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**MINUTES OF THE SPRINGDALE TOWN COUNCIL REGULAR MEETING ON
WEDNESDAY, AUGUST 10, 2016 AT TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
MEETING CONVENED AT 5:00 PM**

MEMBERS PRESENT: Mayor Stan Smith, Council members 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. See attached list for citizens signed into the meeting.

Pledge of Allegiance led by Stan Smith.

Approval of agenda: Motion made by Lisa Zumpft to approve the agenda for August 10, 2016; seconded by Adrian Player.

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion/Announcements/Non-action items

General Discussion and announcements: Chief Brecke introduced Officer Dennis Wolsleger. Officer Wolsleger came from the La Verkin Police Department and also worked for Utah State Parks. The audience welcomed him. Chief Brecke announced he reached his 20 year mark last month. He also commended the Fire Department and Streets Department for doing a great job cleaning up after today's storm.

Visitors Bureau report: No one was in attendance to give the report.

Zion Park update: Superintendent Bradybaugh announced:

- The road through Zion Canyon was closed for a bit today due to weather. There was flooding in the campground and damage on an internal road. The Park was checking on all backcountry permit holders.
- Visitation year-to-date was up 15.5%. This represented 343,000 more people through July than last year. There were over 22,000 tour bus passengers in July. For 2016 the Park projected visitation would be between 3,800,000 and 4,000,000. Superintendent Bradybaugh said Park resources continued to be stretched. He thanked the community for getting word out about the shuttle system and parking situation. They were seeing more traffic through the pedestrian entrance.
- Superintendent Bradybaugh said the shuttle system agreement had not yet been found but he was following up on other leads. Ms. Carlson was also looking for it from the Town's side.

Community Development and General Plan report: Tom Dansie announced:

- The draft of the wireless communication ordinance was nearly finalized and would be on the Council agenda in September.
- The Planning Commission was considering strategies and policies to enhance the pedestrian and bicycle environment in conjunction with the SR-9 improvements.
- The General Plan had been adopted and was available online. There was a legend with symbols and a more intuitive Table of Contents. Associate Planner Toni Benevento added links that would take users directly to a corresponding page. A copy of the General Plan would also be put in the library in a new Springdale Resource Area.

Presentation of Reconnaissance Level Survey Report: Korral Broschinsky, an architectural historian from Preservation Documentation Resource, was in attendance to present the report. Ms. Broschinsky was contracted by the Historical Preservation Commission to conduct a Reconnaissance Level Survey (RLS). The Utah State

Historic Preservation Office (SHPO) paid for the survey and it was the first step in identifying and evaluating historic buildings in Town.

The first step in the survey was identification and evaluation to create an inventory of resources. The standard for evaluation was based on the National Register of Historic Places criteria whereby a resource must be more than 50 years old, be historic, have integrity, and be significant.

- Ms. Broschinsky identified 145 historic resources in Springdale. Eleven, or 8%, were identified as significant. The objective was to recognize structures eligible for the National Registry, and to possibly identify a historic district.
- In the report Ms. Broschinsky developed several historic contextual periods.

The next step in the process would be documentation and registration. An Intensive Level Survey would provide more focused research on a specific resource and make an initial determination of eligibility for the National Registry. Ms. Broschinsky recommended the Town maintain a landmark list or register to keep track of buildings and what was happening to them.

One concern she raised was the definition of 'parkitecture' in Town Code. She wanted to be sure rehabilitation of historic buildings was not re-tooled into a different style.

Nomination to the National Registry had a lot of benefits including historic recognition, tax credits, grants, loans, possible code and zone leniency. Historic buildings could also be used for education and outreach.

Ms. Broschinsky identified the stone-lined ditches as a historic resource. She said the Town should be able to negotiate mitigation with UDOT if these ditches were lost.

Ms. Zumpft said she helped write the grant to get this survey done. She thanked Ms. Broschinsky.

- Ms. Zumpft asked about the old pioneer cemetery. Ms. Broschinsky was not aware there were two locations but this resource could be added to the SHPO data base.
- Ms. Zumpft noted some typos for correction.

