



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, JULY 11, 2018 AT 5:00PM
AT TOWN HALL, 118 LION BOULEVARD, SPRINGDALE, UTAH**

Meeting convened at 5:00PM

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Pledge of allegiance led by Mayor Stanley J. Smith.

Motion made by Lisa Zumpft to approve the agenda for July 11, 2018; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion/Information/Non-Action Items

General discussion & announcements: Mayor Smith recognized the passing of Mary Jane Weyher and Jenny Mailloux. They both were a benefit to our community.

Mayor Smith said the State Transportation Committee would meet on Tuesday to begin planning the transit system from St. George to Springdale. He indicated the County Commissioners would consider a proposal for a private/public partnership.

Mr. Wixom said UDOT conducted an SR-9 project wrap-up meeting. Any open items should be brought to the attention of the Town so the final punch list could be completed.

- The Town would participate in the Washington County Fair with a community seed display. Mr. Wixom opened the opportunity to the public for volunteers.
- The Water Treatment Plant construction continued with testing scheduled to start early August.

Town attorney Greg Hardman arrived at the meeting.

Zion Park update: Superintendent Bradybaugh reported:

- Year-to-date Park visitation was up 1.5%, or approximately 32,000 people. The Park remained very busy.
- The next Cooperating Agency Meeting for the Visitor Use Management Plan would be held August 9th.
- Kolob Canyons Road was closed for reconstruction to correct drainage issues. Crews were on schedule and the project was set to be completed in November.

- The first hurdle was cleared to construct a small Visitor Center at Cedar Breaks National Monument. The Park was working with Zion Forever Project and the National Park Service for funding.
- The Park was finalizing the grant application for replacement of the Park shuttle bus fleet as well as other projects within the Park. The Town of Springdale would provide a letter of support.

Visitors Bureau report: Nate Wells reported:

- Mr. Wells apologized for missing the last Council meeting. He said the ZCVB monthly meeting was held earlier today. Reports were given by the Town of Springdale, Zion National Park, Mayor Smith, and Joyce Kelly from the Washington County Office of Tourism.
- The Fourth of July parade went well and had good participation. Prizes were given to float winners.
- The Board approved funds to support the New Year's Eve fireworks.

Z-Arts report: Michelle Giardina reported

- The Shearer Foundation would provide classical guitar performances on August 3rd and 4th.
- Z-Arts would start its yearly membership and fundraising drive.
- The public sculpture was completed and a plaque would be installed on the pedestal.
- Z-Arts was seeking a Visual Arts Chairperson. In the interim, local artist shows were scheduled through January.
- Z-Arts planned to work with the Historic Preservation Commission on a new public sculpture project using the awarded RAP tax funds.

Community Development and General Plan report: Tom Dansie reported:

- The Code Enforcement Officer was finishing the outdoor lighting audit and any properties out of compliance would be alerted.
- Planning Commission projects included a review of transient lodging standards, and policy for long-term off-street parking regulations.
- Mr. Dansie was contacted by the Western Rivers Association who offered to conduct a climate change vulnerability study and provide an assessment.

Community questions and comments: None were made.

Action Items - Legislative

Public Hearing – Ordinance Revision - Changes to section 10-14-9(C) clarifying the Town's regulation of gated access to subdivisions: Mr. Dansie said this proposed ordinance would clarify the Town's regulation of gated access into subdivisions. Currently the Town prohibited gates unless there was a compelling need. The Planning Commission had developed standards and criteria to determine when a compelling need would be justified.

Mr. Dansie said this issue had generated a lot of public comment which was included in the packet material and distributed to the Council via email.

Council questions: Mr. Alltucker asked about subdivisions which currently had gates.

- Mr. Dansie said existing gates were installed prior to the Town adopting the ordinance that prohibited gates.

Mr. Alltucker asked if there was any recent documented increase in crime or property damage directly attributed to the lack of gated access.

- Mr. Dansie indicated the Town did not have that information. Some residents said the need for road maintenance had increased due to unwanted traffic. Should a gate be requested, documentation would be required to illustrate this increased need.

If the ordinance was changed to ban all subdivision gates, Mr. Alltucker asked if the Town could institute a process to remove existing gates.

- Mr. Hardman said an amortization period could be implemented to depreciate the value of the gate.

Concern for access by emergency and Town service vehicles was discussed.

- Mr. Dansie said there were mechanisms that allowed access for these vehicles and it would be the responsibility of the subdivision to provide the infrastructure and maintenance.

Mr. Alltucker asked about indemnity.

- Mr. Hardman said the Governmental Immunity Act protected the Town from lawsuit in response to emergency situations. He said the situation must rise to intentional or gross negligence before any legal issue arose.

Mr. Alltucker asked about standards for a turnaround.

- Mr. Dansie said as drafted there were no specific standards for a turnaround but these could be clarified.

Mr. Alltucker asked if any subdivisions had closed their road to prevent claims of prescriptive easements.

- Mr. Dansie was not aware of any. He said there had been changes in state law whereby closing the road for one day a year was no longer a requirement for defending against prescriptive easements.

Public questions: None were asked.

