

1. April 8, 2020 Town Council Agenda

Documents:

[040820TCA.COURTESY.REV.PDF](#)

2. April 8, 2020 Packet Materials

Documents:

[COUNCIL DEPARTMENT REPORT\\_A. PLAYER.PDF](#)  
[COUNCIL DEPARTMENT REPORT\\_L. ZUMPT.PDF](#)  
[COUNCIL DEPARTMENT REPORT\\_R. ATON.PDF](#)  
[COUNCIL DEPARTMENT REPORT\\_S. ELGER.PDF](#)  
[ITEM B2 - ZION PIZZA NOODLE LOCAL CONSENT.PDF](#)  
[ITEM B3 - HOUSING CONSULANT SELECTION.PDF](#)  
[ITEM B4 - OPEN SPACE BONDING TECHNICAL ASSISTANCE LETTER.PDF](#)  
[ITEM C1 - PEDICAB ORDINANCE CONSIDERATION.PDF](#)

3. Public Comment Letters

Documents:

[PUBLIC COMMENT - J. ZAMBELLA\\_REDACTED.PDF](#)  
[PUBLIC COMMENT - C. IKERD.PDF](#)  
[PUBLIC COMMENT - T. KENASTON\\_REDACTED.PDF](#)  
[PUBLIC COMMENT - HEALEY\\_KING.PDF](#)



118 Lion Blvd PO Box 187 Springdale UT 84767 \* 435-772-3434 fax 435-772-3952

## TOWN COUNCIL NOTICE AND AGENDA

THE SPRINGDALE TOWN COUNCIL WILL HOLD AN ELECTRONIC REGULAR MEETING  
ON WEDNESDAY, APRIL 8, 2020, BEGINNING AT 5:00PM

This Council meeting will not have an anchor location and will be conducted entirely via electronic means.

Council members will connect remotely. The meeting will be available to the public for live viewing.

If you do not have access to the internet, you can join the audio via telephone.

**\*\*Please see electronic login information below.**

**\*\*Amended agenda adds item A4 and updates the Consent Agenda**

### Approval of the meeting agenda

#### A. Announcements/Information

1. General announcements
2. Zion National Park update – Superintendent Bradybaugh
3. Council Department reports
4. **Community questions and comments**

#### B. Administrative Action Items

1. Discussion and possible direction to staff concerning ways that the Town of Springdale, as a municipality and as individual residents, can help businesses and community members ease the financial and social strain of the COVID-19 situation
2. Granting of Local Consent for a Limited Restaurant Liquor License for Zion Pizza & Noodle, located at 868 Zion Park Boulevard – Josh Vanderwerff
3. Continued discussion from March 11, 2020 – Consideration and possible selection of a Housing Study Consultant
4. Discussion and possible approval of a technical assistance letter for bond consulting from the Trust for Public Lands

#### C. Legislative Action Items

1. Discussion and possible direction to staff concerning an ordinance regulating pedicab businesses in Springdale

#### D. Consent Agenda

1. Review of monthly invoices
2. Minutes: March 11<sup>th</sup>, **March 31<sup>st</sup>**, **April 3<sup>rd</sup>**

#### E. Adjourn

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**\*\*Persons interested in accessing the meeting can login using the following link:**

**<https://zoom.us/j/884525899?pwd=WUZiSW44bEs5RzBmdDF4WXBnbnZDZz09>**

**Meeting ID: 884 525 899**

**Password: 667194**

#### **One tap mobile**

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**Meeting ID: 884 525 899**

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*This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.*

*The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town-sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson at 435-772-3434 at least 24 hours before the meeting.*

*Packet materials for agenda items will be available on the Town website by 5:00pm on April 3, 2020:*

**<http://www.springdaletown.com/AgendaCenter/Town-Council-4>**

**From:** [aplayer@springdaletown.com](mailto:aplayer@springdaletown.com)  
**To:** [Darci Carlson](#)  
**Subject:** Public Works Status  
**Date:** Friday, April 3, 2020 9:23:38 AM

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Darci,

For next weeks Council meeting my report on Public Works and the Southwest Mosquito Abatement is included below. Please keep in mind that some things could change (as they have in the past months) with the information:

The Southwest Mosquito Abatement continues to start up their season of eradication of larvae. Recent rains have left low areas with standing water, and treatment is being done early rather than letting the larvae mature into adults.

WesTech is working on filter #1 (the small filter) and filter #2. Number #1 had a leak which caused the filter to be shut down. It turns out that the leak was the result of a gasket being installed wrong. A new gasket has been installed, and the insides of both filters are being de-rusted and repainted. After this is finished these two filters will be brought back on line and the remaining two filters will be repainted. Given the lack of tourists the plant is more than able to produce sufficient water, and the treated water storage is full.

TwinDD has finished with the annual sewer cleaning (1/3 of the line).

No dumping signs have been installed at the binnies. This continues to be a problem and our police are reviewing security cameras with the idea of identifying violators. The latest incident involves a mattress which as of this writing is still on the ground at the dumpster next to the binnies. Why someone who has taken the effort to load a mattress in their vehicle would not just drive the 15 miles to the Virgin solid waste facility continues to baffle me. Chief Brecke plans to write an article for the monthly town newsletter (may already be in the April letter).

We have a leaking fire hydrant near Flanagin's. It is scheduled to be re-built this week.

Public works has 5 qualified plant operators. Everyone is social distancing, and the door handles and light switches are being sanitized continually. We can't afford to have sick operators.

Culinary meters are continuing to be replaced, but at a slower rate due to the virus.

Adrian

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Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

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[Forget previous vote](#)

**REMEMBER:** Never give out your account information, password, or other personal information over e-mail.

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To: Town Council Members

From: Lisa Zumpft

Date: 4/3/2020

Re: Council Report

Since the last Town Council meeting I have attended several meetings, mostly by teleconference.

I have met with staff on their budget requests to understand their needs during our discussion at the budget meeting scheduled for 4/14/20.

Housing Committee: we have recommended an applicant which will be considered for approval at the 4/8/20 Town Council regular meeting.

I have participated in several conference calls hosted by ULCT with the Governor 3/24/20, Lt. Governor 3/31 and Senator Romney 3/25/20 regarding the COVID-19 State and Federal plans and actions. Responses are changing daily and reported on the State website:

<https://coronavirus.utah.gov/> and the Southwest Utah Public Health Department website:  
<https://swuhealth.org/covid/>.

I participated in a meeting with the Zion Regional Collaborative (ZRC) Guiding Committee to work with the VistaCorp Coordinator in preparing a document to create a permanent position to head the ZRC, and prepare a draft for the Scenic Byway application to be reviewed at the next ZRC meeting on 4/9/20.

**HVFSSD report for 4/8/20 TC meeting**

1. An Interlocal agreement with Washington City was approved to share in the cost of purchasing a ladder truck. HVFSSD will start the process of specing and locating the truck. The purchase will happen some time in the future.
2. HVFSSD has been aware that they need more assistance for their fire marshall. They have entered into an agreement with Washington City to share a fire inspector currently working for Washington City. This will give us access to a full time inspector/fire marshall instead of having to find someone to hire part time.
3. I have not received a report from Kevin Gildea regarding the number of calls for the last month in our area.

## **Streets Report for 4/8/20 TC meeting**

- 1- Precision Concrete ground down ADA trips and falls from Town Hall to the new water treatment plant.
- 2- Streets swept on SR9, town roads and multi use path.
- 3- Robert met with contractors and got quotes for sidewalk replacement at the CCC ( Genesis Construction was the lowest bidder ).
- 4- Robert met with DEQ. They had questions about construction SWPPP jobs in town especially Moenave. There were a few jobs in violation so DEQ asked if Tom Dansie and Robert could provide some information on the projects.
- 5- Laserfiche encroachment/utility permits into the town computer system
- 6- Robert did a walk through and inspection of Winderland and Manzanita. Paving was done on Manzanita on 3/31/20
- 7- Kevin and Robert cleaned all the curbs and gutter throughout town. They also had Twin D come in and vac out all inlets for the storm drains in town.
- 8- Half the signs are built for the pedestrian wayfinding. Signs that staff had requested were ordered and built . These signs will be installed on 4/1/20
- 9- Kevin worked on the Parks Dept. tiller and help Holli install and pipe a new pump for the cemetery, put a new light plug on the utility trailer, put the new rubbers and camera monitor on the street sweeper and redesigned the curb brooms.

## Council Department Report – Suzanne Elger

### Parking

The paid parking program has been suspended.