Ms. Zumpft asked who was going to ensure the survey recommendations would happen. She also recommended grant funds be sought for the Intensive Level Survey.

- Mr. Dansie said the Town was eligible to apply for another CLG grant.
- The Town had also been through a mitigation process with UDOT concerning the ditches. As part of this process UDOT would fund an Intensive Level Survey.

Community questions and comments:

Jack Fotheringham noted there were remnants of a wagon trail near the Majestic View Lodge that should be included in the RLS report.

Shauna Young noted Canyon Ranch was a significant historical location. She asked if this designation would affect it being torn down. Mayor Smith answered 'no'.

- Ms. Zumpft said the developers intended to save one or two of the existing buildings.

Town Council Mid-Term Vacancy

Appointment of Council member to fill vacancy of Bill Weyher: Ms. Carlson announced Mark Chambers was the only applicant for the mid-term vacancy. Kathy LaFave had withdrawn her application. The Council would have an opportunity to interview Mr. Chambers followed by a paper ballot vote. The ballots would be counted as a matter of official protocol followed by a motion and the Oath of Office.

The Council did not have questions for Mr. Chambers. Many had worked with him previously. Mayor Smith said there were a number of emails sent supporting Mr. Chambers' return to the Council.

The Clerk tallied the ballots. The vote was unanimously in favor of Mark Chambers filling the Town Council vacancy for a term of 17 months expiring in January 2017.

Motion made by Mike Alltucker to appoint Mark Chambers to the mid-term Town Council vacancy for a term expiring January 2017; seconded by Adrian Player.

Zumpft: Aye

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

Ms. Carlson administered the Oath of Office and Mr. Chambers took his seat at the Council table.

Action Items – Legislative

Public Hearing – Ordinance Revision: Changes to chapter 10-24 of the Town Code altering the requirements for illumination and color for signage: Mr. Dansie said this was an ordinance recommended by the Planning Commission. The Planning Commission had been working on revisions to the Sign Ordinance regulating standards for illumination, use of logos and color of text. The ordinance changes established light temperature standards whereby all signs would use 3000K or less; not allow bright white lettering; removed all reference to logos in the sign regulations; and, prohibited internally illuminated signs.

Signs would need to be made of wood, metal, or stone, except theater marquees could use plastics. The ordinance did not change anything related to the size of signs.

The Planning Commission held a public hearing and conducted enhanced community outreach for feedback.

Public questions: None were asked.

Motion made by Mark Chambers to open public hearing for the ordinance revision changes to chapter 10-24 of the Town Code altering the requirements for illumination and color for signage; seconded by Mike Alltucker.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: Rick Praetzel, resident and an owner of Zion Adventure Company thanked everyone for their public service. He could not understand why there had been so many sign ordinance changes over the years. He objected strongly to government taking some people's preferences and making rules. He did not think the government had complete dominion over private property. A sign change would be very expensive. He felt bullied in this situation and wanted Council members to carefully consider what these changes meant to him.

Gene Gerstner, Springdale resident, had sympathy for Mr. Praetzel but said the government was the will of the people and they should go with the majority. He did not want the Town to look like Las Vegas. It may cost people money but when living in a community there were compromises. Typically people depended on the look of a structure and not the sign. Mr. Gerstner had read an article which said many people had never seen the Milky Way. He felt the Planning Commission made the right choice in their recommendations.

Betina Lindsey, longtime Springdale resident, sometimes had nostalgia for the old Pioneer wagon sign. She said the OC Tanner tried to comply with the Town's sign ordinances but their sign was hard to see. She asked if digital signage was available. This would help when there were festivals.

Marcel Rodriguez, Springdale resident, apologized for not participating in the discussion sooner. He felt prohibiting internally illuminated signs was reasonable and should apply to existing business too. Dark skies were more important to residents and visitors than signs. Springdale was already brightly lit. Special consideration should be given to a community surrounded on three sides by a national park.

Michelle Van Heis was a partner at Zion Adventure Company. She owned a home in Springdale but also lived on the east coast. Commerce fueled what the Town could do and kept it functioning. She said the Council should consider balance and not just impose ordinances on the businesses. Ms. Van Heis said if signs couldn't be read it was a disservice to the people coming here.