Motion made by Lisa Zumpft to open public hearing for changes to section 10-14-9(C) clarifying the Town's regulation of gated access to subdivisions; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: Mark Chambers thanked the Council for serving. He clarified that his property was accessible at all times and the small, decorative fence was unlocked. Visitors admired the look and feel of Springdale which was also good for residents. Mr. Chamber acknowledged it was hard to maintain village atmosphere and understood the desire to protect property, especially by those who were not here all the time. Barricading a neighborhood barricaded everyone and did not build community. Mr. Chambers referenced General Plan section 2.1.3 which stated why gated communities were not wanted. He asked the Council to not allow gated communities anywhere in the Town.

Mike Marriott talked about the Planning Commission process and said it was evident sentiments differed. Mr. Marriott did not think there was a consensus recommendation and he felt the Commission just 'punted' the ordinance back to the Council. The Commission had been asked to draft an ordinance which provided clarification on compelling need. In his view the findings were based on opinion rather than fact. Mr. Marriott felt the directive from the Council was to make a provision for gates as accommodated for in the General Plan. The process was long and arduous but needed more work by the Commission.

Joe Pitti felt the comments by Mr. Marriott were not reflective of the Planning Commission process. As reflected in the minutes, the Commission spent hours discussing the idea. They were divided but, in more ways, toward not having gated communities. Mr. Pitti said sending the ordinance back to the Commission would continue the same discussion and conclusion.

Dean Elger wanted to emphasize the spirit of the Town and putting up gates in a small town sent a message. Mr. Elger said compelling needs were separate from compelling wants. If crime was the compelling need in a neighborhood then the rest of the Town probably would want the same protection.

Donna Holt shared her written comments (Attachment #1). Changes in Springdale reflected tourism, but many residents still wanted the feel of a small town. To her, the General Plan was crafted to reflect the character of the Town and this character did not include gates. She acknowledged some residents were concerned about their safety, but a gate would not necessarily keep 'bad' people out. There were ways to protect private residences and the topography restricted movement. Ms. Holt said part of the village character was watching out for each other. Police presence was good and they could be called for help with issues.

Motion made by Adrian Player to go out of public hearing; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council deliberation: Mr. Player appreciated Ms. Holt's comments. While on his property he often engaged in conversation with people walking by. Mr. Player expressed he liked the small-town atmosphere and did not like the idea of gated communities.

Mr. Alltucker said it was clear the Planning Commission worked long and hard at this task. The Council needed to decide if they would allow gates at all, and if so, what were the compelling needs. The first guiding principle of the General Plan addressed protecting small-town atmosphere. Mr. Alltucker said he did not hear any reasonable testimony to support a gated community. Gates created a sense of isolation and exclusionary neighborhoods. They blocked open space and public lands and were incompatible with the overriding desires of the community. Issues concerning security could be addressed and Mr. Alltucker applauded the work of Springdale's police force. Gated communities would erode civic involvement. Mr. Alltucker said the Council had the power to set Springdale on a course they could be proud of.

Mr. Aton said people often drove up his residential road. In response, the HOA installed signs which seemed to help. It was important for everyone to feel at home anywhere in Town and a gate was a detriment to the idea of community.

Mayor Smith spent many years growing up in Springdale and knew the feel of a small town. He adamantly opposed gates and did not see a need. Police patrolled 24/7, checked doors, and if there was a concern they addressed it. Gates were enemies to neighbors.

Ms. Zumpft said she attended the Planning Commission meetings and hearings. She acknowledged their discussion was contentious but it was clear where each Commissioner stood. The 'no gates' preference had been in the General Plan at least twelve years ago and was without public issue when the General Plan was most recently approved. Ms. Zumpft said gates did not make it easy to be part of a community. Although police presence had grown significantly it was due to tourism not crime. In fact, police reports indicated officers were primarily helping people not dealing with crime. Ms. Zumpft felt any fear factor was perpetuated by misinformation.

Mr. Player suggested 'compelling need' be removed from the current ordinance.

- Mr. Alltucker felt the Council should not take action this evening but ask staff and legal to draft an ordinance that would stand a legal challenge.

Mayor Smith suggested Council members reconsider the public comment and bring back the issue next month.

- Mr. Hardman suggested the Town attorney issue a legal opinion addressing the amortization component. Since this ordinance considered tonight specifically addressed criteria for compelling need, Mr. Hardman felt the cleaner, clearer path was to hold another public hearing.

Motion made by Lisa Zumpft to postpone changes to section 10-14-9(C) clarifying the Town's regulation of gated access to subdivisions. And, direct staff to bring back next month a revised draft ordinance after input from individual Council members and legal; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public Hearing: Ordinance Revision - Changes to sections 10-2-2, 10-7A-2, and 10-7A-4, adding standards for the temporary storage of towed vehicles: Mr. Dansie said this ordinance made allowance of use space in existing parking areas for towed vehicles. The ordinance included standards to prevent lots from being used as impound or salvage lots.

Council questions: Mr. Alltucker asked who had liability for any damage to a towed vehicle.

- Chief Brecke said the tow company would assume responsibility for any damage done to the vehicle during towing.

Public questions: None were asked.