### Washington County Council on Aging

The quarterly meeting scheduled for March 24 was postponed. It has not been rescheduled. The Meals on Wheel and Dial a Ride program are still running. There are 8 residents receiving meals currently. They are allowing delivery of meals to those who are over 65 and able to drive which is an expansion of their program.

### River Use/Trails

The Earth Day trail building project has been postponed. It is hoped that it will be rescheduled for fall 2020. Discussions are ongoing with the Paiute tribe.

The Zion Regional Trail is nearing the end of the feasibility study for the project. The ZRC will meet on April 9.

### Utah-100 (Renewable Energy Program)

The bimonthly meeting was held via zoom on March 30. The program is moving forward. There has been work on the governance agreement including some discussion about weighting votes to somewhat level input. Factors to be considered for voting share are population based and energy consumption based. Each community will have to prepare a low-income customer plan. Every community expressed concerns about finances going forward and the uncertainty about what their future financial situation will be. The group consensus was to continue working on governance documents and the program as a whole; however, until the pandemic has subsided, they will hold off on filing applications.

**LOCAL CONSENT**  
**TRANSFER OF OWNERSHIP of 51% or more of an EXISTING ENTITY**

Restaurant     Limited Restaurant     Beer Only Restaurant     Tavern     On-Premise Beer   
On-Premise Banquet     Reception Center     Airport Lounge     Bar (specific type)     Social     Other

Select appropriate license type \_\_\_\_\_

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to continue an existing on premise alcohol license for a previously licensed entity to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant.

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

Town of Springdale

Local business license authority

City     Town     County

hereby grants its consent to the transfer of a Limited Restaurant liquor license to:

Write in type of License

Business Name (DBA): Zion Pizza + Noodle Co

Business Entity: Zion Pizza + Noodle Co, Inc

Location Address: 868 Zion Park Bl Springdale Ut 84767

This type of transfer does not change the licensed entity holding the DABC license or the DABC License number. However an ownership change of the entity of 51% or more requires DABC Commission approval and verification of any local licensing changes if required by the local authority

1. If a new business license is required by the local authority - Check Here:  or  
(A copy of the new license must then be provided to DABC by the applicant)

2. A new business license is NOT required from the city:

\_\_\_\_\_  
Authorized Local Authority Signature

\_\_\_\_\_  
Print Name / Title

\_\_\_\_\_  
Date

This is a suggested format. A locally produced city, town, or county form is acceptable.  
The local consent must be submitted to the DABC by the applicant as part of a complete application.



**Memorandum**

**To:** Town Council  
**From:** Thomas Dansie, Director of Community Development  
**Date:** April 2, 2020  
**Re:** **Housing Consultant Selection**

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The Housing Consultant Selection Committee has re-reviewed proposals from four consultants to prepare the Town’s Housing Study and Plan. Based on this review the Selection Committee recommends the Council select Zions Public Finance (ZPFI) to conduct the study.

**Background**

In the March meeting staff presented a proposal for the Council to select another consultant for the study. Shortly before the March meeting staff became aware of a proposal from ZPFI that was submitted prior to the RFP submittal deadline, but for technical reasons was not received and reviewed with the other proposals. In the March meeting the Council directed the Selection Committee to re-review the proposals, including the ZPFI proposal.

Based on this re-review the Selection Committee recommends the Council select ZPFI to conduct the study.

**About ZPFI**

ZPFI has prepared housing studies for a number of rural amenity communities in the region, including: Page, Arizona; McCall, Idaho; and Heber City, Utah. ZPFI has also completed housing studies for larger communities (Salt Lake City, Taylorsville, and others). They are currently working on housing plans for Hurricane and St. George.

Benjamin Becker, MAI is a Vice President at ZPFI’s Municipal Consulting Group and will lead the ZPFI team. Mr. Becker has extensive experience in real estate consulting and housing studies. He has lead market and housing studies in multiple cities across the state. Joining him on the ZPFI team are Aaron Montgomery, Susan Becker, AICP, Jonathan Ward, and Mark Anderson.

**Requested Council Direction**

Staff recommends the Council appoint Zions Public Finance as the consultant to complete the Town’s Housing Study, and authorize the Mayor to enter into a contract with ZPFI for the consulting services.

A copy of ZPFI’s submittal in response to the RFP is attached.



February 11, 2020

Thomas Dansie  
Director of Community Development  
Springdale, Utah  
435-772-3434

Re: Proposal for Market Study

Dear Mr. Dansie:

Zions Public Finance Inc. (ZPFI) appreciates the opportunity to provide this proposal for a housing plan for the Town of Springdale. We've greatly enjoyed recent housing and feasibility studies in key gateway towns throughout the intermountain west. Our plans and recommendations are implementable and realistic, based in actual data and founded upon achievable results. We look forward to working with you and the Town of Springdale to create solutions that are utilized for years to come.

Our team includes a certified commercial appraiser (MAI), a key component in understanding what can feasibly be built in the current market. It is crucial to know what, if any, gap exists between current costs and anticipated value for residential construction. Additionally, it is equally important to have solutions as to how that gap can be bridged. Our complete team of economists, appraisers, municipal bankers, and data analysts will provide you with solutions that have been proven elsewhere but are specifically focused on Springdale. We do economic studies, industry analyses, and housing reports of all sizes and scale, and each one is specifically crafted to the demographic make-up and area pressures of the city or town.

Thank you for the opportunity to provide this bid for services. We've provided a concise proposal to primarily highlight our qualifications and our proposed plan. Please feel free to give me a call with any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Benj Becker", written in a cursive style.

Benj Becker, MAI  
Vice President, Zions Public Finance Inc.  
801-844-8397  
[Benjamin.becker@zionsbank.com](mailto:Benjamin.becker@zionsbank.com)

## Statement of Qualifications

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### Relevant Experience

#### **Page, Arizona Housing and Industry Analysis Study**

ZPFI recently (2019/2020) prepared an in-depth housing and industry analysis study for the city of Page, Arizona. This Gateway community to the Grand Canyon and Lake Powell has significant housing pressures from a variety of issues, including a lack of affordable housing for tourism and hospitality related employees, a lack of long-term rental supply (due partially to an abundance of short-term rental options that have recently come onto the market), and a dilapidated existing housing stock. Our analysis included working with a stakeholder group to identify Page's key housing issues and a housing vision for the city. ZPFI worked closely with developers throughout the region to understand the financial gap between current construction costs and expected value, clearly showing why development is not occurring at a large scale. Several solutions to bridging the gap were detailed, including forming a community land trust, state financing programs, reduction of impact and development fees, and credits that developers could receive for specific types of residential construction. The report also includes very implementable, specific solutions for residential façade programs, affordable housing programs, employee housing, and short and long-term rental options. The Page report was founded on very solid data of how the city compares to other, similar communities throughout the region, and recommendations of realistic actions that will lead to meaningful solutions.

#### **McCall, Idaho Housing Study**

Zions Public Finance, Inc. performed a detailed housing analysis for McCall, Idaho, a small town driven by tourism due to its siting at a state park, national forest, and major recreation area. City officials have long struggled with housing needs for the town of nearly 3,000 people, as employees of the many resorts and hotels are unable to find suitable living options within the area. Consequently, workers commute long distances. Households have increased in incomes, while household sizes have decreased. Housing is largely not attainable for families and employees of local area businesses. Additionally, housing prices have increased to a point that affordability ratios are not sustainable. The ZPFI study identified key gaps in the current housing market, with detailed recommendations for specific sites that could be utilized for various forms of housing. Solutions were provided for securing grants, using economic development tools, creating a Community Land Trust, and incentivizing development to provide affordable units and a variety of housing types. Changes to the zoning code, as well as flexibility with impact and development fees were made, resulting in an array of options for the city to fulfill its housing vision. Our work included detailed surveys with businesses, employees, residents, and prospective developers. The public outreach was critical in understanding the pressures that employees face, why developers could not make financial sense of affordable options, and how businesses were dealing with strained employee live/work situations.

#### **Heber City, Utah Housing and Development Studies**

ZPFI has recently performed separate housing studies for Wasatch County, Heber City, and specific developers looking to construct within the area. The housing studies have closely looked at what residential types are missing in the market, what could feasibly be constructed and absorbed at current construction costs and rental/purchase amounts, and where are key locations for new residential construction. Additionally, a significant number of Heber residents leave the city each day for employment in surrounding counties, resulting in unique residential needs. This was analyzed with consideration for the impact that attracting local employment options might have on housing needs. Recommendations have been made regarding missing housing types, where gaps exist with affordability in the lifecycle of housing, what type

of demand can be expected and at what prices in future years, and what economic development tools can be applied to bridge any feasibility gaps.