Shauna Young had been in business in Springdale for 36 years. She never had a lit sign but had plenty of business. Ms. Young said she would actually prefer less business in Town and did not think bright signs did any good. They should be turned off at 11:00pm.

Patsy Chaffin, Springdale resident, said signs should be turned off when businesses were closed so people could enjoy the night sky. She felt signs with bright white lights were most offensive. She asked about sign size and height limits.

- Mr. Dansie said there were total sign area limits and factors that determined what this was.

Mike Marriott was a Springdale resident, business owner and a member of the Planning Commission. He acknowledged that the handling of logos in signs had provided some challenges but felt internally illuminated signs were most effective. Mr. Marriott was disappointed with the staff report and said the example illustrating an internally illuminated sign seemed to be a biased example. He also referenced a statement in the staff report stating internally illuminated signs were a greater source of light pollution but there was no data presented to support this. Mr. Marriott said 57% of public input was not supportive of changing the ordinance or wanted some middle-ground. Internally illuminated signs were a sign type that should be promoted. If done correctly they didn't pollute to the extent of externally illuminated signs. The changes made the code difficult to administer. He reminded the Council of the General Plan regarding signage and the importance of creating a business environment where they could prosper. Business owners wanted to make their signs as effective as they could. Mr. Marriott said this ordinance went too far.

Town Attorney Greg Hardman said, if adopted, the ordinance changes would only apply to new applications; it did not contain an amortization period.

Motion made by Mark Chambers to close public hearing; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council discussion: Mr. Alltucker thanked the Planning Commission for their efforts. He acknowledged it was a lively debate and the testimony received indicated it was a good public process. Mr. Alltucker said he liked the temperature limitations and color exclusions however he wanted the Commission to take a more global look at the ordinance and seek external help. In his opinion some of most attractive signs were internally illuminated signs so he didn't agree with the proposed prohibition. The issue may be with the source of the light. He expressed resistance to approving the ordinance as presented.

Mayor Smith said he owned Bumbleberry and his business had been affected by many sign ordinances. Sign changes cost considerable money. He was not in favor of changing the sign ordinance again and felt it was too early to send the ordinance to the Council for a vote. He wanted the Planning Commission to seek input from a sign and lighting specialist.

Ms. Zumpft thanked everyone for their comments. She knew it was an emotional topic. For her it was about the night sky. There was a glow in the canyon and it was getting worse. The General Plan mentioned the night sky and the need to limit lighting several times. In her opinion the problem was with the brightness of signs. Ms. Zumpft agreed with bringing in experts to address lumens and color temperature standards. Light sources should not be seen and suggested screening would help. Ms. Zumpft understood the resistance to amortization although she would like to have it. The Town needed to establish and enforce standards that would protect the night sky.

Mr. Chambers said changes to the sign ordinance were passed six years ago but the changes were not completely vetted. It was important to take time and vet any proposed changes. He knew there was consensus regarding the value of the night sky but the Town relied on businesses too. There were good examples of internally illuminated signs and bad examples. The brightness needed to be addressed. Mr. Chambers said the new street lights would make a big difference and no one was sure yet of that impact. Mr. Chambers agreed in sending the ordinance back to the Planning Commission. He also wanted consideration given to the materials used and enforcement.

Mr. Player said he couldn't support the prohibition of internally illuminated signs. The ordinance should go back to the Planning Commission. Mr. Player was in favor of using experts for advice.

Mr. Alltucker felt it wasn't fair to impose another set of standards on existing signs. He was not in favor of amortization. If a business owner wanted to voluntarily comply they should have incentives.

Mr. Chambers said businesses were competitive and pushed the limits of ordinances therefore there should be restrictions.

Motion made by Mark Chambers to send back to the Planning Commission with the Council's notes and put on their agenda to work on; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Ms. Carlson said Nate Wells, president of the Zion Canyon Visitors Bureau, was unable to attend the meeting tonight due to inclement weather. He provided an email report which Ms. Carlson read aloud:

"Currently, we have been working with the Local First organization and reviewing possible partnership opportunities that would highlight the benefits of a community with a strong locally-based economy. We are also looking forward to actively participate in planning and being involved in the upcoming season of the Joy to the World festivities. All members of the Visitors Bureau are presumably quite busily engaged taking care of their guests and patrons-- as measured by this past month's non-typically lower attendance at our meeting".