Motion made by Lisa Zumpft to open public hearing for changes to sections 10-2-2, 10-7A-2, and 10-7A-4, adding standards for the temporary storage of towed vehicles; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: None were made.

Motion made by Mike Alltucker to close public hearing; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council deliberation: Ms. Zumpft indicated the Planning Commission did a good job coming up with an ordinance that would work for the Town.

- Mr. Player emphasized it was a convenience for visitors to not travel down the hill to retrieve their vehicle. Mayor Smith agreed.

Motion made by Adrian Player to approve Ordinance 2018-10, an ordinance of the Springdale Town Council revising section 10-2-2, 10-7A-2, and 10-7A-4, adding standards for the temporary storage of towed vehicles and authorize the Mayor to sign; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public Hearing: Subdivision Plat Amendment - Converting multi-family apartment lots in the Moenave subdivision to a multi-family condominium project - Mountain Vista Development: This amendment request would convert lots 11, 12, 13, and 14 from rental units into individually owned condominium units. The applicant proposed the development of (4) 6-plex units. Mr. Dansie indicated the Planning Commission had already approved the Design/Development Review which would not change.

Carving out these four lots was problematic from a land use perspective since it made it more difficult to regulate land use standards. In order to rectify this, the Planning Commission recommended the final plat contain a notation which stipulated these lots would continue to be part of the overall Moenave subdivision.

The developer was still required to provide six affordable units. The Town legal team was drafting a restrictive covenant which would identify where the affordable units would be located and how they would be regulated into perpetuity. This restrictive covenant had to be signed and recorded before the final plat could be recorded.

- Mr. Hardman indicated the developer could have later ability to swap a designated market-rate unit with an affordable housing unit. This would require a recorded amendment to the restrictive covenant.

Council questions: Mr. Player asked what 'affordable' meant.

- Per ordinance, the affordable units had to be sold, or rented, to people at 100% or less of the area median income. Mr. Dansie clarified that the affordability requirements were different for a 'for sale unit'.

Mr. Alltucker was under the impression this development would create more affordable single-family homes however this hadn't worked out. In addition, the multi-family units were supposed to provide long-term rental opportunities in Springdale. By converting to condos, Mr. Alltucker commented these units were essentially being taken out of the rental market.

If the developer preferred to swap a market rate for an affordable unit Mayor Smith wanted the Council to approve.

- With this, Mr. Hardman suggested the Council table approval of the plat amendment until the restrictive covenant was complete.

Ms. Zumpft said it was expected the six affordable units would be rentals. She asked if the Town had any say regarding this decision.

- Mr. Hardman said a plat amendment was an administrative decision and required the developer to follow the requirements of the ordinance.

Mr. Alltucker asked about long-term responsibility for maintenance of the development.

- Mr. Dansie said this subdivision plat amendment would create another HOA. If there was an issue with a particular area, it could be assigned to the responsible HOA.

Mr. Alltucker questioned why the Town would want to modify the original plat.

- Mr. Dansie agreed that it may not be what was anticipated or envisioned, but the Town was obligated to approve if the plat conformed to standards in the ordinance.

Mr. Player asked who would administer the affordable housing units.

- Mr. Dansie said the restrictive covenant required the developer to identify a third-party community housing development organization to manage the affordability requirements.

Mr. Player asked why the Town had to give up the concept of apartments.

- Ms. Zumpft said unfortunately the overlay zone applied did not require it be specified in writing.
- In addition, Ms. Zumpft wanted it reiterated to the developer that the remaining two lots (15 and 16) could not have any more than eight units total.

Mr. Alltucker asked if converting units to condos would change the water service connection arrangement.

- Mr. Dansie indicated there would be one individual connection for each unit. Nightly rentals would be prohibited.

As proposed now, there would be two separate plats, however Mr. Dansie said it would be cleaner if only the original plat was amended. Mr. Hardman confirmed the Town could require the developer to have only one plat.

If approved, Ms. Zumpft wanted the affordable units prorated by building so it was insured they be built.

Public questions: Chuck Passek recalled a trigger whereby the developer could not build all the single-family homes before the affordable units were built. Mr. Dansie said he would review the minutes and motion but did not believe there was.

Mark Chambers asked the year the first motion was accepted.

- Mr. Dansie said the development in its current form, with more open space and higher density, was approved in 2013.

Motion made by Mike Alltucker to table the subdivision plat amendment converting the multi-family apartment lots in the Moenave subdivision to a multi-family condominium project until such time as the Council has more information and legal opinion and initiate a public hearing at that time; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

The Council took a brief break. The meeting reconvened at 7:05pm.

Action Items – Administrative

Conditional Use Permit Modification: Request to modify the conditional use permit for transient lodging at 111 Juniper Lane (Nama Stay) to allow additional rental units – Jonathan Zambella: Mr.

Dansie said this request would modify the existing CUP to allow nine additional units with no specific limit on the number of guests per day. Previously the Council discussed traffic impacts and a connection to the existing multi-use trail. Staff reached out to adjacent property owners and one provided written comment (Attachment #2).

Mr. Alltucker asked if there were guidelines that triggered a traffic impact study.