## Key Personnel

Our department, ZPFI, is comprised of a team of 20 professionals committed to providing unparalleled service to municipal entities, local districts, government agencies and private clients throughout Utah and the Intermountain West. We have two primary service areas: (1) financial advisory to assist governmental entities in the bonding and disclosure/ reporting process; and (2) municipal consulting services focusing on economic development, planning, housing, real estate development advisory, and fee-related services.

Our Municipal Consulting Group, an integral part of ZPFI, is well known and respected throughout the intermountain region for its leadership in economic development, redevelopment, market analysis, real estate development advisory, housing studies, capital facility finance planning, feasibility studies, and fiscal/economic impacts analysis.

Benj Becker will lead our efforts with Springdale with the full support of our broad team. Benj personally lead the previously noted experience studies, is a certified commercial appraiser, and has presented all throughout the intermountain west on economic and market conditions, impacts of employment and housing on communities, and the applicability of economic development tools. Benj has lead housing studies in numerous cities throughout Utah, Arizona, California, and Idaho. He is joined by a deep team of GIS mapping experts, public financing bankers, and specialists in the fields of housing, lending, and demographics. Resumes for key personnel are attached to this proposal.

## Sub-consultants

ZPFI initially plans to provide all consulting services in-house. If conceptual plans would be helpful to visually understand what type of housing could be provided under our highest and best use analyses, then we will subcontract with an appropriate firm. ZPFI has extensive experience with a variety of strong architectural and planning firms throughout the intermountain west.

## References

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Jennifer Schumann  
Deputy Director  
Salt Lake City Housing and Neighborhood Development  
801-535-7276  
[Jennifer.schumann@slcgov.com](mailto:Jennifer.schumann@slcgov.com)

Holin Wilbanks  
Economic Development Director  
Weber County  
801-399-9419  
[hwilbanks@co.weber.ut.us](mailto:hwilbanks@co.weber.ut.us)

Wayne Harper  
Community and Economic Development Director  
Taylorsville, Utah  
801-955-2024  
[wharper@taylorsvilleut.gov](mailto:wharper@taylorsvilleut.gov)

## Proposed Project Plan

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Zions Public Finance, Inc., will first initiate the housing needs assessment by starting our public outreach and stakeholder interview processes. Additionally, for the needs assessment, we will use GIS mapping to show detailed statistics regarding the stock of existing housing. We will furthermore show a detailed demographic analysis of Springdale, focusing on incomes, household characteristics, and employment. Our analysis will compare Springdale to other gateway or resource-dependent communities in order to provide best practice solutions and recommendations of change that have experienced success elsewhere.

Our extensive database of where construction is occurring, at what rates and returns, and with what incentives will be useful in providing discussion on major economic forces impacting housing costs. We will show what types of development are currently feasible in the market through a focused analysis of costs and value. These costs will come from actual projects by active developers, representing real-time information in the current market. We will work closely with the city and with the area's employers to get a deep understanding of employment conditions, including wage levels, seasonal attributes, workforce shortages, and characteristics of employee living circumstances. We will be sure to know from where employees are commuting, what are their transportation and housing costs, how these features influence turnover, and what type of housing is most needed by employees. Our stakeholder and public outreach will be a critical element in getting market information that is realistic and applicable to Springdale and its housing future.

Our focused cost and value analysis of rental and ownership housing will provide details on the pressures that both segments of the residential market face. We will highlight average list times, changes in sales patterns, concessions for rentals, impacts of location, view, density, amenities, parking, etc., on achievable rents and prices. We will note the influence of short-term rental options on the long-term market, clearly showing what is being done in other gateway cities to best utilize the possibilities and shortcomings of the burgeoning short-term rental market.

Deliverables for the Housing Needs Assessment portion of the study will include the following:

- *Housing demographic presentation and summary report* - all housing characteristics and existing conditions
- *Economic trends and conditions presentation and summary report* - local and regional economic influences, employment trends, employment characteristics, summary of employee interviews
- *Combined, overall housing and economic report* - the above summary reports combined with information on the ownership and rental markets, and specific recommendations regarding needed housing units, employee housing units, and jobs and housing balances

For the attainable housing strategies, ZPFI will detail specific, implementable steps to help alleviate any imbalance with the jobs and housing ratios. Our strategies will be very specific to Springdale, focusing on key sites and feasible housing types (including units per acre, densities, parking, and design characteristics). These strategies will be based on the cost and value analyses that focus on local input, as combined with



best practices and successful experiences in other gateway cities. However, final recommendations will be vetted with locals and analyzed based on Springdale’s unique demographics and characteristics, resulting in truly implementable solutions. What works in other Gateway cities may provide initial framework, but each strategy will be merited only on its applicability to Springdale.

Our outreach will include steps of initial investigation and an understanding of existing conditions. However, of key importance will be returning to stakeholders, employees, employers, and developers with possible solutions. These follow-up solutions are critical for understanding what recommendations have the potential for implementation. Consequently, our process will be one of detailed outreach and communication. We anticipate the city taking a very active role, as much as desired, in participating in outreach interviews. Final recommendations will consider Springdale’s existing affordable housing ordinance and State Code. We will make suggestions for possible improvements for zoning, development guidelines, design standards, and how to best utilize economic development tools.

Deliverables for the attainable housing strategies include:

- *Presentation and summary report of key strategies* - strategies that can be implemented to reconcile any imbalance with housing and employment. These will include development potential for specific sites and a detailed summary of solutions for the town’s unique economic, employment, and housing needs
- *Presentation and summary report of recommendations for housing strategies included and not included in the State Code.* Additionally, this report will analyze the affordable housing ordinance and inclusionary zoning regulations

Additional deliverables include the following:

- *Summary report of all interviews and public outreach efforts and responses*
- *An executive summary “brochure”* - this will clearly highlight existing conditions, market trends, and suggested recommendations and implementation measures

Our proposed timeline for this process is shown below:

	March	April	May	June
Kick-Off				
Initial Outreach				
Data Gathering				
Economic Trends and Housing Data Presentation				
Solutions/Recommendations				
Outreach Follow-Up				
Recommendations Refinement				
Implementation and Solutions Presentation				

### Statement of Proposed Fees

Our statement of proposed fees is contained in a separate file.

## Resumes



### Education

Bachelor of Arts, Brigham Young University

Certified Commercial Appraiser, MAI

### Public Service and Affiliations

National Appraisal Institute

Volunteer Distinction Award for the Western United States from the National Appraisal Institute

Recipient of the Strauss Scholarship

Created the Northern California Real Estate Podcast

Chair of Silicon Valley Branch of the Appraisal Institute

Founded Project Reach Out (PRO) – the largest orphanage charity in Ukraine

National Olympic Committee Chair for the Salt Lake City Winter Olympics – translated and interpreted for over 75 athletes and 30 diplomats

### Presentations

Utah APA - "Working with the Development Community"

San Francisco - Appraisal Conference "Green Construction and its Impact on Valuation"

Utah League of Cities and Towns – Driving the Economic Engine of your City

Utah Alliance of Counties – Opportunity Zones and Transportation Reinvestment Zones

Utah League of Cities and Towns – The Changing Tide of Finance in Utah

### Benjamin R. Becker, MAI

#### Vice President

Zions Public Finance, Inc.

Municipal Consulting Group

[Benjamin.becker@zionsbank.com](mailto:Benjamin.becker@zionsbank.com)

801-844-8397

For the past 15 years, Benj has specialized in real estate consulting and advisory services. He previously was involved with more than \$7.0 billion in transactions of commercial real estate in the San Francisco Bay Area, and has worked in the past five years on numerous projects in the intermountain region. His expertise includes in-depth consulting for highest and best use analyses, development feasibility studies, rent arbitrations, housing studies, economic development tools, value-add of transportation, and land use planning issues.

While in San Francisco, Benj had the opportunity to work on several prospective developments with significant impact to local and regional economies, including the potential California high-speed rail line, a substantial land holding on the coast in an environmentally sensitive area, and several existing and proposed high-rise office and residential buildings for downtown San Francisco. Clients included Stanford University, RREEF, Boston Properties, Bank of America and JP Morgan, as well as various law firms, accountants, and private developers.