Action Items – Administrative

Budget Hearing: Resolution 2016-11 to open and amend the FY 2016/17 budget: Mr. Wixom prepared a budget amendment making adjustments to the FY2016/17 budget for expenses related to: Police Department salaries and victim services; Zion Canyon Music Festival performers, sound technicians and Summerfest expenses; a refresh of the Town website; and, improvements to Paradise Road including drainage, asphalt surfacing and installation of a new water line.

Mr. Wixom noted the Music Festival Committee had asked for \$9,000 for performers during the budget work sessions but only \$8,000 was budgeted. Also, Mr. Wixom said Robby Totten felt they could obtain more competitive quotes for the work on Paradise Road.

Mr. Alltucker asked if the Festival revenue would go up to offset the additional expense.

- Mr. Wixom answered there was no adjustment to revenues. At this point money was coming out of the fund balance.

Mr. Chambers asked about the status of the Music Festival contracts. Mr. Wixom said three performers were signed and others had committed. There were commitments from all performers.

Ms. Zumpft asked about the road improvement agreement with Moenave.

- Mr. Dansie said the Council had already approved the road improvement agreement several months ago when the final plat was approved; the traffic impact study was still to come. The traffic impact study would affect the intersection of SR-9 and Paradise Lane, or the intersection of Lion Boulevard and SR-9, or the intersection of SR-9 and Winderland Lane.
- Ms. Zumpft wanted to know when the intersection of Paradise Lane and Winderlund Lane would be addressed. She said there was likely going to be a problem here in the future.

Mr. Alltucker agreed with Robby Totten that the Sunroc bid was not the most competitive. He said it was a waste of money to asphalt now given the existing grade. He strongly recommended the work be done later. Mr. Alltucker also asked about the public bid requirement for projects over \$25,000.

- Mr. Wixom said if there was significant savings using the contractor on site, they could consider a sole source. But if the contractor was not competitive the Town should re-evaluate.
- Mr. Wixom said there was money budgeted already for the fire hydrant to be installed.

Ms. Zumpft thanked Ms. Carlson and said the website update was really needed. Mr. Wixom said there would be a great deal of added functionality with the new site.

- Mr. Chambers also thanked Ms. Carlson and said this was a good move for increased transparency. The new site would accommodate more years of archived minutes and agendas allowing citizens to conduct research themselves.

Public questions: None were asked.

Motion made by Lisa Zumpft to open public hearing; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: No public comments were made.

Motion made by Mark Chambers to close public hearing; seconded by Lisa Zumpft.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council discussion: No additional discussion.

Motion made by Mark Chambers to approve Resolution 2016-11 FY 2016/17 budget amendment #1 dated August 4th with the Police Department, Music Festival and website for \$63,894 total increase and authorize the Mayor to sign; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

The Council took a brief break.

Discussion and possible approval of a Reimbursement Agreement with CFLHD for FLAP Funding project scoping: Mr. Dansie said the Town had been preliminarily awarded funding through the Federal Lands Access Program (FLAP) for parking and pedestrian improvements on Lion Boulevard and the Lion Boulevard/SR-9 intersection. The total funding award was \$802,535 with a 10% match of \$80,254.00 from the Town.

The Central Federal Lands Highway Department (CFLHD) had requested a further scoping meeting to further refine details about the project. Mr. Dansie said this request was for a reimbursement agreement associated with the scoping meeting. There were funds to cover this request but if the full grant was awarded the local match requirement would require a budget amendment.

Motion made by Lisa Zumpft to approve the Reimbursable Agreement for the FLAP CFLHD for the scoping of \$3,000 and authorize the Mayor to sign; seconded by Mark Chambers.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Resolution 2016-12 encouraging submission of the Local Option Sales Tax proposal to the voters of Washington County on the November 2016 ballot: Mayor Smith said the county planned to put this initiative on the ballot. He explained that last year the legislature increased the gas tax by \$.05 and gave counties the option of putting a ¼% sales tax increase on the ballot for local roads and transportation.