- Mr. Dansie said the Transportation Master Plan did not provide guidelines but the Council should make specific findings if one was required.

Mr. Dansie said compliance with any fire code standards would be enforced and administered by the Fire District.

Mr. Dansie further explained that a development exaction was a requirement from the Town to make an improvement as a condition of approval. He indicated that in order to do so, the Council had to make a direct connection between the use and the need, and an indication there was rough proportionality between the impact of the use and the requirement being imposed.

Catrin Zambella was in attendance to answer Council questions. She indicated when the Town improved Juniper Lane, they had already given frontage.

If additional municipal services were required, it was the responsibility of the developer to bear the cost but then the Town owned.

Mr. Player had issue with the bike trail dedication.

- Ms. Zambella said this CUP modification request and the Town trail should be addressed as independent projects.
- Ms. Zumpft agreed if the Town wanted a conversation about the trail it should be a separate conversation.

The Council discussed if this was a problematic traffic area.

- If this was a large development, Mr. Aton said it would be appropriate; however, this project would not generate a lot of vehicle trips.
- At this point only three units would be developed but as the project grew future Councils should have a standard that triggered a traffic study.

Motion made by Mike Alltucker to approve the Conditional Use Permit modification for transient lodging facilities at 111 Juniper Lane with the following findings and conditions: That it meets the general standards contained in section 10-3A-4 and that the proposal complies with all applicable land use standards. We find however that the proposal does unreasonably interfere with the lawful use of surrounding properties; traffic congestion, noise, dust, etc. will impact surrounding properties, however these adverse impacts can be mitigated through reasonable conditions to the approval including, in addition to all the Planning Commission conditions, that we require all check-in, check-out times be scheduled at off-peak traffic hours. That we require guests leave vehicles on-site and utilize walking, biking or shuttle for in-town transportation. The Council finds the proposal does not create a need for additional municipal services. We find the proposed use does not emit excessive noise or noxious odors and shall not adversely impact the quality of air and water; however the proposed use is located less than one-hundred feet (100') from a residential zone and as a condition to the approval the proposed use shall not create loud noise that is sustained for more than one minute or is perceptible in a residentially zoned property after the hour of 11:00pm or before the hour of 7:00am. We find the proposed use is located adjacent to a residential zone and as a result a screening fence or wall at least six feet (6') high along the boundary is required. However, as a condition for approval, the applicant shall either maintain an

existing vegetative screen or construct an approved screening fence between the proposed use and the residential properties. We find the project will generate more than ten vehicle trips per day and is located on a dedicated public street. In addition we find the project is found to be in compliance with the specific standards contained in our ordinances 3A-5E-15 and that access to guest rooms including patios are oriented with minimal impact on surrounding properties and outdoor gathering areas have set backs at least fifty feet (50') from a residentially-zoned property and that outdoor lighting is designed such that no light source is visible beyond the property boundaries and shall use cut-off fixtures; seconded by Randy Aton .

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion regarding potential adjustments to the Town of Springdale Parking Zone Map: The Council asked staff to look at options for modified on-street parking from south of Hampton Inn to the Driftwood Lodge. The staff report outlined the proposed options and costs. The Town reached out to UDOT for their initial approval of a modification but had not heard back.

Mr. Player noted this was historically a heavily parked area. The recent complaints were about the meters which disturbed peace, quiet and privacy. Once the meters were relocated, it brought the area back to status quo.

Mayor Smith was not supportive of restriping the road soon after it had been redone. Cars were parked in this area before paid parking and he was not willing to incur additional costs.

- Mr. Alltucker participated in design meetings and noted design in this area was deliberate due to an existing sidewalk. The other side of the street would require retaining walls, disruption of a historic ditch, and utility and street light conflicts. Through the scoping meetings there was no public comment about eliminating parking in this area.
- Mr. Aton agreed moving the meter addressed the issue. The Council should wait and possibly consider in the future if there was a need.
- Ms. Zumpft appreciated the information gathered by staff. She too was willing to wait but wanted to hear back from UDOT.

No action was needed.

Review and approval of the landscape, storm water and parking agreement with UDOT: Mayor Smith said there had been a number of discussions but essentially this was an agreement the Town had to make. The primary cost involved the maintenance of storm drains.

Mr. Alltucker asked about the responsibility to clean-up track out from private lots.

- This was a function of the road design and responsibility would be between the Town and property owners.

Motion made by Adrian Player to approve the landscape, storm water and parking agreement with UDOT and authorize the Mayor to sign; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion and possible direction to the Planning Commission regarding modifications to section 10-1-14E pertaining to the water dedication ordinance: Mr. Wixom said the Council adopted an ordinance in 2012 which imposed a dedication of water rights for new development which attempted to increase the water rights owned by the Town in order to provide sufficient water for the future. The ordinance contained a provision whereby developers could pay a fee-in-lieu instead of dedicating water rights. In response, the Town collected significant funds from fee-in-lieu payments but few water rights/shares. Mr. Wixom recommended the issue be brought to the Council for discussion to determine the effectiveness of the dedication ordinance and fee-in-lieu options.

