, Western Paving Inc. in accordance with UCA 10-20-703(2)(C) – Carla Wiese, Planner/Economic Development**

Attorney Penrod reviewed the process for the public hearing. He explained that in 2025 the Utah Legislature passed a law to preempt cities' authority regarding critical infrastructure materials operations. Critical infrastructure materials use means the extraction, excavation, processing, or reprocessing of critical infrastructure materials. Critical infrastructure materials mean sand, gravel, or rock aggregate. The law vests Critical Infrastructure Materials use. Cities can no longer impose local requirements that contradict this state-vested use. Operators who owned property contiguous to their current site before May 7, 2025, are now presumed to have the right to expand onto that land. The city's ability to restrict or deny this expansion is severely curtailed. The council was instructed that tonight's meeting serves as a mandatory public hearing. To prevent or mitigate the expansion, the council must find by a preponderance of evidence (meaning it is more likely than not) that the expansion would endanger public health, safety, or welfare. If such a finding is made, the council has 90 days to establish mitigation measures. However, these measures must be reasonable and cannot be stricter than the requirements already imposed by state-issued permits, like air quality permits. Attorney Penrod reminded the council that if they decide the expansion is a danger, they must specifically state the evidence on the record to support their determination. Conversely, if no such finding is made, the expansion proceeds without further council action.

Planner Carla Wiese reported DR Sumsion dba as Western Paving, Inc (DR Sumsion/WPI) filed a Notice of Intent to expand vested critical infrastructure materials use in accordance with State Code on July 22, 2026. The City has thirty (30) days to hold a public hearing. Unless the Council finds by a preponderance of the evidence that the expansion to new land of critical infrastructure materials use will "endanger the public health, safety, and welfare," DR Sumsion/WPI has a vested right to expand the materials processing use without any further action from the City Council. Planner Wiese stated that materials processing was being done before 2025 at the site. The proposed expansion involves a total of 21.6 acres, including the currently active portion.

The council discussed environmental regulations, specifically the Clean Air Act and Title V permit administered by the Department of Environmental Quality for large operations. Council members and staff discussed the distinction between *vested* uses and new types of operations, such as a potential batch plant, confirming the limits of the current legal standing for the applicant.

Mayor Packard asked if the applicant would like to speak before the council.

Representing DR Sumsion, Dan Sumsion addressed the council. He currently runs Western Paving (WPI), which was started in 1964. He explained it is difficult to find a place to take product, and they started crushing. He said they have operated legally under overlay and want to expand. He went on to explain that crushing is a byproduct of what they do. They receive dumped material and are processing it with "munchers" to extract rebar and size the concrete to fit into a crusher. The process yields four distinct products: clean concrete, clean asphalt, rebar concrete, and a blend of asphalt and concrete. He addressed questions regarding dust suppression. He reported that the facility uses between 20,000 and 30,000 gallons of water daily to water the site roads and applies magnesium chloride to keep the dust down.

Sam Bernard, a construction industry professional brought in by the applicant, provided an overview of the facility's compliance. He noted that the site adheres to a Storm Water Pollution Prevention Plan (SWIP) and that, based on his assessment, the facility is not currently discharging storm water off the property. He further asserted that there have been no compliance issues with the Division of Air Quality or the EPA over the past two years.

Dan introduced employee Rylie Thorpe, who explained the crushing operation and dust mitigation.

Councilmember Smith asked if moving the operation back if it would be better for the neighbors. Dan said it would if there was a wind break and it was further off the road. There is no crusher on site; they rent one when crushing.

Councilmember Snelson asked how much more they would increase crushing. Dan stated maybe about the same, was not sure. Dan expanded on recycling materials. In 2022, he wanted to swap the operation to the back of the property but was not able to. Their site is location specific; diesel fuel is the deciding factor, because other locations are further away.

Councilmember Ellingson asked about the pond to the rear of their property. Dan replied it was the Crandall's and it is used to water grass and cattle.

Councilmember Snelson confirmed they want to do crushing down below. Dan stated yes that they would move crushing to the back of the property.

Mayor Packard opened the public hearing.

Heather Bullock submitted a written comment, and it was entered into the record.

Sharon Clayson stated she lives on Highway 51 and said the issue is that as Springville grows, traffic has increasingly gotten worse. Getting out of her driveway is difficult. Since the opening of the Dry Creek freeway exit, it has been even worse. Her concern is having more big trucks on Highway 51.

Mike Rogers stated he lives in Mapleton and owns a concrete cutting business. There are only a handful of locations to dump concrete and asphalt, and the location is very valuable.

Dan Sumsion expressed that Western Paving was established in Springville. He loves the city. When driving by, you can see how much we care and put money into operations. He doesn't see traffic increasing; however, with the 1600 South interchange opening, it may have increased. They care about the community.

Public Works Director Brad Stapley said they received information that State Road 51 is to expand to a 5-lane roadway, with a planned traffic signal at Evergreen.

Carolyn Collette said they have not had a problem with dust.

Brent Sumsion commented that they have set up a tank system to load water trucks quickly and keep the roads watered down. As far as expansion is concerned, the business will grow and be gradual. It is a smaller operation, and he is doing excellent and taking care of the community.

Tim Parker spoke about a video he has of dust and misrepresentation. He read from city code, stating no dust off the property or outside the boundaries. He would like to have Western Paving provide swabs of the property.

Councilmember Smith asked to see the videos and have them sent to the city recorder.