Mayor Smith supported the proposal because it would help fund the bus system from St. George to Springdale. He said it was in the Town's best interest. By passing the resolution it only meant the Town was in favor of putting the initiative on the November ballot. A future Brown Bag Lunch Event would likely address the pros and cons of this topic.

- Mr. Wixom clarified it was a general sales tax and would be imposed as such. He acknowledged there were still a lot of questions but initial estimates were that approximately \$39,000 would come back to Springdale to be used for transportation infrastructure.
- Mr. Chambers noted this would take the local tax to 13.15% which was a burden for visitors to Springdale.

Mayor Smith encouraged the Council to vote in favor of the resolution.

Motion made by Lisa Zumpft to approve the Resolution 2016-12 encouraging the submission Local Option Sales Tax proposal to be put to the Washington County voters on the November 2016 ballot with deletion of the word 'percent' and the last 'whereas' in the resolution language; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consideration and possible selection of parking facility RFP partner: Mr. Dansie said the Town secured approximately \$1,000,000 in funding for parking mitigation in Springdale. The Town put out an RFP for a public/private partnership and received six proposals. From the respondents the committee recommended the Council pursue contract negotiations with LJ Wilson, Inc. for a proposed parking structure at the intersection of Balanced Rock Road and SR-9.

The proposed concept was for a two story parking structure. The initial drawings complied with Town ordinances except for the size. Mr. Dansie acknowledged with any parking facility the structural size would not comply with existing ordinances; therefore the Council would likely want to direct the Planning Commission to consider revisions to accommodate a feasible number of cars.

Luke Wilson was in attendance representing LJ Wilson, Inc.

Lease-option agreements were also proposed and the committee thought the Town should pursue one or both to preserve options for parking mitigation strategies in the future. Money for these negotiations would come out of the general fund or from another source.

- Mr. Dansie said any lease would be based on a percentage of the property value. The Council should authorize appraisals on these properties to use in negotiations.

Mayor Smith said the \$1,000,000 came from the county for parking. There was a strong possibility more money would come. Eventually the Town was likely to have paid parking. Private business would decide what they wanted to do.

- Mr. Alltucker said the committee was trying not to overbuild but replace spaces that would be lost to the SR-9 project.

Mr. Dansie said there was a proposed revenue-sharing component to the proposal. Projected revenue coming back to the Town was \$1,100,000 after ten (10) years.

Mr. Chambers asked about soil testing for the Balanced Rock proposal.

- Mr. Dansie said if the land was found to be unstable funds would not be available to build.

Ms. Zumpft was not excited about turning Springdale into a parking lot and providing holding areas for people to visit the national park. She expressed concern about how the proposed structure would impact two residences across the street. Ms. Zumpft recommended a crosswalk be installed or something else to assist people crossing the street.

- Mayor Smith commented the proposed structure put parking off-street and in an area that was more hidden. Included in the parking fee would be a private shuttle ride to take visitors to the Park. This would eliminate the need for people to cross the street.

The conceptual design included solar panels and the structure would be privately managed to ensure people did not camp out in the facility.

Mr. Chambers asked if allowing a bigger parking structure would open the door to bigger buildings the Town did not anticipate. He questioned ways to manage and protect from unintended consequences.

- Mr. Dansie said an ordinance could be structured to a specific class of usage. There were ways to protect but the ultimate check was the Council's resolve in the future to say 'no'.
- Mr. Chambers said lawsuits also determined consequences.
- Town Attorney Greg Hardman said one consideration was to create a new zone designated for this one project.

Mr. Wilson said there was extensive soil testing done on the property. Construction would stay off the 30% slopes. The garage was imbedded into the property which would minimize vertical mass. The proposed structure was within a few feet of the height ordinance but larger in square footage than what was currently allowed. The facility needed to be big enough to justify the expense.