If the goal was for the Town to own more water shares, the Council discussed raising the fee-in-lieu amount to generate more revenue to purchase shares that met demand. Eliminating the fee-in-lieu would require developers to procure a water share before building which could drive the cost of shares significantly higher.

- Mr. Wixom suggested the Town develop an Irrigation Master Plan to determine the current needs and unmet needs.

The Council decided to move ahead in raising the fee-in-lieu and amend the Town's fee schedule.

Motion made by Lisa Zumpft to direct staff to give Council information related to fee change recommendations and information on exaction; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consideration and possible approval of the employment contract renewal for Chief of Police

Garen Brecke: Mayor Smith said Chief Brecke was tasked with developing a police force that could be matched with any other in the county. Mayor Smith appreciated his professionalism and always did what was asked. Chief Brecke effectively trained and disciplined the force. Mayor Smith had no hesitation renewing the contract.

The FY 2018/19 budget included the funds for this contract renewal.

Motion made by Adrian Player to approve the Springdale Town Police Chief employment agreement, require the employee to sign, and authorize the Mayor to sign; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consent Agenda

Invoices:

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
6/5/2018	6/5/2018	Cox, Shelley	\$ 723.75	Yes	Blondie's parking lot paving expense reimbursement
6/5/2018	6/6/2018	KC Contracting	2,072.00	Yes	Blondie's concrete work
6/6/2018	9211	Budd Lee & Sons	23,545.75	Yes	Paving Blondie's parking lot
6/5/2018	18569	Mango Voice	1,243.00	Yes	Phone service & one-time start up costs-Police
6/5/2018	57200	Mango Voice	3,698.20	Yes	Phone service & one-time start up costs-Town Hall
5/30/2018	6297023	Scholzen Products	1,964.34	Yes	Water meters
5/25/2018	13278	Straight Stripe Painting	5,000.00	Yes	Marking paint
6/1/2018	6/1/2018	Weiland, Zac	800.00	Yes	Monthly prosecution retainer
6/5/2018	CR16508	Century Equipment Co	990.00	Yes	Monthly rental on case 580SN backhoe
5/29/2018	J002292	Dorsett Technologies	75,000.00	Yes	WTP pay request #8
6/13/2018	702-58041	GCR Tires & Service	688.38	Yes	Police vehicle tires - Britt
4/30/2018	204839	Landmark Testing & Engineering	3,534.00	Yes	WTP pay request #8
6/4/2018	33380	Mega-Pro International	1,032.00	Yes	Police uniform shirts
4/11/2018	13212038	Motorola Solutions Inc	2,289.56	Yes	Police car radios
6/6/2018	13220698	Motorola Solutions Inc	2,867.64	Yes	Parking car radio
6/13/2013	1 - 06/13/2018	Old School Construction	4,500.00	Yes	Lobby remodel progress payment
6/1/2018	IV103744	Parkeon Services	1,208.86	Yes	Parking meter card reader
6/1/2018	8000-9090-0957-9686 06/01/2018	Purchase Power	1,041.98	Yes	Postage
5/31/2018	0233-000619264	Republic Services #233	883.33	Yes	Dumpster service
5/31/2018	92328	Snow Jensen & Reece	2,292.50	Yes	Springdale vs. SCIC
6/11/2018	94257	Sunrise Engineering	41,340.71	Yes	WTP pay request #8
5/4/2018	11327	Sunroc	11,294.86	Yes	Water leak repair
5/21/2018	0305921-IN	SymbolArts LLC	2,610.00	Yes	Police badges
5/31/2018	1742-006	Vancon Inc	512,390.24	Yes	WTP pay request #8
5/31/2018	61866	Washington County Solid Waste	3,639.92	Yes	Garbage billing
5/1/2018	1670	City of St. George	2,570.91	Yes	Quarterly dispatch fees
6/6/2018	IV103782	Parkeon Services	520.18	Yes	Meter paper
6/19/2018	6/19/2018	Rainbow Sign & Banner	2,476.50	Yes	Pole banner deposit
6/19/2018	94602	Sunrise Engineering	980.10	Yes	Misc. engineering services
6/20/2018	6/20/2018	Bulkley, Jake	2,000.00	Yes	Continuing education reimbursement
6/26/2018	1 - 6/26/2018	Old School Construction	5,425.00	Yes	Lobby remodel balance
6/21/2018	IV103974	Parkeon Services	2,160.00	Yes	Monthly kiosk support
6/21/2018	6522042	Rocky Mnt Power	4,907.00	Yes	Removal of existing RMP poles & street lights
6/12/2018	6/12/2018 Consolidated	Rocky Mnt Power	5,246.56	Yes	Electric service
5/31/2018	92439	Snow Jensen & Reece	5,993.05	Yes	General representation
6/20/2018	6/20/2018	Trippler, Robert	500.00	Yes	Refund of cemetery plot
6/16/2018	9809230893	Verizon	2,008.59	Yes	Cell service
7/1/2018	417681 07/01/2018	ICMA	938.00	Yes	Annual membership
7/2/2018	59402	Mountain West Computers	3,100.00	Yes	Annual service contract
7/1/2018	3	Old School Construction	550.00	Yes	Lobby security camera wiring
6/26/2018	6/26/2018	Olive Osmond Hearing Fund	2,500.00	Yes	2018 Pioneer Legacy Sponsorship
6/19/2018	106813	Rainbow Sign & Banner	2,476.50	Yes	Pole banner balance
6/7/2018	6301961	Scholzen Products	2,189.45	Yes	Water supplies
6/25/2018	6306833	Scholzen Products	1,811.49	Yes	Water supplies
7/1/2018	7/1/2018	Weiland, Zac	800.00	Yes	Monthly prosecution retainer
			\$ 755,804.35		

Mr. Alltucker asked about the \$11,294.00 payment to Sunroc. Mr. Wixom answered it was to fix an irrigation leak that had run for about three days.