Benj also has extensive experience with office, retail, multi-family residential, industrial, and land development, including numerous projects in the state of Utah. Benj has "on-the-ground" experience with making development happen and has built strong and cooperative relationships with a multitude of developers and brokers along the Wasatch Front. Projects completed in Utah include:

- BRT TOD Provo/Orem Market Study
- Syracuse Antelope Drive Corridor Market Study
- Rio Tinto Land Disposition, Use, and Strategy Study
- South Jordan Redwood Road Corridor Study
- Cottonwood Heights Gravel Pits Market Analysis
- Park City Prospector Square Market Analysis
- Tooele County Miller Motorsports Park Economic Impacts Analysis
- Taylorsville 5400 South Market Valuation
- UTA South Jordan Parcel Valuation
- Wasatch County North Summit Market and CDA Analysis
- Salt Lake City RDA consulting – Block 67
- Vineyard Towne Center Market Analysis
- Anderson Development Geneva Road Market Study
- Salt Lake County Kearns Market Analysis and CDA
- Salt Lake County Master Plan 2300 E 3300 S
- Herriman Business Center/Wasatch Consulting
- Clearfield Market Analysis
- Eagle Mountain Property Valuation



### Education

Bachelor of Science, Finance, Utah State University  
Bachelor of Science, Economics, Utah State University

## Aaron C Montgomery

### Financial Analyst

Zions Public Finance, Inc.

Municipal Consulting Group

[Aaron.Montgomery@zionsbancorp.com](mailto:Aaron.Montgomery@zionsbancorp.com)

801-844-8327

During his time with ZPFI, Aaron has specialized in real estate advisory, economic analysis, utility rate, and business licensing fee studies. He also provides in-depth geographic analysis through utilizing his skills in GIS to provide a detailed examination of project areas and comprehensive research of the information within project boundaries. Aaron prepares concise reports and presentations which effectively convey findings and recommendations.

In his past projects, Aaron has demonstrated that he has the ability to apply his knowledge of GIS to uncover additional trends which were applicable to the scope of the report. He has also proved his ability to utilize GIS tools to create maps that not only present relevant data, but are also visually appealing to the recipient.

A sample of projects in Utah include:

- Mountainland Association of Governments Comprehensive Economic Development Strategy Update 2018
- Draper Housing Plan
- Alcoholic Beverage Control 2018 Master Plan Update
- Millard County Landfill Study
- Syracuse Antelope Drive Corridor Market Study
- Marriott-Slaterville Business Licensing Fee Study
- Orem City Fee Study
- Taylorsville 5400 South Market Valuation
- Clearfield Market Analysis
- American Fork Meadows Crossing Economic Impacts
- Snyderville Basin Special Recreation District Needs Assessment



## Susan C. Becker, AICP

### Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

For the past 24 years, Susie has specialized in economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region. Susie is currently working on funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor's Legislative Task Force on economic policies and procedures in Utah, has been involved with numerous general plan and economic strategic plans, as well as the creation of a multitude of community reinvestment areas. Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to redevelopment of a large deteriorating commercial center in Mesa, AZ – the Fiesta District. She has a MBA degree, AICP and a securities license (Series 50 and 52).

#### Education

Master of Business Administration,  
University of Utah  
MBA Ace and Dean's Scholar  
Bachelor of Arts, Humanities,  
Brigham Young University

#### Public Service and Affiliations

Municipal Securities Registered  
Representative  
American Institute of Certified  
Planners (AICP)  
University of Utah Business School  
Alumni Association Board of  
Directors  
Urban Land Institute, Mentor  
Utah Redevelopment Association  
Utah Economic Alliance  
Utah League of Cities and Towns,  
Land Use Task Force  
WFRC Economic Development

#### Selected Presentations

"Downtown Revitalization," Utah  
League of Cities and Towns  
"Basics of Market Analysis," Main  
Street Annual Conferences  
"Weathering the Economic Storm,"  
Utah League of Cities and Towns  
"Redevelopment in Utah," Utah  
County and Davis County Economic  
Alliance  
"The Marriage of CDAs and SAA's,"  
Utah League of Cities and towns  
"Downtown Revitalization and  
Economic Development,"  
University of Utah School of  
Architecture  
"Economics and Planning," Utah  
League of Cities and Towns  
"Economic Development Policies and  
Practices," Governor's Economic  
Task Force and Utah Economic  
Alliance

- UTA Provo/Orem BRT TOD Study
- Mesa, AZ Southwest Redevelopment Area Plan
- Westchester County, NY – Edgemont Incorporation Study
- Salt Lake County Housing Plan
- Saratoga Springs General Plan
- Eagle Mountain General Plan
- Salt Lake County Municipal Services District Feasibility
- Salt Lake City Northwest Quadrant CRA Benefits Analysis
- South Jordan City Redwood Road Corridor Market Study
- Cottonwood Heights Fort Unit Corridor & Gravel Pits
- UDOT Project Prioritization
- Lehi Downtown Revitalization Plan (award winning)
- Numerous Impact Fee Analyses and Capital Facility Plans
- Millcreek Incorporation Feasibility Study
- Cache Corridor Strategic Plan (award winning)
- Herriman Economic Strategic Plan
- South Jordan City Economic Strategic Plan
- Tooele County Economic Strategic Plan
- Lehi Economic Development Strategic Plan
- Herriman Towne Center CDA
- Orem Economic Strategic Plan
- West Valley City Center Market Analysis
- Sugarhouse Streetcar Alternatives Analysis
- Syracuse SR-193 EDA
- West Utah Lake Vision Plan
- Taylorsville 5400 South Market and Valuation Analysis
- Madison County, ID General Plan
- Vineyard Town Center Market Study and Geneva URA
- Holladay General Plan
- Murray General Plan
- Madison County, ID Comprehensive Plan
- Rawlins, Wyoming Economic Plan
- Lincoln County, Wyoming Economic Plan
- Orem City Center Master Plan
- Point of Mountain Funding Analysis



### **Johnathan Ward, Vice President**

**Zions Public Finance | Municipal Advisors**

d 801 844 7379 | c 801 815 9273 | f 801 844 4484

[johnathan.ward@zionsbank.com](mailto:johnathan.ward@zionsbank.com)

Mr. Ward is a licensed municipal securities representative and has over 14 years of municipal finance experience throughout Utah and Idaho covering a wide variety of municipal needs including water, sewer, power, roads, municipal facilities, hospitals, development and more. His work includes extensive analysis and modeling for enterprise systems owned and operated by municipalities.

Since joining Zions, he has been the lead banker on and successfully completed over 360 municipal financings with a total par amount of \$2.35 billion. Mr. Ward is the lead financial advisor to a wide variety of local governments including, Alpine, Bluffdale, Farmington, Highland, Kaysville, Nephi, Santaquin, South Weber, Syracuse, West Bountiful, Woods Cross, and a host of other cities. The Davis, Provo City, and Iron School Districts among others; counties such as Davis and Weber; and utility districts such as the Metropolitan Water District of Salt Lake & Sandy and the Snyderville Basin Water Reclamation District.

Mr. Ward developed and used for financing the economic development "Credit Line" allowing Taylorsville, Utah to draw down up to \$10 million of tax-exempt or taxable proceeds for various project throughout the community. Approximately \$4 million of that line has been drawn.

To facilitate the development of property for future housing projects, Mr. Ward financed the acquisition of property in Farmington, Utah. Because housing was the intended purpose, but ultimately could change, the bonds were issued with flexible call features allowing the RDA to prepay the debt were they to sell the land and use it for other purposes.

#### **Education**

Master of Public  
Administration, Marriott  
School of Business, Brigham  
Young University  
Bachelor of Arts, Brigham  
Young University

#### **Affiliations and Licenses**

Municipal Securities  
Registered Representative  
(Series 52)  
Municipal Advisor Registered  
Representative (Series 50)  
Adjunct Professor of Public  
Finance  
Brigham Young University  
Romney Institute of Public  
Management Extended  
Advisory Board

#### **Selected Presentations**

"Redevelopment in Utah,"  
Davis County Economic  
Alliance  
"Bond Financing 101"  
American Institute of  
Architects, Utah Chapter  
Summit 2012  
"Where's the Money" Utah  
Association of Counties,  
Clerk/Auditor Workshop



**MARK ANDERSON**

Vice President  
Zions Public Finance

**EMAIL:** [mark.anderson@zionsbancorp.com](mailto:mark.anderson@zionsbancorp.com)

**PHONE:** 801-844-7377

**FAX:** 801-844-4484

**Education**

BS, Utah State University

**Licenses**

CPA, Utah  
Municipal Securities Registered Representative (Series 52)  
Municipal Advisor Representative (Series 50)

**Bio**

Mr. Anderson joined Zions Public Finance after spending 28 years as a City Manager and municipal finance professional for Heber City Corporation, Utah. In addition to providing organizational direction, Mr. Anderson had responsibility for preparation of the annual budget and oversight of the financial reporting for the City. He was also responsible for debt management which included the issuance of debt for capital projects. These transactions included issuance of Revenue Bonds, Sales Tax Bonds, Special Assessment Area Bonds and equipment lease financings. Mr. Anderson brings to Zions the issuers perspective on municipal operations and transactions.

