MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON TUESDAY, OCTOBER 06, 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 Excused
Mindi Wright

City Staff in Attendance: City Administrator Troy Fitzgerald, 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 7:03 p.m.

INVOCATION AND PLEDGE

Councilmember Smith offered the invocation, and **Councilmember Snelson** 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 ABSENT, and Councilmember Wright. The motion **Passed Unanimously, 4-0 with 1 absent.**

MAYOR'S COMMENTS

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

CEREMONIAL

1. **Presentation from Miss Springville/Mapleton**

Miss Springville/Mapleton Laney Pace presented her service project, Moms and Minis, which focused on providing needed resources for mothers and children. She reported that fundraising efforts were underway, with donations from local businesses and a future tea party planned to raise additional funds. Mayor Packard recommended that she connect with Parks and Recreation Director Stacey Child. Pace also expressed her willingness to assist with community events.

2. **Presentation from the Utah Chiefs of Police Association recognizing the accreditation of the Springville Police Department**

Chief Haight introduced Chief Brad Bishop, President of the Utah Chiefs of Police Association. Chief Bishop recognized the Springville Police Department for achieving accreditation through the Utah Chiefs of Police Association. He acknowledged that Lieutenant Leonard had submitted more than 191 items to meet the accreditation requirements and congratulated the department on its accomplishment.

PUBLIC COMMENT

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

Spencer Terry, a Brigham Young University MPA student, introduced himself and stated he was in attendance to learn more. Mayor Packard said for him to reach out to the City Administrator Fitzgerald with any questions.

CONSENT AGENDA

3. Approval of the minutes for the September 15, 2026 Work and Regular meetings

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

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

PUBLIC HEARING AGENDA

4. **Public Hearing for Consideration of a Resolution approving the sale of City owned property at 1200 West Center Street, Springville, Utah – Troy Fitzgerald, City Administrator**

Administrator Fitzgerald reported that Springville City proposed selling 1.357 acres near 1200 West and 100 North to HomeOwnership4U (H4U) for the Wood Springs Cottages project. The property was part of parcel 23-032-0046. The current appraisal valued the property at $550,000, which would serve as the purchase price.

Fitzgerald explained that H4U proposed developing 14 owner-occupied homes using a nonprofit development model. The City would finance the land purchase without interest and receive payments as individual homes were sold, with all remaining proceeds due by July 1, 2029. The proposed closing date was February 1, 2027.

Fitzgerald clarified that the property sale would not constitute zoning approval and that the applicant would still need to meet applicable zoning requirements. He reviewed the proposed mutual agreement and the process. Councilmember Wright asked whether Springville residents would be eligible to purchase the homes under the agreement. Fitzgerald confirmed that they would.

Mayor Packard opened the public hearing.

Curtis Koelling, a neighboring property owner, submitted a petition to the Council. He requested a thorough review of the proposed housing density, consideration of a lower-density alternative, and a pedestrian and safety analysis addressing nearby schools.

Melissa Kidder, a neighborhood resident, expressed concern about increased school traffic on Center Street resulting from the proposed 14 homes. She asked whether the General Plan would need

to be amended. She supported efforts to reduce housing costs but questioned the number of homes proposed.

Joe Rogers, a neighboring property owner, expressed concerns about the proposed layout, traffic, parking, aesthetics, and trash bins near his property. He noted that the plan showed five homes adjacent to his property and raised concerns about traffic on 1200 West. He stated that a previous proposal approximately 18 months earlier had involved one home, which would have brought the total number of homes in the area to seven.

Nelson DeMeester, who lived north of the property, stated that the development should integrate with the existing neighborhood. He expressed concern that the proposed parking arrangement would separate the development from the surrounding neighborhood and requested a more cohesive design.

Hunter Huffman, who worked on affordable housing projects, expressed support for the proposal. He discussed the challenges of housing affordability in Utah and explained that smaller homes and detached parking could provide a more affordable path to homeownership and allow buyers to build equity.

Steve Bond, owner of the nonprofit HomeOwnership4U, acknowledged the concerns expressed by residents and explained that the organization's model focused exclusively on owner-occupied housing with professional management. He stated that reducing the number of homes would increase the cost of the development. Bond distributed informational handouts to attendees.