Motion made by Lisa Zumpft to approve the consent agenda; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Administrative Non-Action Items

Council Department Reports and General Discussion: Mr. Alltucker reported the Streets Department had swept streets, installed kiosks, cleaned UV building, flushed hydrants, conducted water service repair at Town shop, replaced card readers and set up for fourth of July festivities.

Mr. Player provided updates on the Water Treatment Plant to the Council each week via email (Attachment #3).

Ms. Zumpft had attended the parking meetings. She said things were calmer and card reader issues had been resolved. Staff was addressing issues with the vendor.

- Mr. Wixom said card readers were replaced and all meters were up and running.
- Ms. Zumpft requested the Council be provided a quarterly report which distinguished parking revenue collected from SR-9 versus Lion Boulevard.

Mr. Aton said the next meeting of the Rockville/Springdale Fire Protection District Board was July 25th. Consideration of a resolution to increase impact fees would be delayed. The RSFPD attorney recommended the Board re-notice their intention to implement an impact fee increase which would push back implementation. Mr. Aton said Hurricane Valley was researching the purchase of a demo fire truck versus a brand new one to save money.

Mayor Smith and the Park and Town had discussions with AT&T to improve local cell service. The Brown Bag Lunch event in July was canceled.

Motion made by Lisa Zumpft to go into closed session for the purposes of pending or reasonably imminent litigation; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Closed session commenced at 8:43pm.

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, Town attorney Greg Hardman, and Town Clerk Darci Carlson recording.

Closed session adjourned at 9:20pm. No action was required by the closed session.

Adjourn

Motion to adjourn made by Lisa Zumpft seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:



DATE:

AUG 8, 2018

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call Darci Carlson at 435-772-3434 or via email to springdale@infowest.com for more information.



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Town Council Meeting Date 7/11/10

Lila Moss
Name (please print)

Name (please print)

Dem Elger
Name (please print)

Name (please print)

Suzanne Elger
Name (please print)

Name (please print)

Patricia Lambetta
Name (please print)

Name (please print)

NATE WEUS
Name (please print)

Name (please print)

Mike Munnick
Name (please print)

Name (please print)

Mark Chambers
Name (please print)

Name (please print)

Joe Pitti
Name (please print)

Name (please print)

Matt Rayner
Name (please print)

Name (please print)

Donna Holt
Name (please print)

Name (please print)

From:

Sent: Wednesday, July 11, 2018 8:28 AM

To: dcarlson@springdaletown.com

Subject: Gated Communities

Darci,

We may not attend the meeting tonight, so would like to leave some comments about gated communities.

Springdale's "village character" has changed over the years to look more like a tourist town rather than a home town. Still, some of us who live here would like to continue enjoying the "feel" of a small town. Our general plan was crafted to help express this "character", right? So I think gated communities are not included in that plan.

We realize there could be "compelling needs" that could ask for some kind of allowance for a gate. To address that case, we need clearly stated standards and requirements for compliance and a way to clearly review an exception to the general plan.

It seems like some residents are quite fearful for their security and that's a valid concern since we don't know who all these strangers are that visit us. However, we're not sure a gate keeps those bad ones out. When we travel, we like to wander in neighborhoods and just take in the local character of the place and we think that's what we see here too. Springdale is trying to develop a pedestrian-friendly experience, right?

There are so many ways to protect a private residence (technology is amazing and affordable these days). Take that measure to protect your place if you are concerned.

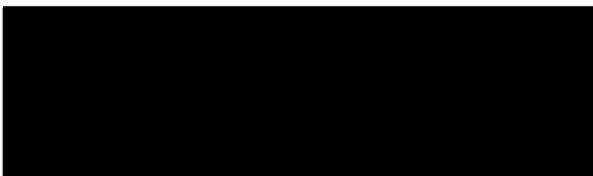
Since our topography dictates the arrangement of housing groups, it's created clusters for building. We wonder if this sort of disjointed arrangement makes it seem like we are scattered and alone? But we can still behave as neighbors do by watching out for each other. That would be an important part of the "village character"...we act like neighbors?

We have a police presence that signals we're not out here alone and unprotected. They are the people to call if someone is camping in your neighborhood.

Years ago, we had a "compelling need" for a gate at our driveway...When Austin ran his cows down the road from one pasture to the other, they closed the gates to keep the cows from wandering off the road. That's the "village character" we loved about this place.