Wes Crandall, representing Crandall Farms, stated that they are the adjoining landowners directly west of WPI. He stated WPI and Dan Sumsion have been great neighbors. He said they have always had a buffer between where WPI is doing the crushing. He asked the city council, as the city continues to grow, to keep in mind the public safety and welfare that these changes might affect the community and adjoining landowners before the expansion takes place.

Motion: Councilmember Ellingson moved to close the public hearing. **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.**

Mayor Packard asked staff what the next step would be for the council.

Attorney Penrod explained that the council could deliberate and make a determination. The council must determine if there is a preponderance of evidence that expansion will endanger public health, safety, and welfare. If no such finding is made by the council, the expansion is permitted under state law.

Councilmember Snelson asked about the production of dust and if there is a way to calculate it. Attorney Penrod stated city code says dust cannot leave the property. Councilmember Snelson asked how that is enforced. Penrod stated all public safety officers can participate in code enforcement.

Councilmember Millsap asked if there was any stormwater runoff. Sam Bernard commented they are in compliance with the Stormwater Pollution Prevention Plan (SWPP). Councilmember Millsap asked if there was a catch basin for water. Rylie Thorpe commented they have SWPP in place and explained that their property naturally slopes away from the road. To manage potential runoff, they have installed silt fences along the lowest part of the property, which act as a filter. They emphasized that they maintain these measures to ensure stormwater does not discharge off-site.

Mayor Packard asked for any further comments from the council.

Councilmember Snelson said he would like to see Tim Parker's video, and it seems like they are doing a good job of mitigating the dust.

Councilmember Millsap stated he believes WPI has been operating in good faith and appreciated the work they have done. He commented that, after the site has been heavily used, does it need to be rehabilitated before another development could use the property?

Council reviewed video provided by Tim Parker of dust blowing off of the property.

Councilmember Snelson commented, how do we know where the dust is coming from? And asked if there was a conflict with city code? Attorney Penrod reported the city says dust should not leave the property. There is a broader conversation about distinguishing potential dust from the Western Paving site versus other regional construction activities or natural wind events. Attorney Penrod outlined the complexity of city code versus state code. There is specialized training used by state agencies to observe and document dust plumes accurately. They noted that environmental factors, such as the position of the sun, are critical for valid observations, as backlighting can impact visibility and lead to misleading complaints.

Councilmember Ellingson asked about mitigation measures. Attorney Penrod explained to the council the mitigation process and requirement for preponderance of evidence. Councilmember Ellingson asked Sam Bernard if he would state his credentials. Sam explained he has 20 years in construction management, six years with Clyde Companies. He is working on the Inland Port Authority and has experience moving dirt. He said the state does a good job, and WPI has their SWPP up to date; the air quality permit is in place, and their compliance with Mine Safety and Health Administration (MSHA) and Occupational Safety and Health Administration (OSHA) is valid.

Mayor Packard asked if there was a motion for the preponderance of evidence for the public health, safety, and welfare and to ask for the plan to be submitted to the city. Attorney Penrod stated the findings would need to be stated for the record. **For lack of a motion**, no further action was required by the City Council.

REGULAR AGENDA

6. **Consideration of an <u>Ordinance</u> adopting the Springville Station Area Plan – Josh Yost, Community Development Director (Continued from July 21, 2026)**

Community Development Director Josh Yost reported there is currently no insight into when Frontrunner will occur. He asked the council if they were interested or desired to move forward with the Station Area Plan or shelve it, so when they craft the General Plan, it aligns.

Councilmember Smith asked if a station area plan was needed. Director Yost explained it was not required. There are multiple steps before anything comes about: MAG certification, zoning, subdivision and development planning, and building permit applications.

Councilmember Snelson asked if a plan is adopted and UTA never brings Frontrunner, will the plan still work. Director Yost stated the general outline of the plan would work because it is based on traditional neighborhood development. The overall framework of the plan will guide the development of the area on a policy level and would be very useful.

Mayor Packard voiced concern that it would be a transit-oriented community with no transit and a reduction of parking.

Councilmember Ellingson asked about land use types and what would be beneficial. Director Yost explained that the council can take steps to change zoning. Councilmember Ellingson asked if it would make sense to have two different plans; one with transit and one without. Director Yost stated it wouldn't seem feasible to have two plans. A developer may have some interest.

Mayor Packard asked the council how they would like to proceed.

Councilmember Millsap stated he would like to move forward. A lot of work has been put into the plan, and we don't know about Frontrunner; land use makes sense and puts people in proximity to their destinations.

Councilmember Snelson agreed to having a plan in place.

Councilmember Smith asked for Administrator Fitzgerald's opinion. Fitzgerald stated the current zoning allows developers to do what is in place. The General Plan is on-tract, and zoning will come. What does the council truly want to see for that area of the city, and what direction does the council want to go?

Mayor Packard said there would be a parking problem without transit and only one parking spot per home. Director Yost stated it was a policy recommendation that is not binding.

Councilmember Millsap stated the plan is not a transit-dependent plan but a transit-supportive plan. As development comes, details can be worked out as we go along.

Administrator Fitzgerald stated connectivity within the city will need to be addressed. Councilmember Snelson asked if parking can be changed. Director Yost said when zoning happens, it can be addressed.

Councilmember Smith asked how far along the plan could go without transit coming in? Connectivity for the area is a big deal. Director Yost explained the city's capacity to fund an overpass at 900 South is not likely. Councilmember Smith expressed not wanting to see the time wasted, but no need to approve it at this point.