Alexis Culling, a resident, stated that the vacant property was an eyesore and expressed support for developing the site. However, she raised concerns about traffic on the smaller roads serving the area, particularly given the presence of three nearby schools. She also expressed concern that the proposed design did not fit with the character of the existing neighborhood.

Motion: Councilmember Smith motioned to close the public hearing. **Councilmember Wright seconded** the motion. **Voting Yes**: Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed 4-0 with 1 absent.**

Councilmember Smith asked about traffic concerns related to the proposed development. Administrator Fitzgerald stated that the City Engineer would review the proposal to ensure it met applicable requirements and that a traffic study might be conducted.

Councilmember Millsap asked about the proposed parking lot separating the development from existing homes. Fitzgerald explained that the layout was conceptual and could change. He clarified that the resolution established the number of homes. Millsap expressed concern about the number of parking stalls and noted that the concept might show more than required. Fitzgerald stated that additional discussions with Engineering regarding off-site parking might be necessary.

Councilmember Ellingson asked how the proposed home sizes compared with homes in Brookside. Fitzgerald explained that the homes would range from under 1,000 square feet to approximately 1,850 square feet. He added that additional parking was being considered to reduce impacts on the surrounding neighborhood.

Mayor Packard confirmed that zoning would not be determined during the meeting. Fitzgerald reiterated that the resolution addressed a development of 14 homes.

Councilmember Ellingson asked whether the zoning process should be completed before entering into the property agreement. Fitzgerald explained that the developer would have no guarantee of acquiring the property if the agreement were delayed until after zoning approval.

Councilmember Millsap expressed support for the proposed 14 homes. Councilmember Wright stated that the purpose of the project was to provide affordable housing and that 14 homes would make

a meaningful contribution toward that goal. Councilmember Ellingson agreed that 14 homes were necessary for the project to be viable.

Motion: Councilmember Wright motioned to approve **Resolution #2026-33** selecting Homeownership4U for Wood Springs Cottages and authorizing the mayor to execute a purchase and sale agreement consistent with the resolution, with the maximum senior financing amount set at $5,000,000. **Councilmember Millsap seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed 4-0 with 1 absent; Resolution #2026-33 adopted.**

Community Development Director Yost reported on the zoning process. He explained the Planning Commission would consider zoning in a public hearing and provide the city council with a recommendation.

5. **Consideration of an Ordinance and amendments to the Lakeside Landing Special District Overlay – Josh Yost, Community Development Director**

Director Yost reported that Lakeside Land Partners had requested amendments to adjust several lot types, establish housing market tiers, and align the regulating plan and thoroughfare maps with engineering requirements and the proposed block layout. Staff recommended approval of the amendments, with two modifications recommended by the Planning Commission: retaining the existing review standard for future alley relocations and limiting reduced Lot Type 15 common-court setbacks to situations where building fronts faced each other, or no building was directly opposite. These changes would preserve City Council review of modifications that could affect future block layouts and protect minimum common-court widths.

Yost reviewed the history of the amendments over the past several years and noted progress on approximately 150 attached and detached homes. He presented the proposed regulating plan amendments and housing market tier framework.

The proposed amendments included provisions for documenting changes to housing market tiers; establishing maximum floor area allowances for several lot types; allowing smaller lots for qualifying three-story townhomes; requiring additional park space for compact townhomes in T5-i areas; clarifying garage setbacks; reinstating green street setbacks; requiring six-foot sidewalks; and allowing administrative alley relocations while preserving access and block dimensions. The proposal also included reducing front setbacks for Lot Type 15 homes on common courts.

Councilmember Ellingson expressed concern that the reduced setbacks could limit porch space and diminish the open feel of the neighborhood. She indicated that she preferred not to include that portion of the proposal.

Councilmember Wright asked about the number of feet involved in the setback changes. Yost referred the question to staff for clarification of the recommendation.

Councilmember Ellingson asked whether additional improvements could be identified based on lessons learned from Westfield Central. Yost stated that the plan could be better codified and noted that the proposed setbacks were somewhat more generous.