- Mr. Wilson said they would create a state-of-the-art facility. Electric cars were a thing of the future and therefore they were making accommodations for high-speed charging. The footprint would allow for 170 spaces on two levels and a third level would allow for another 50-70 spaces. The structure would have architectural screening in the front. There would also be public showers, restrooms and bike racks.

Ms. Zumpft was not happy about the size of the structure, especially so close to the Park.

- Mr. Wilson said the trade-off was spreading 200 spaces all around Town. This was a viable use of the property.

Mr. Chambers asked about the timeline.

- Mr. Wilson said they would be ahead of the SR-9 road project and finished by late 2017. They planned to collaborate with UDOT.

Ms. Zumpft asked about the public hearing process.

- Mr. Dansie said the goal for tonight was to act on the committee's recommendation but if there were any land use changes in the future, the project would go through the normal public hearing process. The parking structure would require a Design/Development Review that required a public hearing.

Ms. Zumpft asked about the Madsen property and having conversations while the property was still in a lawsuit.

- Mayor Smith said it would be good to have conversations now in anticipation of the lawsuit ending.
- Ms. Zumpft questioned why the Town wanted to get into the parking lot business. She was not in favor of making zone changes.

Mr. Chambers asked about the Future Land Use Map (FLUM) and notation of where to put parking lots.

- Mr. Dansie said the Town avoided designating any particular pieces of property for parking. In the Valley Residential zone a 100-space public parking area was allowed but anything additional would require a zone change.

Ms. Zumpft said for the Mendenhall proposal it was critical to have significant conversation with the Park service to not inundate the shuttle system at the far end of Town.

- Mayor Smith agreed and said the Park already expressed concern about the shuttle being filled by the time it got to Springhill Suites.

Mr. Chambers said if we wanted a walkable downtown with bike lanes the Town needed to find places for people to park. Mayor Smith agreed.

Mr. Dansie said the next step was to start contract negotiations. Any agreement would come back to the Council and be approved in an open meeting.

Mr. Hardman added there was a provision in the municipal land use code that allowed for spot zoning. Creating a new zone, with specific uses attached to it, was a possibility.

Motion made by Mike Alltucker for the Town to enter into contract negotiations with LJ Wilson to construct the parking structure on the property discussed; the parking committee would be the entity that works on the agreements including leases on the Madsen and Mendenhall Trust property for which the Town will obtain appraisals as part of the process, and direct the DCD to determine the path to take to approve the project and send to the Planning Commission for public hearing review; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion and possible action on a proposal by RCAC concerning the Red Hawk Development

Agreement – Bruce Jenkins: Mr. Jenkins represented RCAC and presented a \$100,000 buy-out proposal to eliminate the affordability restrictions on the five remaining lots in the Red Hawk Development. Mr. Jenkins knew Scott William's property was tied to a mutual self-help agreement and acknowledged this would need to be dealt with later.

Currently RCAC had already invested over \$450,000 and their loan-to-equity ratio was uneven. If the proposal was accepted the lots could be sold at market rate, infrastructure could be installed, and the plat map would not need to be amended.

- Mayor Smith said the lots could remain as open space. RCAC's problems were not the Town's and he felt strongly the need to take care of those who had played by the rules.
- Mr. Jenkins said the offer precipitated from the Town's request, but if preferred, they could go back to modification discussions.

The Council and Mr. Jenkins discussed other possible options.

Ms. Zumpft asked if RCAC would be willing to give the lots to the Town. She said the HOA needed to be part of the process since any decision would affect them.

- Mr. Jenkins said he could go back and ask RCAC if they would donate the land. Previous meetings included the home owners and they were considered.

Mayor Smith favored going back to modification since he was unsure the consequences of this latest proposal.

- Mr. Wixom said Red Hawk was established with the goal of benefitting lower income families and there were many incentives given to allow this to happen. Over time these goals have not been achieved but the money from this proposal could be used to obtain the goal elsewhere. At this point six lots remained vacant and the development agreement had been modified many times.

Mr. Chambers said it was important to watch out for existing property owners. At this point he did not feel he had enough information to make a decision.

Mr. Alltucker said it was time to pull the plug on the project. He did not believe the Town was able to sustain the concept of an affordable housing project.