Councilmember Ellingson stated some revisions would be needed to the plan and would like to work through them.

Councilmember Millsap said he would like to move forward with the plan.

Councilmember Snelson said he likes the plan but has concerns about parking.

Motion: Councilmember Millsap motioned to approve **Ordinance #23-2026** approving the Station Area Plan. **The motion failed** due to the lack of a second.

Mayor Packard said he would like to set a time for a work session to discuss the Station Area Plan further.

7. **Consideration of an interlocal agreement with Provo wherein we share property and sales tax generated from the Clyde Development on the NW corner of 1400 North Main – Troy Fitzgerald, City Administrator**

Administrator Fitzgerald provided an overview stating Springville Rising, Provo City, and Springville City have held meetings to discuss a development concept since the development spans across the city borders. A shared concern is that one city could benefit significantly from development while the other is left behind. To design and develop the best overall plan, the two cities are suggesting sharing tax revenues for the first 15 years of the development. This would eliminate the need for either city to demand certain components of the development be located in either city.

The agreement is limited to 30.17 acres of developable property defined in the agreement by parcel numbers. The proposed Interlocal Agreement would allow Property and Sales Tax receipts from the entire development to be added and divided in half. Both cities would receive an equal share of the proceeds through 2042.

Administrator Fitzgerald provided the estimated financial impacts, suggesting a potential range where the cities might break even, or one might pay the other, with a goal of fostering extraordinary cooperation between the two communities.

Motion: Councilmember Smith motioned to approve **Resolution #2026-25** approving an Interlocal Cooperation Agreement with Provo City on Development.

Councilmember Snelson amended the motion to approve **Resolution #2026-25** approving an Interlocal Cooperation Agreement with Provo City and granting the Mayor authority to sign the agreement after minor revisions to the contract adjusting terms that do not adjust the estimated total amounts paid by more than 10%.

Councilmember Smith seconded the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright ABSENT. The motion **Passed Unanimously, 4-0 with 1 absent. Resolution #2026-25 adopted.**

8. **Consideration of an <u>Ordinance</u> amending Title 11, Chapter 6 of the Springville City Code to meet the minimum requirements of the National Flood Insurance Program regulations in 44 CFR Part 60.3(d) – Jeff Anderson, Assistant Public Works Director**

Public Works Director Brad Stapley reported the item was discussed in a previous work session and there had been no changes.

Motion: Councilmember Smith motioned to approve **Ordinance #22-2026** amending Title 11, Chapter 6 of the Springville City Code (Flood Damage Prevention Ordinance) to meet the minimum requirements of the National Flood Insurance Program regulations in 44 CFR Part 60.3(d), and to formally adopt the new Flood Insurance Study (FIS) report and Flood Insurance Rate Maps (FIRMs) for Utah County and Incorporated Areas, effective June 23, 2026, as presented. **Councilmember Snelson seconded** the motion. **Roll Call; Voting 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 was 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 Ellingson moved** to adjourn at 9:58 p.m. **Councilmember Snelson 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, August 04, 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, August 04, 2026.

DATE APPROVED: ______________________ ______________________________

Kim Crane
City Recorder

MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, AUGUST 18, 2026, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN STREET, SPRINGVILLE, UTAH.

Presiding and Conducting: Mayor Matt Packard Electronic Participation

Elected Officials in Attendance: Karen Ellingson
Logan Millsap
Jake Smith
Mike Snelson
Mindi Wright

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, and Public Safety Director Lance Haight

CALL TO ORDER

Mayor Packard called the meeting to order at 7:02 p.m. and announced that he would be attending the meeting electronically and asked Councilmember Snelson to conduct the meeting in person. He also stated that, in order to comment online during the Public Hearing, there was a meeting link on the front page of the Springville City website www.springvilleutah.gov. He asked that they please include their name when logging in and turn their camera on.

INVOCATION AND PLEDGE

Councilmember Snelson offered the invocation, and **Councilmember Millsap** led the Pledge of Allegiance.

APPROVAL OF THE MEETING'S AGENDA

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

MAYOR'S COMMENTS

Mayor Packard asked Councilmember Snelson to conduct the meeting while he is in attendance online and welcomed the Council, staff, and those in attendance

Councilmember Snelson announced that regular public comment would not be heard tonight, only the Truth and Taxation public hearing and budget.

PUBLIC HEARING AGENDA

1. **Public Hearing for consideration of a Resolution regarding Truth in Taxation and adoption of the Certified Tax Rate. A property tax increase would generate $97,000 and would offset cost increases in City operations that rely on property tax funding – Bruce Riddle, Assistant City Administrator/Finance Director**

Director Riddle reported that the City Council held a budget strategy session on January 14, 2026, followed by a budget retreat on April 16, 2026, where budget materials previously distributed were presented and discussed. Taking input from the Council, the staff made changes to the budget documents presented at the retreat, and on May 5, 2026, the Springville City Council adopted a Tentative Budget for the 2026-2027 fiscal year. The Tentative Budget was made available for public review for at least 10 days prior to a public hearing on June 16, 2026.

On June 16, 2026, the City Council opened a properly noticed public hearing to gather comments on the proposed budget. After closing the public hearing, the City Council adopted an Interim Budget with its proposed property tax revenues to be effective July 1, 2026, and to remain in place until a Truth in Taxation hearing tonight.