Motion: Councilmember Smith motioned to approve **Ordinance #28-2026** amending the Lakeside Landing Special District Overlay and Pattern Book as shown in the ordinance exhibits and recommended by the Planning Commission. **Councilmember Wright seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed 4-0 with 1 absent; Ordinance #28-2026 adopted.**

6. **Consideration of an Ordinance and amendments to the Westfields Central New Neighborhood Plan – Carla Wiese, Planner II/Economic Development**

Planner Wiese reported that the Westfields Central New Neighborhood Plan, which was adopted in 2021, codified architectural standards to be used throughout the development. The architectural standards, while focusing on aesthetics, included provisions that would enhance the environmental sustainability of the development, meaning that architectural design standards would contribute to energy efficiency. Specifically, the standards require solar shading for west and south facing windows. Other builders have expressed concern over the shading requirements, but none have presented a workable solution until now. It has been proposed that additional exceptions be allowed when the subject windows are alley-facing, and the alley is located on the southern or western exposure or where an adjacent structure provides adequate shading on the south or west elevation. Be part of architectural standards.

Motion: Councilmember Wright motioned to approve **Ordinance #29-2026** amending Springville City Code 11-5a-101; Westfields Central New Neighborhood Plan to include additional exceptions to the window shading requirements. **Councilmember Smith seconded** the motion. **Roll Call; Voting Yes:** Councilmember Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed 4-0 with 1 absent; Ordinance #29-2026 adopted.**

7. **Consideration of an Ordinance for a new conditional use for commercial uses of historic homes – Carla Wiese, Planner II/Economic Development**

Planner Wiese presented a proposed zoning amendment that would establish a definition for Historic Residential Re-use, identify the residential zones where it could be permitted as a conditional use, and specify the conditions the Planning Commission would apply when reviewing applications.
Wiese explained that Springville Rising LLC had purchased the historic WW Clyde home at 195 East Center Street and proposed using the property for community events, including music recitals, art exhibits, and occasional gatherings and receptions. Staff had advised the owner that the existing zoning did not permit nonresidential uses of the home. Over approximately one year, Springville Rising and City staff collaborated on proposed language intended to accommodate the use within the Historic Center Neighborhood while preserving the residential character of the neighborhood, the historic integrity of the property, and its potential value as a community asset.

Councilmember Smith asked whether the proposal established a limit on the number of people permitted outdoors. Wiese stated that the Planning Commission had discussed the issue and that she had reviewed building assembly requirements for indoor and outdoor gatherings.

Councilmember Ellingson asked whether Public Safety had expressed concerns about occupancy limits. Wiese explained that the requirements referred to the applicable building code.

Councilmember Millsap asked whether the amendment was written specifically for the applicant or whether it could be available to other property owners. Wiese explained that the language was intended to narrowly define the use to protect the neighborhood. She added that the requirements would limit the types of activities permitted and the number of people allowed inside the building at one time.

Motion: Councilmember Smith motioned to approve **Ordinance #30-2026** amending Springville City Code Title 11-3-402 Definitions and to add Historic Residential Re-use to Title 11-4-301 Land Use Matrix to include Historic Residential Re-use as a conditional use in the R1-5 Zone, and to Title 11-2-205 Specific Criteria for Consideration of a Conditional Use Permit to add conditions for Historic Residential Re-use. **Councilmember Ellingson seconded** the motion. **Roll Call; Voting Yes:** Councilmember

Ellingson, Councilmember Millsap, Councilmember Smith, Councilmember Snelson ABSENT, and Councilmember Wright. The motion **Passed 4-0 with 1 absent; Ordinance #30-2026 adopted.**

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

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

CLOSED SESSION, AND ADJOURNMENT IF NEEDED – TO BE ANNOUNCED IN MOTION

The Springville City Council may adjourn the regular meeting and convene into a closed session as provided by UCA 52-4-205.

There was none.

ADJOURNMENT

Motion: **Councilmember Ellingson moved** to adjourn the meeting at 8:59 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, October 06, 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, October 06, 2026.

DATE APPROVED: October 20, 2026



Kim Crane
City Recorder