Mr. Anderson served as President of the Utah Government Finance Officers Association and is currently a member of the Government Finance Officers Association (GFOA) and Utah City Managers Association (UCMA). Mark currently serves as advisor to a number of Utah West Bountiful's peer cities including: Woodland Hills, Midway City, Syracuse City, Santa Clara City, Kanab City, Washington City, and Hurricane City.



**Memorandum**

**To:** Town Council  
**From:** Thomas Dansie, Director of Community Development  
**Date:** April 2, 2020  
**Re:** **Open Space Bond Consulting - Technical Assistance Letter**

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The Council has directed staff to engage a consultant to analyze the feasibility of an open space bond in Springdale. Staff has coordinated with the Trust for Public Lands (TPL) to provide the Town with technical assistance in exploring an open space bond. TPL will provide this assistance at no charge to the Town.

Staff recommends the Council authorize the Mayor to execute the attached Technical Assistance request letter. This will allow TPL to begin work on the project.

**Background**

In 2015, TPL assisted performed a general study and review of open space funding options for the Town. One of the strategies discussed in that report is a General Obligation (GO) Bond. GO Bonds require voter approval. They are commonly repaid through increases in property tax. Because a GO Bond would require voter approval, the Town should conduct public opinion polling to determine the feasibility of such a bond.

TPL will provide technical assistance in structuring strategies for a GO Bond, coordinating with a public pollster, interpreting results of polling, making recommendations to the Town Council, and (if the Council elects to move forward with a bond) preparing a bond question for the municipal election.

There is no cost to the Town for TPL's technical assistance. However, there will be costs associated with the services of a public pollster. The Town has budgeted \$25,000 for open space bond public polling this year.

A copy of the Technical Assistance letter is attached, as is the report from the 2015 TPL open space funding analysis.



April 8, 2020

Conor Hall, Director of Conservation Finance—Intermountain West  
The Trust for Public Land  
1410 Grant St., Suite D210  
Denver, CO 80203

Greg Hiner, State Director Arizona, New Mexico and Utah  
The Trust for Public Land  
607 Cerrillos Road, Suite F-1  
Santa Fe, New Mexico 87505

Dear Mr. Hall and Mr. Hiner:

The Town of Springdale requests technical advice and assistance from The Trust for Public Land in connection with our efforts to develop and sustain reliable, ongoing sources of funding for parks, trails, open spaces and land conservation.

As part of your advice and assistance, I understand you will conduct research with affected groups to develop recommendations for the Town of Springdale on strategies for supporting dedicated, ongoing sources of public funds for land conservation.

We are interested not only in the factual information that you can provide, but also your opinions and recommendations on public funding measures available to us and strategies to enact such measures. That would include understanding the public's priorities and attitudes concerning land and water conservation, outdoor recreation and natural areas, and how the public would respond to different methods of presenting those issues.

Although your submissions will be directed to the Town Council's attention, I understand that your responses to this request will be for the general use of the Town of Springdale.

This request will continue in effect for any advice you offer or presentations you submit related to such matters. In addition, we would like to take this opportunity to request that you continue to be available to provide technical advice and assistance in this area and on related matters in the future.

Thank you.

Sincerely,

Stanley J. Smith  
Mayor



**MEMORANDUM**

TO: Stanley J. Smith, Mayor of Springdale  
 CC: Thomas Dansie and Rick Wixom  
 FROM: Wendy Muzzy and David Weinstein  
 DATE: April 3, 2015  
 RE: Research on Springdale conservation finance options

Local governments in Utah have several options for funding capital purchases and improvements, such as the conservation of land for parks, trails, and open space or construction of new playgrounds or recreational areas. Common funding sources outlined in this memorandum include general obligation bonds, the property tax, and the sales tax. Bonds and sales tax propositions for parks and open space have enjoyed widespread support at the ballot. Since 1996, 16 finance measures for parks and open space have been considered by voters in local jurisdictions around Utah, 12 of which were approved for a 75 percent success rate at the ballot.<sup>1</sup>

**General Obligation Bonds**

In Utah, local governments have the authority to issue general obligation (GO) bonds for a variety of purposes, including for recreational facilities of every kind without limitation.<sup>2</sup> Property or facilities acquired with bond funds need not lie within the limits of the local political subdivision.<sup>3</sup> For the most part, general obligation bond proceeds are limited to capital projects and may not be used for operations or maintenance purposes.<sup>4</sup>

**GO bonds in Springdale**

Based on the 2014 total property value of \$171 million, the Town of Springdale’s total debt limit is approximately \$6.8 million. The town currently has no general obligation debt outstanding.<sup>5</sup>

Springdale Legal Debt Margin Calculation	
2014 Total Taxable Value	\$171,230,197
Debt Limit (4 % of TV)	\$6,849,208
Oustanding applicable debt	\$0
Additional debt capacity	\$6,849,208

**Issuing city GO bonds for conservation**

The table to the right illustrates the estimated annual debt service, required property tax rate and annual household cost of various general obligation bond issue amounts for open space and trails purposes. For example, a \$300,000 bond would add approximately \$22,000 to the town’s annual debt service and would cost the typical homeowner an average of \$33 per year over

Springdale Bond Financing Costs			
<i>Assumes a 20-year bond issue at 4.0% Interest Rate</i>			
<i>2014 Net Taxable Valuation = \$171 million</i>			
Bond Issue	Annual Debt Svce	Tax Increase	Cost/ Ave./ Household*
200,000	\$14,716	0.000086	\$22
300,000	\$22,075	0.000129	\$33
500,000	\$36,791	0.000215	\$54
1,000,000	\$73,582	0.000430	\$109

*\*Based on 2014 average estimated sale price of \$460,000 with 45% exemption.*

<sup>1</sup> Trust for Public Land, LandVote database.

<sup>2</sup> §11-14-103(1) (b)(v).

<sup>3</sup> §11-14-103(2) and §10-8-2(1)(iii) A municipal legislative body may... purchase, receive, hold ... real and personal property for the benefit of the municipality, whether the property is within or without the municipality’s corporate boundaries, if the action is in the public interest and complies with other law. For example, Salt Lake City actively acquires watershed lands in the Wasatch Mountains.

<sup>4</sup> Federal regulations governing the issuance of tax-exempt bonds limit the use of proceeds to capital purposes such that only a small fraction (up to five percent) of bond funds may be used for operation and maintenance directly related to the funded facilities. Treasury Reg. 1.148-6(d)(3)(ii)(A)(5). Utah Statutes further limit the use of bond funds for maintenance and operations to a period of one year. State and local laws may further limit the use of bond proceeds. §§11-14-103(4)a.

<sup>5</sup> Town of Springdale 2013 Comprehensive Annual Financial Report.

the life of the bond (20 years).

The Trust for Public Land's bond cost calculations provide an estimate of debt service, tax increase, and cost to the average homeowner in the community of potential bond issuance for land conservation. Assumptions include the following: the entire debt amount is issued in the first year and payments are equal until maturity; 20-year maturity; and 4 percent interest rate. Property tax estimates assume that the county would raise property taxes to pay the debt service on bonds, however other revenue streams may be used. The cost per household represents the average annual impact of increased property taxes levied to pay the debt service. The estimates do not take into account growth in the tax base due to new construction and annexation over the life of the bonds. The jurisdiction's officials, financial advisors, bond counsel and underwriters would establish the actual terms of any bond.

### **Process for implementation**

Pursuant to the Local Government Bonding Act, the issue of general obligation bonds must be authorized by resolution of the local governing body and approved by a majority of voters in an election.<sup>6</sup> In no event may any municipality become indebted to an amount exceeding 4 percent of the value of the taxable property in the jurisdiction.<sup>7 8</sup>

A proposition for the issuance of bonds or debt may be submitted to voters at a regular general election, municipal general election, or at a special election called by and adopted by two-thirds majority of the County Commission or Town Council through an ordinance or resolution designating the date and purpose of the local special election.<sup>9</sup> A municipal general election may be held on the first Tuesday after the first Monday in November of each odd-numbered year<sup>10</sup> and a special election may be held only on the first Tuesday after the first Monday in November.<sup>11</sup>

At least 75 days before the date of election (August 21, 2015 for the 2015 general election), the governing body must approve a resolution submitting the question of the issuance of the bonds to the voters of that local political subdivision, and must provide a copy of the resolution to the lieutenant governor and the appropriate election officer.<sup>12</sup> Persons within the county may also submit a general obligation bond measure to the voters via the initiative<sup>13</sup> or referendum process.