Director Riddle explained that the final budget adoption would reappropriate restricted funds from a property tax increase into the general budget. He went on to explain that property tax revenue does not automatically adjust for inflation, creating a gap in buying power over time. There is an inverse relationship between property values and the tax rate; as home values rise, the tax rate generally decreases to keep revenue levels steady. The city's general operations tax rate is very competitive compared to neighboring cities

Councilmember Snelson stated that in order to comment online during the Public Hearing, there is a meeting link on the front page of the Springville City website www.springvilleutah.gov. He asked that they please include their name when logging in and turn their camera on.

Councilmember Sneslon opened the public hearing.

Nat Veblungsnes commented that the state requires that a city go between 5% and 35% in reserves. The city hit 32.2% in reserves. She asked if the city is already on the higher end, why there is a need for more taxes.

Councilmember Snelson asked if Director Riddle could give more information. Director Riddle explained that the city aims to maintain its reserves near the upper end (35%) of the state-mandated 5%-35% range to ensure financial stability and maintain a high credit rating. The reserves act as a "rainy day" fund, providing essential flexibility during economic downturns or unexpected events. This policy directly influences the city's bond ratings, which helps secure lower interest rates when the city needs to issue debt. The council and staff discussed how maintaining these funds allows the city to act on strategic opportunities, such as land purchases that can later be sold or developed to benefit taxpayers and generate future revenue.

Jeffrey Lee Mills asked for clarification on the city's budget graphs and reserves, specifically questioning the Springville City share of property taxes and how the city manages its "rainy day" or reserve funds.

Director Riddle explained the complexities of Utah's sales tax distribution, noting that the city's growth in sales tax revenue is influenced by population-based distribution rather than just local point-of-sale generation. He also highlighted that the city is currently experiencing slower growth compared to surrounding communities, which impacts their proportional share of state sales tax pools.

Jeff Kroneberger expressed frustration regarding property tax increases on commercial properties and encouraged the city to work more closely with developers to foster economic growth rather than restricting potential development projects

Cameron Veblungsnes asked about the rainy day fund and suggested the city utilize a portion of the reserves rather than raise a permanent tax.

Director Riddle stated reserves can fluctuate and are vital for maintaining a healthy bond rate, which ultimately saves taxpayers money by lowering interest rates on future debt.

Cameron asked how the city is helping to bring business into the city. He has heard comments that the city is not friendly to new business.

Councilmember Millsap said that the reserve fund functions as an "opportunity fund." A recent purchase and subsequent sale of the Santana property to SunPro as a successful example of how the city uses these funds to generate profit, offset costs for residents, and secure long-term economic development opportunities.

Rachelle Olsen Johnson asked if there was a published line-item budget and what services would be diminished or what would be elevated by the increase,

Councilmember Snelson explained that the proposed $97,000 property tax increase is intended to maintain current service levels in the face of inflation, rather than expanding or elevating services.

Administrator Fitzgerald stated the budget could be found on the city website, and the council would be meeting September 08, 2026, for a budget strategy meeting.

Jeff Kroneberger raised concerns about recent changes to land use and development regulations near 400 North. He argued that some of the restrictions being implemented might negatively impact properties that have the potential to generate significant tax revenue. He advocated for the city to foster a more cooperative relationship with local developers and business owners. He emphasized that some current properties are considered "blighted" but could be redeveloped to become profitable assets for the city. He urged the council to broaden their perspective and work closely with stakeholders to ensure that zoning decisions support economic growth rather than hindering it.

Councilmember Snelson asked if there were any public comments online. There were no participants online for public comments.

Motion: Councilmember Millsap moved to close the public hearing. **Councilmember Wright seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

Motion: Councilmember Smith repeated his motion to confirm numbers **and moved** to approve **Resolution #2026-26** adopting the Certified Tax Rate of 0.001021 (comprised of a tax rate of 0.000733 for General Operations of the City and a tax rate of 0.000288 for Interest and Sinking Fund/Bond purposes) to be levied on all taxable property within the corporate limits of Springville City in order to support the tax revenue in the General Fund and Debt Service Fund. **Councilmember Wright seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

REGULAR AGENDA

2. **Consideration of a Resolution adopting a Final Budget for Springville City Corporation in the amount of $126,996.387 for Expenditures and Transfers in the 2027 Fiscal Year beginning July 01, 2026 - Bruce Riddle, Assistant City Administrator/Finance Director**

Director Riddle reported that the proposed final budget was fundamentally the same as the interim budget reviewed by the council in June. The only adjustments made are minor line-item changes required to incorporate the specific property tax revenue figures approved earlier in the meeting. He confirmed that the previously passed interim budget remains accessible to the public on the city website, and that this document would be updated to reflect the new final budget totals once adopted.

Motion: Councilmember Ellingson moved to approve **Resolution #2026-27** adopting a Final Budget for Springville City Corporation in the amount of $126,996,387 for expenditures and transfers in the 2027 Fiscal Year ending June 30, 2027. **Councilmember Smith seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Mayor Packard thanked everyone for their comments, and the council takes them very seriously. He asked if there were any further comments from the council. 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 Wright moved** to adjourn at 8:29 p.m. **Councilmember Millsap seconded** the motion. **Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson, and Councilmember Wright. The motion **Passed Unanimously, 5-0.**

This document constitutes the official minutes for the Springville City Council Regular Meeting held on Tuesday, August 18, 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, August 18, 2026.