Sent from Mail for Windows 10

Don Hall
Don Hall



From: Tom Dansie
To: [Stan Smith \(springdaletown.com\)](mailto:Stan_Smith@springdaletown.com); aplayer@springdaletown.com; lzumpft@springdaletown.com; "Mike Alltucker"; "Randy Aton Town Council"
Cc: [Darci Carlson; rwixom@infowest.com](mailto:Darci_Carlson@infowest.com)
Subject: FW: FYI Fwd: Zambella CUP / Town Trail System
Date: Wednesday, July 11, 2018 11:55:53 AM

Council Members-

Please see the comment below regarding the Zambella CUP and potential trail extension.

Tom

From: Barbara Frum [REDACTED]
Sent: Wednesday, July 4, 2018 10:06 AM
To:
Subject: FYI Fwd: Zambella CUP / Town Trail System

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Hi Tom,

Thank you for seeking our input on the Zambella application.

We understand that the Town Council expressed concerns regarding traffic increase on Juniper Lane.

However, the solution proposed, (i.e. inclusion of the Town Trail on the private Juniper Lane) will rather increase traffic than reduce it. Additionally, it will infringe on the residents property ownership rights.

We recommend that the Town Council find a different solution to bring all the involved parties to a reasonable conclusion.

Best regards,

Barbara and Cori Frum

From: Tom Dansie
Sent: Tuesday, July 3, 11:27 AM
Subject: Zambella CUP / Town Trail System
To: [REDACTED]

Cory and Barbara-

As you probably know, Jonathan Zambella has applied for a modification to his conditional use permit to allow nine additional transient lodging units at Nama Stay (111 Juniper Lane).

The Town Council held a public hearing on this request in June. In that meeting the Council had concerns about the additional traffic that nine more lodging units would create on Juniper Lane. To mitigate the impact of this additional traffic, the Council considered connecting the Town trail system from where it ends now at the Springhill Suites up Juniper Lane to SR9. The idea being that creating infrastructure for people to get around town on bike and foot will reduce the need for vehicular traffic. Particularly on Juniper Lane, the Council thought that adding a walking biking connection to Sol Foods and the other commercial uses on Juniper would reduce the number of vehicles on the lane. This reduction in traffic would offset the additional traffic impact Jonathan's nine additional units would create.

Before moving forward any further with this idea the Council wanted to get feedback from residents that could be impacted by the trail connection on Juniper Lane.

Please let me know if you have any questions, concerns, or feedback for the Council on this proposal. The Council will be discussing this issue in their meeting on July 11.

Thanks!

Tom



TOWN OF SPRINGDALE

Thomas Dansie, AICP

Director of Community Development

435.772.3434

www.springdaletown.com

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REMEMBER: Never give out your account information, password, or other personal

From: aplayer@springdaletown.com
To: [Stan Smith](#); [Lisa Zumpft](#); [Mike Alltucker](#); "[Randy Aton](#)"
Cc: [Darci Carlson](#)
Subject: Water Treatment Plant Status Meeting
Date: Thursday, June 7, 2018 10:30:51 AM

Mayor and Council,

The weekly status meeting for the new water treatment plant was held today, Thursday, June 7th.

The two GAC filters were delivered, and one Tri-mite filter was delivered this morning. The two remaining Tri-mite's are due Friday morning, and the contractor plans to crane them in place Friday morning. After the Tri-mites are in place they will set the trusses for the roof (again Friday). The siding and rock mason for the exterior of the building will begin next week. Van Con's welder will begin to weld in piping for the filters once they are in place.

The screening wall is a week or two out. The wall itself will be built at the shop. The road work is delayed until the crane that will be used to lift in the Tri-mite filters, and place the GAC filters and Supersettlers is removed (probably next week).

Sunrise engineer pointed out that despite the delay of two weeks caused by the late delivery of the Tri-mite filters, the project is not delayed. Van Con wants to finish earlier than projected.

There was a discussion regarding the "catwalk" over the Tri-mite filters. The concern was whether the catwalk covers the Tri-mite. The Sunrise engineer made several suggested options and it appears that two ladders/stairs will be the solution. Van Con agrees with this solution, and Public Works is fine with it.

The contractor plans on pouring the pads for the GAC's and Supersettlers on Monday next week. They want to get everything in place so that the welders can install piping. The water drainage on these pads was discussed and approved by Sunrise engineer.

There was a discussion on four "Change orders". These were submitted by the contractor (Van Con) and represent things that they did that are outside of the original design plans. These changes were verbally approved by Sunrise engineer and the town, and the "Change orders" submitted represent itemized costs for labor and material.

Sunrise engineer has a number of issues with the change orders. There are math errors by the contractor, some omissions for credits that should have been applied, and some areas where the Sunrise engineer believes time is high for what was done. The contractor argues that there are no math errors, but rather the fact that employees are working overtime and that is paid at time and a half. Their program for presenting wages takes this into account. There are also additions for fringe benefits.

Bottom line is that there was agreement on an error on Change order #1 dealing with a 14 inch valve that Van Con will correct.

On Change order #2 the Sunrise engineer has a concern about digging hours for the conduit. Van Con explained that the higher time is because of the time spent hand digging at the boxes (required because of the wires and difficulty). Sunrise engineer was using the Sunrise inspector's notes to challenge the time based on actual time as seen by the inspector. Van Con explained that there was weekend work that the inspector has not taken into account.