The ballot proposition must include the maximum principal amount of the bonds the maximum number of years from the issuance of the bonds to final maturity, and the general purpose for which the bonds are to be issued. The purpose of the bonds may be stated in general terms. The proposition does not need to specify the particular projects for which the bonds are to be issued or the specific amount of bond proceeds to be used for each project. If the bonds are to be paid in part using tax proceeds and in part using operating revenues of the local political subdivision, or from any combination of tax proceeds and operating revenues, the bond proposition shall indicate those payment sources, but does not need to specify how payment will be divided between those sources.<sup>14</sup>

If issuing the bonds will require increase of the property tax imposed upon the average value of a residence by \$15 or more per year, the following information must be included in similar format:

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<sup>6</sup> §§11-14-201 to -208.

<sup>7</sup> Const. Art. XIV, § 4. The debt limit is 4% for cities, towns, school district, and other municipal corporations.

<sup>8</sup> §§11-14-201 to -208.

<sup>9</sup> §20A-1-203(5)(a) and (c); §11-14-203(2)(a).

<sup>10</sup> §20A-1-202(1).

<sup>11</sup> §20A-1-204(1)(d).

<sup>12</sup> §11-14-201.

<sup>13</sup> Art. VI, §1, UT Const.; §§20A-7-102, 105, 402, 501-511.

<sup>14</sup> §11-14-206.

#### PROPERTY TAX COST OF BONDS:

If the bonds are issued as planned, an annual property tax to pay debt service on the bonds will be required over a period of \_\_\_\_\_ years in the estimated amount of \$\_\_\_\_\_ on a (insert the average value of a residence in the taxing entity rounded to the nearest thousand dollars) residence and in the estimated amount of \$\_\_\_\_\_ on a business property having the same value.

[If applicable] If there are other outstanding bonds, an otherwise scheduled tax decrease may not occur if these bonds are issued.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the governing body may be required to levy in order to pay debt service on the bonds. The governing body is obligated to levy taxes to the extent provided by law in order to pay the bonds.

Finally, the bond proposition shall be followed by the words, "For the issuance of bonds" and "Against the issuance of bonds," with boxes in which the voter may indicate his choice.

#### Election Notice

When the debt service on the bonds to be issued will increase the property tax imposed upon the average value of a residence by \$15 or more per year, the governing body shall prepare and mail a voter information pamphlet at least 15 days but not more than 45 days before the bond election to each household containing a registered voter who is eligible to vote on the bonds. Notice must include the date of the election, the title and text of the proposition, an explanation of the property tax impact, and a description of the purpose, plus the remaining principal balance and maturity date of any outstanding general obligation bonds of the issue, and any additional information that the governing body determines may be useful to explain the property tax impact of issuance of the bonds.<sup>15</sup>

#### Property Tax

Property taxes are a significant revenue source for local governments, including school districts, which have independent tax raising authority. On average, schools receive about 55 percent of local property tax revenue and, therefore, constitute the largest portion of an individual's property tax bill.

County assessors establish taxable values for most properties within their counties. All taxable property is appraised on an annual basis. The taxable value of a property is 100 percent of its fair market value, less any exemptions that may be permitted. Most notably, 45 percent of the fair market value of primary residential properties is exempt from property taxation.<sup>16</sup> For example, a primary residence with a fair market value of \$100,000 would be valued for property tax purposes at \$55,000. Rental properties are eligible for this exemption while secondary homes and business properties are not eligible. Exemptions for veterans, the indigent, and the blind are also provided in Utah.

Property tax revenues are limited by Utah's Truth-in-Taxation law. Truth-in-Taxation is a revenue-driven system, not a tax rate cap. Generally, as property valuations increase, property tax rates decrease. This automatic reduction in property tax rates, called the certified tax rate, prevents governments from collecting a windfall when market values increase.

Truth-in-Taxation does not prevent local governments from raising taxes. Once the certified tax rate has been calculated by the Utah State Tax Commission, local governments have the option of exceeding the certified tax rate. When local governments decide to exceed the certified tax rate, they must go through the Truth-in-Taxation notification and hearing process. Annually, about half of school districts increase their rates above the certified tax rate, and about 20 percent of counties and 10 percent of cities increase their rates above the certified tax rate.

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<sup>15</sup> §11-14-202. Local governments should contact bond counsel for precise requirements.

<sup>16</sup> Utah Const. Art. XIII, §2; §59-2-103.

Certified tax rates do not include adjustments for inflation. Therefore, local governments occasionally increase property tax rates to recoup inflationary losses. Sometimes, proposed increases do more than offset inflation, sometimes less.<sup>17</sup>

**The property tax in Springdale**

The approved tax rate for the 2014-2015 town budget was 0.000359 per taxable dollar of property value. Anticipated revenue from the property tax was \$56,443.<sup>18</sup>

**Using the property tax for conservation**

The City of Springdale could create a revenue stream for open space and trails by raising the property tax for that purpose. The table to the right illustrates the estimated revenue that could be generated from various property tax levies and the cost to the average homeowner for each levy rate. For example, a tax of 0.00015 per taxable dollar of property value would generate approximately \$25,000 annually and cost the average homeowner in the city about \$37 a year.

<b>Springdale Estimated Revenue &amp; Cost of Property Tax Levy</b>			
<b>Tax Increase</b>	<b>Taxable Valuation</b>	<b>Annual Revenue</b>	<b>Cost /Year/ Avg. Home *</b>
0.00015	\$171,230,197	\$25,000	\$37
0.00020	\$171,230,197	\$35,000	\$52
0.00029	\$171,230,197	\$50,000	\$74
0.00058	\$171,230,197	\$100,000	\$148

*\*Based on 2014 average estimated sale price of \$460,000 with 45% exemption.*

**Process for implementing a property tax increase**

Voter approval is not required to increase the property tax. In order to increase property taxes for land conservation the City of Springdale must follow Utah’s “Truth in Taxation” law, passed in 1985. This law imposes specific public notice and public hearing requirements that are triggered when a taxing entity proposes to increase its property tax revenues above those collected in the previous year (tax revenues generated by "new growth" in an entity's tax base are exempt from the disclosure requirements). The public hearings are required to allow elected officials to explain the reasons for the proposed increase and allow citizens to comment.

Two forms of public notice are required when an entity proposes a tax increase. First, the county auditor must send a "Notice of Property Valuation & Tax Change" to every property owner. The notice discloses the property's current year's and previous year's market values, the potential tax impact of the proposed revenue increase, instructions for appealing the property market value, and the date, time, and place of any public hearings where proposed increases will be discussed. In addition, a taxing entity must advertise any proposed increase. The form and content of the advertisement are specified in the law.

A proposed increase must be advertised in each of the two weeks preceding the public hearing, with the first publication being at least seven days in advance of the hearing. The advertisement must contain information about the impact of the proposed increase on an average home and business, the amount and percentage change in the entity's property tax revenues and the date, time and place of the public hearing. The form and content of the advertisement is set forth in Sections 59-2-918 and 59-2-919 of the Utah Code.

<sup>17</sup> <http://www.utahtaxpayers.org/wp-content/uploads/2010/01/2009-Property-Tax-Report.pdf>

<sup>18</sup> [http://propertytax.utah.gov/library/pdf/taxrate\\_pdfs/budgetratesbyentity2014.pdf](http://propertytax.utah.gov/library/pdf/taxrate_pdfs/budgetratesbyentity2014.pdf)

In 2013, about one of every 11 local governments in Utah — 46 of about 520 — proposed property tax increases, according to data compiled by the Utah Tax Commission.<sup>19</sup>

### Sales Tax

The sales and use tax is an important revenue source for the state, as well as for local governments. It is by far the largest revenue source for the state general fund. The general state rate is currently 4.70 percent. In addition, the state enacted a differential state rate on food and food ingredients of 1.75 percent. Of the local option sales taxes authorized, two are imposed statewide – the general local option (1.0 percent) and general county option (0.25 percent) taxes. In addition to these two taxes, local governments are authorized to impose sales taxes for various purposes, including mass transit, roads, arts and recreation, and rural hospitals. Each of these local option taxes has its own rates, qualifications, and restrictions on use.