Mr. Player wanted to explore the offer and the parameters that would make it work. He also wanted go back to RCAC about donating the land to the Town.

Mr. Jenkins suggested a meeting with the property owners, Town staff, Council members, and an RCAC representative, to brainstorm and find a timely resolution.

- Mr. Hardman asked about the availability of geotechnical data as this information would ultimately help in the evaluation of the offer.

Discussion and update concerning potential affordable housing projects in Springdale: Mr. Dansie said the Council had given direction to staff and Ms. Zumpft to explore options to create additional affordable housing in Springdale. They met with affordable housing consultant Tracy Dutson and identified a possible opportunity to develop units at the intersection of Paradise Road and Winderland Lane.

- Mr. Dansie indicated the Moenave subdivision developers would deed a parcel of land at this intersection. The original intent was to develop a parking lot; however another potential use was to try and develop a 10-12 unit apartment-style structure with affordability stipulations. Mr. Dansie asked the Council's interest in pursuing this concept.

Mr. Chambers expressed concern about the setbacks, sizing and density in the Moenave Development and if adequate parking would be available in front of people's homes. It was previously discussed this area be used for parking or a park for the cemetery. Given these considerations Mr. Chambers said this may not be the right place for the project although he was in favor of affordable housing.

- Mr. Alltucker said when the Moenave project was approved there were specific density limitations and open space requirements. This project would change that. He said he was troubled with the process of changing what had been already negotiated.
- Mr. Player said he supported the concept of the apartments but the density in this area was a concern. It may not be the best location.
- Mr. Chambers wanted to wait until Moenave was built to understand the traffic flow and open space before making a decision.

Mr. Dansie said there was no deadline. Funding sources identified for the project had application deadlines but there were multiple application windows throughout a year.

- Mayor Smith wanted to take time to look into it and what it would take.
- Ms. Zumpft said there was money available every year. There were other places in Town and Ms. Zumpft wanted to continue to explore all options.

The Council wanted work to continue with Tracy Dutson on different locations and hold off on this parcel.

Discussion and possible action to permanently designate one side of the tennis courts for pickleball only and relocate the basketball hoops: Mr. Player said the Council was close to the six month deadline from the motion to designate one side of the courts as pickleball only. Despite signs, pickleball nets were moved and courts were scratched. Now it was time to decide how to deal with damage to the courts, usage of courts, and the possibility of building permanent pickleball courts.

- Mr. Player said the Town put aside \$70,000 for pickleball courts but this expenditure may not be necessary. On an interim basis Mr. Player suggested they designate one side for pickleball, put up a divider between the tennis and pickleball courts, and relocate the basketball hoops.

Mr. Player noted that some uncomplimentary public comment came in about the pickleball players taking over courts the tennis players paid for. He asked for clarification if the tennis courts were originally paid for with private funds.

- Mr. Wixom said in 1991 there was a movement by community members to raise money to build tennis courts. It did appear that they were built with private money. In 2004 the Town paid for crack sealing and in 2010 the Council paid for a new post tension deck, fencing and nets.

Mr. Chambers said it was exciting to have this much activity on the courts. One long term solution might be to relocate the community garden to build a pickleball court. This would create three courts and an area where all sports were located.

- Ms. Zumpft said the community garden had been there for about eleven years. There were hundreds of hours of volunteer time and thousands of dollars spent on the garden. She was not in favor of the garden being moved. Finding a place to build a pickleball court or moving the basketball courts would be easier.

Mayor Smith said his obligation was to the Town of Springdale and he did not want to cater to the Park employees or tourists who may use the facilities. He said the money was there for pickleball courts so the Town should spend it. He wanted to look at what options were available.

Mr. Alltucker suggested the tennis net be put back, pickleball players roll the temporary nets out, and then move the basketball standards. The longer term issue was where to locate two new pickleball courts. He agreed the Town should pull the trigger on building new courts since demand would only increase.

- Mr. Chambers said the situation was not working now and the Town needed to find a permanent solution.

Mr. Wixom recommended pickleball players meet with the Parks Department staff to consider options that were best for the Town.