There were no safety, traffic control, clean-up, dust control or public relations problems. Next meeting is Thursday, June 14th at 9AM.

From: aplayer@springdaletown.com
To: [Stan Smith](#); [Lisa Zumpft](#); ["Randy Aton"](#); [Mike Alltucker](#)
Cc: [Rick Wixom](#); [Darci Carlson](#)
Subject: Water Treatment Plant Status Meeting
Date: Tuesday, July 3, 2018 10:55:41 AM

Mayor and Council,

I will not be attending Thursday's meeting (and they might not have it anyway because everyone is gone. I went to the plant this morning with Robby and we checked on what is happening.

1. All filters, super settlers and GAC filters are in place, but the piping is not finished yet.
2. The HVAC crew is there installing duct work.
3. The floors in the office section have been stained, but no top coat has been applied yet. They have cut lines to relieve potential cracking. The cuts are very rough so hopefully the top coat might hide the flaking/cracking around the cuts.
4. The concrete crew is putting in forms for a 4 foot wide sidewalk leading to the front door, and also the curb/gutter. The 5 foot wide sidewalk and gutter in front is complete. The plans call for a 4 foot wide sidewalk to the main doors, and it looks like that is the way it is being formed.
5. Robby has an issue with the "bollards" which are designed to prevent terrorist attack and need deep footings. Many water lines run under them and this needs to be addressed.
6. Robby is concerned about specific dates for the initial startup and test phase. He will be talking to the contractor and making sure that he knows the dates so none of his staff plans vacation. This startup may be as early as late July.
7. Robby and I looked at the "portable wall" site. This is the wall that is going to screen the super settlers and GAC filters. A lot of discussion went into the "portability" of this wall in case there is a feed water line break that needs repairing. Neither of us see much "portability". This will need to be discussed at future status meetings and get a better idea of just how it is going to work.
8. Robby and I opened a manhole and looked at the main feed/metering and valve for water coming to the super settlers. Robby thought that there would be a way to isolate either super settler if work needs to be done. We could not see how this could be done with the piping as it is. This needs to be clarified at a future meeting.

I have my daughter visiting from Hong Kong, but I think I can attend next week's meeting on July 12th. If not, I will tour the plant and try and talk with the contractor. There was no Vancon engineer available today when I visited the plant.

Adrian

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From: aplayer@springdaletown.com
To: [Stan Smith](#); [Lisa Zumpft](#); [Mike Alltucker](#); "[Randy Aton](#)"
Cc: [Darci Carlson](#); [Rick Wixom](#)
Subject: Weekly Water Treatment Status Meeting
Date: Thursday, July 12, 2018 9:55:48 AM

Mayor and Council,

The weekly meeting was held this morning. There was no water damage to the new plant, but VanCon engineer Leon recommends a modification of the drainage because of the water runoff last night from the amphitheater and road, which is running directly toward the plant. Some analysis by Sunrise needs to be done to provide a path for the water to go into the wash rather than toward the building.

All of the major piping for the plant is in place, and the issue today is waiting for the electrical panels to be delivered. VanCon expects them to arrive Tuesday, July 17th. It will take the electrician 7 to 10 days to install them, pull the wire and install the breakers. The controls will come by Dorsett and be installed along with the electrical panels. Then the contractor expects to start-up the plant and begin the month test around the end of the month.

Robbie pointed out that Dorsett has to make sure that tank levels report back to the new plant along with reporting to the old treatment plant controls.

Robbie and Sunrise discussed what to do with the test water for the month. It can't be put into the system until all testing has been done. It isn't possible to put it into the irrigation system under the current piping system. It is very important that the settling ponds are not drained when the new plant is making 800 gallons per minute along with the old plant also running. Sunrise is going to analyze this problem and come up with a solution.

The office floor is complete, and baseboards are going to be installed.

There is a problem from the mezzanine to the plant in the trusses that is restricting running ducting. It isn't possible to put ducting through the trusses, so they will have to hang the ducting below the trusses, then fir down and sheetrock around them. VanCon asks the Sunrise engineer discuss re-design of the trusses with the truss contractor to allow for the ducting to go through the trusses rather than hang below. The solution needs to be arrived at quickly so the sheetrock can be hung starting Monday, July 16th.

VanCon expects to have a roof inspection next Monday, July 16th. The mason has put part of the scratch coat on and lath for the rock facing, and he expects to start installing the rock Monday. The roofer has finished the roof on the plant, and will start the office part Monday.

The road asphalt will be done on Tuesday, July 17th and the entrance and patch in the parking lot.

VanCon raised a question about whether the entire fencing could be wrought iron rather than the pillars proposed in the plan. Sunrise will check with the architect and Rick Wixom about this. It would save money because the wrought iron is less expensive than the pillars in the design plan. The fencing price for pillars is \$100/foot which equates to about \$40K, an expensive fence. Wrought iron would be less expensive.

There were no safety, traffic control or public relations issues. Clean up and dust control has been fine.

Next progress meeting July 19th, Thursday at 9AM.