DATE APPROVED: ______________________ ______________________________

Kim Crane
City Recorder

STAFF REPORT

DATE: August 27, 2026

TO: Honorable Mayor and City Council

FROM: Tyler Wilkins, Parks and Recreation Assistant Director

SUBJECT: **APPROVAL OF A RESOLUTION ALLOWING SPRINGVILLE CITY TO RECLAIM AN ABANDONED CEMETERY LOT FOR RESALE**

Recommended Motion:

A motion to APPROVE RESOLUTION 2026-___ allowing Springville City to reclaim an abandoned cemetery lot for resale.

Discussion:

Springville City Code Section 4-5-118 addresses the transfer of burial rights and the process for reclaiming long-unused cemetery plots. The City may proceed with resale of an empty plot only after the applicable ownership, notice, and reclamation requirements have been satisfied.

The proposed resolution establishes the process for providing notice to the owner or persons with a legal interest in the plot. If no valid claim is filed within the required period (three weeks), the owner's rights may be terminated and the affected portion of the cemetery may be vested in Springville City, allowing the City to sell the plot in accordance with City cemetery regulations and applicable state law.

Background:

On July 7, 2026, Jonathan M. Smith submitted a written request on behalf of his son, Daniel Smith, asking the City to allow Daniel to purchase cemetery plot OS-37-4-6. The request identifies a family connection to the neighboring plot, OS-37-4-5, where James Thompson Lisonbee is buried.

The proposed resolution identifies OS-37-4-6 as a Historic Springville City Cemetery plot subject to the City's process for reclaiming cemetery lots that
have remained unused for more than sixty years. The resolution provides for notice to the owner or person holding a legal interest in the plot and establishes a period during which a claim to the burial rights may be filed.

Fiscal Impact:

The City would receive the applicable cemetery plot purchase fee established by the current City fee schedule. No additional expenditure from the Parks and Recreation Department budget is anticipated.

Tyler Wilkins
Tyler Wilkins

RESOLUTION #2026-___

A RESOLUTION OF THE SPRINGVILLE CITY COUNCIL RELATING TO THE SPRINGVILLE CITY CEMETERY, REQUIRING OWNERS OF LOTS, SITES OR PORTIONS OF THE HISTORIC CITY CEMETERY THAT HAVE NOT BEEN USED FOR BURIAL PURPOSES FOR MORE THAN SIXTY YEARS TO FILE WITH THE CITY RECORDER A NOTICE OF CLAIM AND INTENT TO USE THE LOT OR SITE FOR BURIAL PURPOSES AND DIRECTING CITY STAFF TO GIVE NOTICE OF SUCH FILING REQUIREMENTS AND DIRECTING THE CITY STAFF TO CLAIM ALL BURIAL SITES WHICH REMAIN UNCLAIMED FOLLOWING THE REQUIRED NOTICE PERIOD.

WHEREAS, the Springville City Council has previously adopted Springville's "Cemeteries" ordinance, found in Title 4, Chapter 5 of the Springville City Code for the orderly operation of Springville City cemeteries; and

WHEREAS, pursuant to the provisions of Sections 8-5-1, et. seq., of the Utah Code Annotated and Section 4-5-106 of the Springville City Code, Springville may reclaim unused cemetery lots, plots, sites, or portions of a Springville cemetery that are unused for more than sixty (60) years; and

WHEREAS, Springville City staff reviews cemetery plots upon request to determine their status as in use or unused according to state law and City Code standards; and

WHEREAS, the Springville City Council now desires to give appropriate notices required by law to the named owners of those plots listed on Exhibit A; and

WHEREAS, the Springville City staff, when possible, will attempt to contact the owners of the plots listed on Exhibit A; and

WHEREAS, the Springville City staff has been directed to reclaim any plots for which notice of claims have not been submitted following the required notice.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SPRINGVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Filing of Notice of Claims to lots. Persons and/or owners of any lot, site or portion of the Springville Historic City Cemetery which has been unused for burial purposes for more than sixty (60) years are hereby required to file with the Springville City Recorder a notice of legal interest in the cemetery lot, site or parcel within the time set forth in Section 3, below.

Section 2. Direction of City Staff. Springville City Staff is hereby directed to cause a copy of this Resolution to be personally served upon the owner or person having the right to burial within the Historic City Cemetery on all lots specified in Exhibit A that have not been used for burial purposes for at least sixty (60) years, provided that staff is able to ascertain the name and location of such persons to provide personal service. In the event the person having the right to burial or the owner cannot be personally served with this Resolution, the Springville City Staff is hereby directed to cause the same to be published for the City as a Class A notice under Section 63G-30-102 for three weeks and mail a copy of the Resolution within 14 days after the publication to the owner’s last known address, if available.

<u>Section 3.</u> If, after personal service and/or publication of this Resolution, the owner or any person with the legal interest in the Cemetery lots listed on Exhibit A fails to state a valid interest in the use of the Cemetery lot, site or portion of the cemetery for burial purposes, the owner’s rights shall be deemed terminated and that portion of the Cemetery shall automatically be vested in Springville City. For the purposes of this Resolution, the filing deadline for a notice of claim to any interest in a lot for burial purposes shall be sixty (60) days after personal service upon an individual or thirty (30) days after the date of the last publication of this Resolution as stated in Section 2.

<u>Section 4.</u> <u>Vesting and Right to Sale.</u> On the vesting of any unused lot, site or portion of the Springville Historic City Cemetery, the City shall thereafter have the right to sell such lot, site or portion of the Cemetery in accordance with the rules and regulations pertaining to the Springville City Cemetery and State law.