Appointment of Scott Taylor as Planning Commissioner for term expiring February 2019:

Motion made by Mark Chambers to approve the appointment of Scott Taylor as Planning Commissioner for term expiring February 2019; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Appointment of Jack Burns as Planning Commission alternate for term expiring February 2018:

Motion made by Lisa Zumpft to appoint Jack Burns as Planning Commission alternate for term expiring February 2018; seconded by Adrian Player.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

The Park would be appointing a new ex-officio member.

Resolution 2016-13 for the Town of Springdale to accept and incorporate YAZ as a Town-use recreational program: Mayor Smith said his daughter Tricia was taking over responsibility for YAZ.

Mr. Wixom said YAZ provided summer activities for youth in the Canyon during the summer. Local area mothers ran the program and it had been in existence for years. The resolution was for the Town to accept and incorporate YAZ as an official Town recreational program which would allow them to be covered by Springdale's general liability insurance program.

The Community Center staff would be the YAZ program intermediary. The Town would like to see the program grow with after school activities or other year-round activities. The Trust ensures recreational programs and this resolution would provide support for those who ran the program. There would be some risk management responsibilities to vet volunteers.

Motion made by Lisa Zumpft to approve Resolution 2016-13 accepting and incorporating YAZ as a Town-use recreational program and direct the Mayor to sign; seconded by Mark Chambers.

Chambers: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consent Agenda

Invoices: Mr. Alltucker asked about the body camera footage storage. Chief Brecke said the department bought 10 terabytes of storage from Mountain West Computers. New body cameras had been ordered to replace ones that were wearing out.

- Mayor Smith felt strongly that body cameras were very important for the protection of officers and others.

Motion made by Lisa Zumpft to approve the consent agenda; seconded by Mike Alltucker.

Chambers: Abstain

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

Administrative Non-Action Items

Council Department Reports:

Ms. Zumpft said they received a proposal from Mike Swallow for the job classification and compensation study the Council approved. She suggested Mr. Chambers replace Mr. Weyher on this committee since he was interested in the topic previously. A meeting was scheduled for Monday at 1:00pm. Ms. Zumpft wanted to see the process completed by February before the Council started budget discussions.

For the Streets Department Mr. Alltucker said cattail removal had taken place in the settling ponds, street sweeping would continue, water leaks were fixed in Anasazi Plateau, more signs were installed, and SR-9 design meetings attended. Regarding the SR-9 project, the Rockville section had been codified and they would now start to work through Springdale.

Mr. Chambers was assigned to the Parks Department.

Mr. Player said the Rockville/Springdale Fire Protection District would receive the final feasibility report. It would likely indicate the District may go bankrupt shortly because they could not continue to fund the level of service. They needed to find other sources of revenue. The report would come to the Council for review.

Regarding the water treatment plant Mr. Wixom said the Town received two proposals for the water treatment facility equipment. These would be discussed during the September meeting. They needed to also consider whether or not a pilot would be valuable. The final plant design was not yet finalized.

Mayor Smith said he would get more information concerning the transportation sales tax issue. He recommended everyone go to the Washington County Fair. Springdale's seed display was fabulous and led by staff members Jen Thompson and Toni Benevento. Regarding the bus system from St. George, the issue was finding the money to fund it. He said there was some resistance from St. George but Congressman Stewart pledged support.

A meeting with the Paiute Tribe was tentatively scheduled for September 6th at 10:00am in Cedar City. Mayor Smith and Ms. Zumpft would attend.

Adjourn: Motion to adjourn at 10:02pm made by Lisa Zumpft; seconded by Adrian Player.

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



Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 9/7/16



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Town Council on 8/10/16

If you'd like to be included on our great e-notice list, please give us your email address. That's the only reason you need to provide that information. Your address will never be sold, though we may have to provide it as public information. If you have provided the information before, you don't need to add it again.

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name
- Jan Paul
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- Mina Marcel Rodriguez
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- Shelley Caver
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- RICK TRAEZEL
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- Myrinda Gusten
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- Sharon Jay
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- Jack FOTHERMILLER
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- Trisha Clark
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- Bruce Jenkins
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