

IN ATTENDANCE

Commissioners Present: Brett Nelson, Hunter Huffman, Tyler Patching,
Peter Pratt, Mariah Hurst and BJ Smith

Commissioners Excused: Ralph Calder

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant
Jeff Anderson, Assistant Public Works Director

City Council: Jake Smith, Mindi Wright

CALL TO ORDER

Chair Huffman called the meeting to order at 7:00 p.m.

APPROVAL OF THE AGENDA

Commissioner Nelson moved to approve the agenda as written. Commissioner Smith seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

July 14, 2026

Commissioner Smith moved to approve the July 14, 2026 meeting minutes. Commissioner Pratt seconded the motion. The vote to approve the meeting minutes was unanimous.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

- 1) Springville Public Works proposes an amendment to Springville Code Title 11, Chapter 6, and to formally adopt the new Flood Insurance Study (FIS) report and Flood Insurance Rate Maps (FIRMs) for Utah County and Incorporated Areas. The amendment was initiated by Jeff Anderson, Assistant Public Works Director.*

The proposed amendment would bring Springville code into compliance with the minimum requirements of the National Flood Insurance Program regulations in 44 CFR Part 60.3(d).

This is a legislative policy decision about complying with the standards of the National Flood Insurance Program. The Planning Commission will make a recommendation to the City Council. The City Council will make the final decision at a later public meeting.

Jeff Anderson arrived at 7:11 p.m.

Jeff Anderson, Assistant Public Works Director, presented an overview of proposed updates to the City's flood maps and Flood Damage Prevention Ordinance. The updates are necessary to maintain the City's participation in the National Flood Insurance Program (NFIP) and comply with updated federal requirements. The updated flood maps for Utah County and incorporated areas became effective June 23, 2026, and the City must adopt the updated maps and amend its ordinance by August 27, 2026.

Assistant Director Anderson explained that the updated mapping primarily benefits Springville by reducing the areas designated as being within the 100-year floodplain, particularly on the west side of I-15. Some properties that were previously subject to flood insurance requirements may no longer be within the 100-year floodplain. The updated maps also establish floodway designations and incorporate Utah Lake-related flood mapping.

Staff reviewed three proposed amendments to Title 11, Chapter 6 of the Springville City Code:

- **Section 11-6-605:** Basis for Establishing Areas of Special Flood Area. Updates the effective date of the adopted flood maps from June 19, 2020, to June 23, 2026. Ensures the ordinance references current FEMA approved FIS report. FSH and FIRMs remain automatically adopted by reference.
- **Section 11-6-610:** Adds a "no-rise" standard, as required by federal regulations, prohibiting development in certain floodway zones from increasing the base flood elevation by more than 1 foot.
- **Section 11-6-627:** Adds a severability provision specifying that if a portion of the ordinance is found to be unconstitutional, only that portion is considered void rather than the entire chapter.

The proposed changes were reviewed by FEMA and the State, and both agreed with the City's assessment that the amendments meet the minimum federal requirements. The ordinance update would have no immediate impact on the City's budget.

The Commission discussed the possibility of future flood mitigation projects along Hobble Creek, including potential levees, trails, recreation opportunities, and other improvements. Assistant Director Anderson explained that the City is pursuing grant funding for flood mitigation and that future projects could potentially incorporate recreational improvements, including trails along levees. The Commission discussed the possibility of coordinating future efforts with existing master plans and obtaining public input through the Community Board.

Assistant Director Anderson explained that the City is currently working through environmental assessment and watershed planning processes to evaluate potential flood mitigation alternatives and their impacts. Future design work would consider applicable park and trail master plans and incorporate community input.

The Commission also discussed the effect of the updated maps on residential properties. Assistant Director Anderson indicated that the changes have generally been beneficial and that the City was unaware of residential properties on the west side that had been adversely affected. Property owners affected by changes to the floodplain boundaries were notified by the State, County, and FEMA.

Chair Huffman opened the Public Hearing at 7:37 p.m. Seeing no speakers, Commissioner Nelson moved to close the Public Hearing. Commissioner Patching seconded. The public hearing was closed at 7:37 p.m.

Following closure of the public hearing, the Commission continued discussion regarding the importance of considering future flood mitigation projects from a broader planning perspective, including potential impacts to the City's budget, trail system, and master planning efforts.

Commissioner Hurst moved to recommend approval of an ordinance 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, to the City Council. Commissioner Nelson seconded the motion. The vote to approve the Legislative Session item was unanimous.

With nothing further to discuss, Commissioner Nelson moved to adjourn the meeting. Commissioner Patching seconded the motion. Chair Huffman adjourned the meeting at 7:41 p.m.