<u>Section 5.</u> <u>Severability.</u> If any section, part or provision of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

<u>Section 6.</u> <u>Effective Date.</u> This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SPRINGVILLE CITY, STATE OF UTAH, THIS ______ DAY OF ___________________, 2026.

By:____________________________________
Matt Packard, Springville City Mayor

ATTEST:

____
Kim Crane, City Recorder

Exhibit A

Springville City Historic Cemetery
400 South 200 West
Springville, Utah 84663

Aaron Johnson owns Old Section, Block 37, Lot 4, Plot 6

STAFF REPORT

DATE: August 25, 2026

TO: Honorable Mayor and City Council

FROM: Jonah Petersen, Chief Building Official

SUBJECT: **SPRINGVILLE COMMUNITY DEVELOPMENT REQUESTS AN AMENDMENT TO SPRINGVILLE CODE 11-6-120(2), TO REMOVE THE PERFORMANCE GUARANTEE FEE AMOUNT FROM THE CODE.**

Recommended Motion:
Move to approve the amendment to Springville City Code Title 11 Chapter 6 Article 120(2) to remove the performance guarantee fee amount.

Executive Summary:
Springville City Code 11-6-120(2) includes a reference to the specific dollar amount of the performance guarantee fee. To avoid amending the code each time the fee may change, we are replacing the specific dollar amount with language that refers to the current fee schedule.

Focus of Action:
Does the proposed amendment increase consistency in the Springville City Code and reduce the need to amend it?

Background:
The Performance Bond fee is intended to cover the cost of any damage to city property (i.e. public street, curb and gutter, sidewalks, etc.) during the improvements of any lot, if the applicant for the building permit fails to fix the damage.

In reviewing the recent fee schedule and City Code, it was brought to our attention that 11-6-120(2) references the specific dollar amount of the performance bond. Recognizing that the bond amount may change each year with the adoption of the budget, staff recommend amending the code to reference the adopted fee schedule rather than a dollar amount.

Discussion:
The Planning Commission considered this matter during a duly noticed public hearing on June 23, 2026. During the hearing, the commissioners asked whether this approach is standard practice and were informed that it is.

The City is making a concerted effort to remove specific fee amounts from the Municipal Code and instead reference the adopted Fee Schedule. Because fees may change over time, referencing the Fee Schedule is considered a best practice. This approach ensures that future fee adjustments can be made through the adopted Fee Schedule without requiring frequent code amendments, reducing the risk of outdated or inconsistent fee provisions within the Municipal Code.

The Planning Commission voted unanimously to recommend approval of the amendment to City Council

	YES	NO	EXCUSED	ABSTAIN
Ralph Calder	X			
Hunter Huffman	X			
Mariah Hurst	X			
Tyler Patching	X			
Peter Pratt	X			
BJ Smith	X			
Brett Nelson			X	

Alternatives:
Move to deny the amendment to Springville City Code Title 11 Chapter 6 Article 120(2) to remove the performance guarantee fee amount.

Move to continue discussion on the amendment to Springville City Code Title 11 Chapter 6 Article 120(2) to remove the performance guarantee fee amount.

Regulatory Impact on Families:
Staff did not find any regulatory impact on families from this amendment.

Jonah Petersen
Jonah Petersen, MCP CBO

Exhibits:
Exhibit A: Proposed amendment to Springville City Code Title 11 Chapter 6 Article 120(2).

ORDINANCE #___-2026

AN ORDINANCE AMENDING SPRINGVILLE CITY CODE TITLE 11, CHAPTER 6, ARTICLE 1, SECTION 120 PART 2 TO REMOVE THE PERFORMANCE GUARANTEE FEE AMOUNT.

WHEREAS, Springville City may amend such provisions of the City Code to maintain consistency, ensure accuracy, and to provide consistency, and

WHEREAS, Springville City requires a performance bond for any and all improvements installed in conjunction with receiving a building permit from Springville City, and

WHEREAS, the amount of the performance bond is subject to annual review and recalculation, and

WHEREAS, referencing the fee schedule rather than specific dollar amounts in the City Code avoids the need for annual amendments as fees change; and

WHEREAS, in accordance with Utah State Code 10-3-702.1, the Mayor and City Council have considered the impact the proposed ordinance may have on family health, stability, and formation; and

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Title 11 Chapter 6 Article 1 Section 120 Part 2 of Springville City Code is hereby amended to read as shown in Exhibit A

SECTION 2: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 3: This ordinance shall become effective after September 15, 2026, upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 01st day of September 2026.

____
Matt Packard, Mayor

ATTEST:

____
Kim Crane, City Recorder

Exhibit A

Amendment of Title 11 Chapter 6 Article 1 Section 120 Part 2 of Springville City Code

§ 11-6-120. All Lots Shall be Improved Prior to Issuance of Building Permit.

(1) No building permit shall be issued for the construction of a dwelling or commercial or industrial structure which is to be located on a lot or parcel outside of an approved subdivision, unless said lot or parcel shall be fully improved. Said full improvements shall consist of municipal water, secondary water, and sewer to the property, paved street, curb, gutter and sidewalk. If the lot or parcel abuts on either side with a lot or parcel for which curb, gutter, or sidewalk has not been installed, an applicant for a building permit may, in lieu of installing the improvements required by this paragraph prior to obtaining a building permit, include such improvements in his construction plans and sign an agreement with the City that such improvements will be installed, or if by recommendation of the City Engineer, a waiver of protest may be signed and approved by the City Council, waiving the right of the landowner to protest any possible future special improvement district.