Currently, the City of Springdale imposes most of the relevant sales taxes at their maximum allowable rates, including the local option tax, resort communities tax, and municipal transient room tax. The town may consider imposing a municipal energy tax as described below.

### Municipal Energy Tax

Municipalities in Utah may levy municipal energy sales and use tax of up to 6 percent of the delivered value of taxable energy (gas and electricity) sold or used within its borders. This is in addition to any local-option sales and use taxes the municipality imposes.<sup>20</sup> The tax is imposed by municipal ordinance.

Roughly half of Utah cities and towns charge some form of this tax, with rates ranging from 1 percent to the full 6 percent. The majority of cities that levy the tax do so at the highest rate of 6 percent. Within Washington County, Springdale and Rockville are the only two municipalities that do not levy the tax. Utility companies are responsible for collecting the municipal energy sales-and-use tax. The utility companies then forward the money to the state, which returns it to the cities and towns. As a rule, the money goes into the municipal general unrestricted fund.<sup>21</sup>

More research would be needed to provide a reliable estimate of potential annual revenue from a municipal energy tax in Springdale. The table to the right illustrates the revenue from existing taxes in comparable communities. While Alta has a smaller year-round population (383) than Springdale (529) it is a resort community with large numbers of temporary residents and visitors. As such, Alta may be a better comparison in terms of energy use and tax revenue than the two other communities with a population closer to Springdale’s.

Municipal Energy Tax			
Municipality	2010 Population	MET Rate	2014 Revenue
Alta	383	6%	\$67,000
Hideout	666	6%	\$18,000
Tropic	530	6%	\$16,000

Sources: UT SAO and State Tax Commission.  
Springdale 2010 population = 529

Based on the average annual residential energy use of 9,000 kWh and an average price of 6.96 cents per kWh, a municipal energy tax of 6 percent would cost the average household roughly \$38 per year.<sup>22</sup>

### Elections

The Town of Springdale will be holding a municipal election on November 3, 2015, to elect two Town Council Members for four-year terms. These seats are presently held by Council Members Mark Chambers and Mike Alltucker.

<sup>19</sup> <http://www.sltrib.com/sltrib/politics/56626385-90/tax-percent-increase-property.html.csp?page=2>

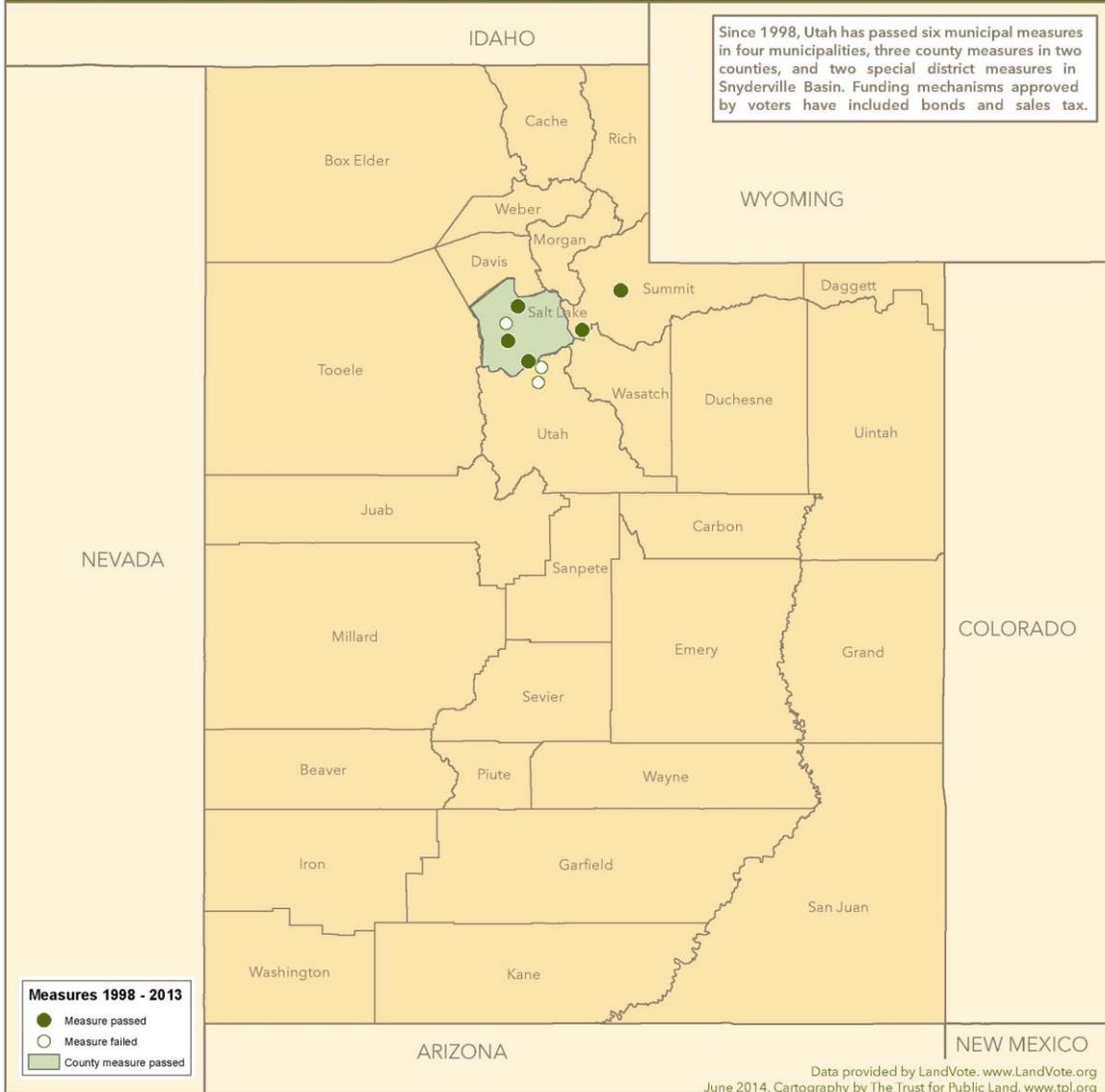
<sup>20</sup> Utah statutes §10-1(3).

<sup>21</sup> <http://www.utahfoundation.org/uploads/rr666-original.pdf>

<sup>22</sup> Sources: Rocky Mountain Power, *Planning for Utah's electricity needs*, January 2011; edcUTAH, *Utah Utilities*, 10/09.

# UTAH

## LOCAL CONSERVATION MEASURES 1998 - 2013



THE TRUST *for* PUBLIC LAND  
LAND FOR PEOPLE





### ***Memorandum***

**To:** Mayor, Town Council  
**From:** Tom Dansie, Director of Community Development/ Katy Brown, Business Licensing  
**Date:** April 1 2020  
**Re:** **April 8, 2020 Town Council Meeting**  
**Discussion of Potential Pedicab Ordinance**

### ***Background***

The Council recently received feedback from a prospective pedicab business license applicant regarding the Town's prohibition of "peddler"-type businesses, which includes pedicabs. The Council subsequently directed staff to draft an ordinance that would allow pedicab businesses in Town.

### ***Ordinance Summary***

Using Salt Lake City's pedicab ordinance as a rough guide, staff prepared a draft ordinance for Springdale which would allow pedicabs, subject to the following regulations:

- Pedicabs are required to have standard safety features such as hydraulic brakes, brake lights, front and rear driving lights, side reflectors, and turn signals.
- Pedicab operators are required to have a valid motor vehicle operator license, as well as a Springdale-specific pedicab operator license.
- Each pedicab unit must display an identification tag showing the unit as being registered with the Town.
- Only 20 pedicab units may be licensed to operate in the Town at any one time.
- Pedicabs are only allowed to operate on SR-9, Lion Blvd, Winderland Lane, Paradise Road, Canyon Springs Drive (between SR9 and the bridge), and Desert Springs Drive.
- Pedicabs are not allowed to operate on the sidewalk, except to temporarily load and unload passengers.
- Pedicab operators must receive safety training in the safe operation of pedicabs prior to obtaining a pedicab operator's license.
- Pedicabs must not operate within 350 feet of another pedicab.
- Pedicabs may not be used for mobile advertising.
- Pedicab operators may not offer services to unaccompanied minors.

### ***Pedicab Concerns***

Staff circulated the proposed pedicab draft to the streets and police departments. These departments raised general concerns about pedicabs operating in the Town. These concerns are summarized below:

- The ordinance allows anyone with a driver's license (e.g. 16-year-old minors) to operate a pedicab. There may be safety concerns with allowing relatively inexperienced drivers to operate a pedicab on a street as busy as SR9.