(2) If an applicant for a building permit is required to install any improvements pursuant to the preceding paragraph, or if the Building Inspector determines that the construction contemplated by the application may result in any damage to a public street, curb and gutter, sidewalk, water, or sewer, or electric line, or any other publicly owned improvement, or if the construction contemplated by the application will include connection or relocation of any municipal water or sewer line or excavation within any public street, the Building Inspector shall require, prior to issuance of the building permit, that the applicant post with the City a guarantee of performance. Such performance guarantee will guarantee that all improvements required by the preceding paragraph will be installed to City standards and specifications, that any damage done during the construction to a sidewalk, curb, gutter, street, sewer line, water line, electric line or other public improvement will be repaired to City standards and specifications, and that all connections to and relocations of the municipal water and sewer system will be properly made. All such performance guarantees shall be in an amount listed ~~determined adequate~~ in the adopted fee schedule or as approved by City Council resolution. ~~by the Building Inspector to protect the interests of the City, but in no event shall an applicant be required to post a guarantee in an amount greater than $15.00 per frontage foot of the lot or parcel to which the permit will apply~~. All guarantees shall be in the form required by Chapter 5 of Title 14 of City Code.

To: Honorable Mayor and City Council

From: Carla Wiese, Planner/Econ Dev

Date: August 25, 2026

Re: **Springville Community Development seeks to amend Springville City Code Title 11, Chapter 5 to adopt the Wildland Urban Interface Overlay**

Mayor and City Council,

In the 2025 Legislative Session, the state passed HB48 Wildland Urban Interface Modifications. This legislation stated that if the State adopted the Wildland Urban Interface (WUI) Code as part of the International Code Council (ICC), cities are advised to adopt the ICC WUI Code as part of municipal building codes for construction within the area designated in the Utah Wildland Urban Interface Map created by the Utah Division of Forestry, Fire, and State Lands. Cities are not required to comply with the Wildland Urban Interface, however, failure to makes the city fully responsible for the cost of fighting fires within the Wildland Urban Interface rather than receiving funds to assist with the cost from the Utah State Division of Forestry, Fire, and State Lands (FFSL).

WUI Zone is defined in Utah code as: The line, area, or zone where structures or other human development (including critical infrastructure that, if destroyed, would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

The WUI Zone is where Utah's WUI Code is applicable and enforceable by the City.

The Division of Forestry, Fire & State Land's (FFSL) high-risk WUI boundary specifically identifies WUI areas that present an elevated risk of wildfire. This high-risk boundary is a refined assessment and is determined by areas with an SES (Structure Exposure Score) of 7+ and high structure density. An SES score accounts for burn probability and damage potential.

HB 48 required the FFSL to identify the boundary of the High Risk WUI. Properties with structures within the High Risk WUI boundary will be assessed an annual fee by the State. The state will provide certified assessments of property upon the property owner's request. These assessments provide recommendations for reducing wildfire risk.
This amendment to include the Wildland Urban Interface Overlay will bring Springville City into compliance with state code.

The amendment before you to add the Wildland Urban Interface Overlay supports the state's efforts to mitigate wildland fire risk and brings Springville City into compliance with state code.

The item was considered by the Planning Commission in a duly noticed public hearing on July 14, 2026. The Planning Commission unanimously supported the adoption of the WUI and recommended that the City take concerted efforts to inform residents of the process to have property assessed.

	YES	NO	ABSTAIN	EXCUSED
Ralph Calder	X			
Hunter Huffman				X
Mariah Hurst	X			
Brett Nelson				X
Tyler Patching	X			
Peter Pratt	X			
BJ Smith	X			

Recommended Motion:

Move to adopt Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay

Alternative Motions:

Move to deny adoption of Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay

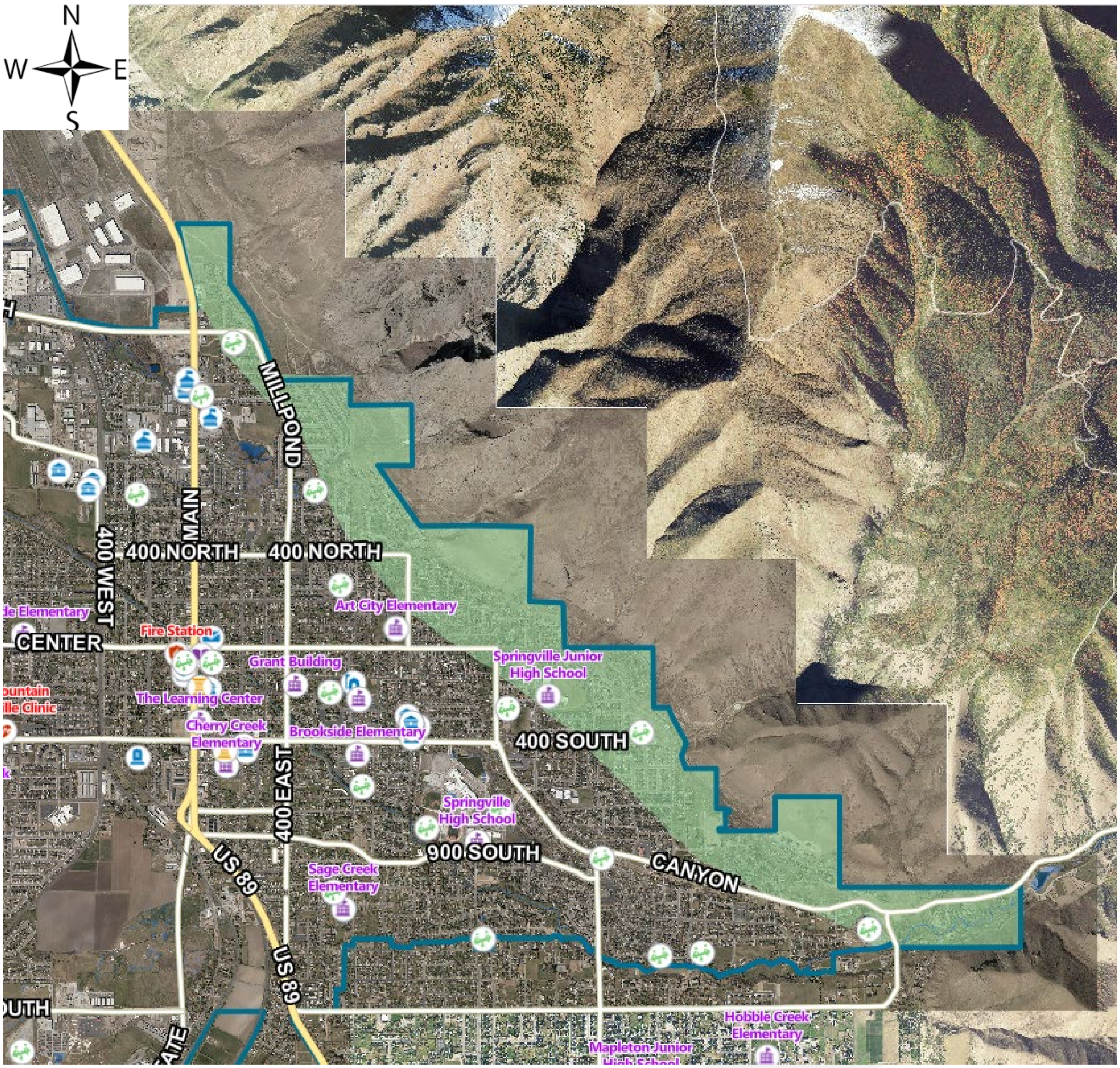
Move to continue discussion of Zone Text amendments to Springville City Code Title 11, Chapter 5, to adopt the Wildland Urban Interface Overlay

Exhibits:

Exhibit A: Proposed Wildland Urban Interface Overlay amendment to Springville City Code, Title 11, Chapter 5, Article 10

Exhibit B: Aerial-Wildland Urban Interface Overlay

Exhibit B:
Aerial-Wildland Urban Interface Overlay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400 EAST
Springville
High School
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CANYON
US 89
Sage Creek
Elementary
US 89
Hobble Creek
Elementary
Mapleton Junior

ORDINANCE #___-2026

AN ORDINANCE AMENDING SPRINGVILLE CITY CODE TITLE 11, CHAPTER 5 TO ADOPT THE WILDLAND URBAN INTERFACE OVERLAY

WHEREAS, Springville City may amend such provisions of the City Code to comply with changes in the Utah State Code, and

WHEREAS, Springville City adopted Wildland Urban Interface Building Code standards, and

WHEREAS, the Wildland Urban Interface Building Codes apply to properties within the Wildland Urban Interface Overlay, and

WHEREAS, in accordance with Utah State Code 10-3-702.1, the Mayor and City Council have considered the impact the proposed ordinance may have on family health, stability, and formation; and

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Title 11 Chapter 5 of Springville City Code is hereby amended to read as shown in Exhibit A

SECTION 2: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 3: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 1st day of September 2026.

____
Matt Packard, Mayor

ATTEST:

____
Kim Crane, City Recorder

Exhibit A

Springville City Code Title 11-5 Wildland Urban Interface Overlay Amendment

CHAPTER 5

OVERLAY DISTRICT REGULATIONS

Article 10
Wildland Urban Interface Overlay

§ 11-5-1001. Application

The Wildland Urban Interface Overlay Zone shall apply to property shown on the "Springville City Wildland Urban Interface Map," a copy of which shall be maintained on file with the Springville City Recorder's Office and also available online

§ 11-5-1002. Purpose and Intent.

The purpose of the Wildland Urban Interface Overlay zone shall be to mitigate the risks to life, property, and infrastructure in designated areas where structures and other development meet and intermingle with undeveloped wildland or vegetative fuel.

§ 11-5-1003. Definitions.

(1) Wildland Urban Interface Overlay is defined the same as in Title 65A Forestry, Fire, and State Lands Chapter 1 Division of Forestry, Fire, and State Lands Section 1 Definitions Utah State Code, Annotated as the zone where structures and other human development meets, or intermingles with undeveloped wildland.

§ 11-5-1003. Permitted Uses.

Permitted uses in the Wildland Urban Interface Overlay Zone shall include all uses permitted within the underlying zone, subject to compliance with all requirements for development in accordance with the Utah Wildland Urban Interface Code adopted under section 15A-2-103, UCA, and incorporated in Title 10 Building and Construction, Chapter 1 Building Code of Springville City Municipal Code.

§ 11-5-1004. Regulations conflicting with the Springville City Wildland Urban Interface Code

The Springville City Wildland Urban Interface Code, as adopted in Title 10, shall take precedence over any conflicting provision of an underlying zone in this Title as to those properties shown in the Springville City Wildland Urban Interface Map.