- Slow moving pedicabs could create an obstruction in the bike lane, causing other bike lane users to ride in the travel lane to pass.
- Pedicabs operating next to parked cars could be impacted by car doors opening into the bike lane as the pedicab passes.
- Staging areas for pedicabs could create an obstruction / nuisance.
- Pedicabs loading or unloading passengers on the sidewalk could create an obstruction on the sidewalk for other sidewalk users.
- Pedicab businesses could lead to bike rental companies also renting pedicabs, thus increasing the number of pedicab type cycles operating in the Town (this could happen now, regardless of what happens with the pedicab ordinance).
- Because there are no controlled intersections in Town, it could be difficult for pedicabs travelling on one side of the road to make a left-hand turn across traffic to access the other side of the road.
- Nighttime visibility of the pedicabs could be problematic.
- Because much of the vehicle traffic in Springdale is tourist traffic, tourists unfamiliar with the roadway and the presence of pedicabs in the bike lanes could create potential conflicts with pedicabs.

#### ***Other Municipalities Experience***

Staff has made inquiries to Cedar City and Salt Lake City (the two known municipalities in Utah with currently active pedicab operations) to see if they have had experience with these (or other) concerns. The Cedar City Business License Clerk reported that neither she nor the Cedar City Chief of Police have experienced any safety issues with pedicabs operating in Cedar City. However, Cedar City pedicab traffic is mostly centered around the Shakespeare Festival on less busy streets. Staff has not heard back from Salt Lake City.

#### ***Requested Direction from the Council***

Staff requests the Council consider the concerns presented above and decide whether or not to continue to support pedicab operations in Springdale. If the Council is still supportive of pedicabs in Springdale, staff will finalize the draft ordinance. In particular, staff will address the concerns presented above in the ordinance. If the Council is not still supportive of pedicabs staff will not continue work on the ordinance.

**From:** [jonathan zambella](mailto:jonathan.zambella@springdale.com)  
**To:** [Town of Springdale](mailto:jonathan.zambella@springdale.com)  
**Subject:** Re: New Release :: Springdale Town Council requests Zion National Park closure  
**Date:** Friday, April 3, 2020 2:14:34 PM  
**Importance:** High

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This is not the voice of the Town but of the Town Council.

I closed my business two weeks ago and am paying my employees anyway, so it is not an economic concern for me but rather that I should be able to enter Zion Wilderness in solitude with extreme social distancing if I choose, and which i do daily. All the park employees are getting paid full salaries as are you in the Town hall while the folks who bring in 90% of the town budget are at negative income, the very least we should have the chance to enjoy the whole reason we moved here and explore Zion in a time of great stress.

The move by the town council is very narrow minded. If you really want to prevent the spread of Cold 19 locally, the town should be asking for the governor to close the state lines, close the airports and the rental car agencies. That would reduce the tourism immediately. Saying we can't go into Zion will not keep tourists out of Springdale, and I believe in fact will just put greater pressure on the non-regulated areas such as Anasazi plateau/Chinle trail, Kolob Terrace, Eagle Crags, etc.

I am blown away the town council would make such a move without surveying the town via this email list.

I am also blow away that the Town Council would not push to have state lines and airports closed.

I do hope everyone from the town council buys take-out from the restaurants in town every single night until this is over.

Please pass this on to the town council.

Thank you,

Jonathan Zambella

On Apr 3, 2020, at 11:24 AM, Springdale <[springdale@infowest.com](mailto:springdale@infowest.com)> wrote:

<image002.jpg>

**Contact:**  
Stanley J. Smith  
Mayor  
[ssmith@springdaletown.com](mailto:ssmith@springdaletown.com)

# Press Release

April 3, 2020

## Town of Springdale request for Zion National Park Closure

SPRINGDALE, UT – On Friday, April 3, 2020, the Springdale Town Council voted unanimously to request the closure of Zion National Park due to the COVID-19 pandemic. Letters addressed to Secretary of the Interior David Bernhardt and the Southwest Utah Board of Health have been sent specifically outlining concerns and requested action.

The united stance of the Town Council comes as a result of serious concerns regarding the amount of visitation coming to Zion National Park despite Utah Governor Gary Herbert's directive issued March 27, 2020 to 'Stay Safe, Stay Home'. This past weekend Zion National Park received approximately 9,000 visitors, 70% of whom were from out-of-state. Over the last three days COVID-19 positive cases have increased an average of 30% in the Southwest Utah Public Health Department five county area. This is alarming and suggests the existing containment and mitigation strategies are insufficient to slow the transmission of the disease. Springdale is a gateway community to Zion National Park; therefore, worries about the health risk the pandemic poses to residents, park employees, law enforcement, and emergency personnel is extremely high.

In their letter to Secretary Bernhardt, the Town Council asked SR-9, the road through Zion National Park, remain open for the safety and needs of locals. This road is an important thoroughfare that connects residents and communities on the east and west side of the Park, providing a quicker route for some persons to access Dixie Regional Medical Center, the major medical referral center for southern Utah, northwestern Arizona and southeastern Nevada. Additionally, the Town Council requested Zion National Park stay poised and ready to open again without delay once it has been deemed safe to do so.

Although all other major national parks in the west are now closed, including Yosemite, Rocky Mountain, Grand Canyon, Yellowstone, Grand Teton, Arches and Canyonlands, Zion National Park has remained open. The Springdale Town Council agreed it was time to request a closure in order to keep prospective tourists, vacationers, and visitors to Washington County Utah at home until assurances are made the pandemic has receded.

###

*The Town of Springdale, located in the southwest corner of Utah, is the gateway community to Zion National Park. Although small in resident population, Springdale welcomes over 4.5 million visitors each year to Zion National Park. The Town has a number of lodging facilities, restaurants, gift shops, and many other amenities which support tourism in the area. [www.springdaletown.com](http://www.springdaletown.com)*

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<image006.png>

**DARCI CARLSON, CMC**

Town Clerk

435.772.3434 x305

[dcarlson@springdaletown.com](mailto:dcarlson@springdaletown.com)

<Town of Springdale COVID-19 News Release\_040320.pdf>

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**From:** [Cheri L.](#)  
**To:** [Stan Smith \(springdaletown.com\)](#); [Tom Dansie](#); [Rick Wixom](#); [Darci Carlson](#)  
**Subject:** Thanks all for a nice job on Winderland Lane  
**Date:** Monday, April 6, 2020 9:44:43 PM

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Good evening all,  
Hope you are staying safe. Just wanted to send a quick note and say thank you to you and the contractor for a great job on Winderland Lane. The sidewalk sure looks great! And, the whole project turned out really nice. It is such a wonderful improvement in the community. Kudos to all!

Additionally, thank you for filling in the pot hole at the corner of Paradise Road and Winderland. Feel free to forward this email to town council.

Have a good evening.

*Peace, Love and wash your hands,*

Cheri Ikerd

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**From:** [lzumpft@springdaletown.com](mailto:lzumpft@springdaletown.com)  
**To:** [Stan Smith](#); [Randy Aton](#); [Suzanne Elger](#); [Adrian Player](#)  
**Cc:** [Rick Wixom](#); [Tom Dansie](#); [Darci Carlson](#)  
**Subject:** Fwd: Town Council Agenda (4/8/20) - Housing Study  
**Date:** Wednesday, April 8, 2020 1:25:28 PM

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See below for tonight's discussion. Lisa

----- Original Message -----

**Subject:** Town Council Agenda (4/8/20)  
**Date:** 2020-04-08 13:13  
**From:** Tom Kenaston [REDACTED]  
**To:** Thomas Dansie <[dcd@infowest.com](mailto:dcd@infowest.com)>  
**Cc:** Lisa Zumpft <[lzumpft@springdaletown.com](mailto:lzumpft@springdaletown.com)>

Hi Tom,  
Hope you have been doing well.  
I was just reading Item #3 about the selection of a Housing Study Consultant in tonight's meeting. I must admit I am a bit concerned with the proposal from ZPFI which seems to focus on the commercial and developer interests, with little to no regard for those of us who currently live in town. How much input have the local residents had on this proposal? My impression is that the proposal is extremely biased toward employee housing, rentals and commercial interests.  
Respectfully Submitted,  
Tom Kenaston

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Springdale Town Council Members:

We are writing to you in regard to a matter of considerable urgency and one that affects the health and security of our community.

As you are well aware, the Covid-19 pandemic is spreading rapidly across the United States and poses a serious threat to the health and the life of everyone that it infects. As of Sunday, April 5, 2020, the State of Utah currently has 1,605 confirmed cases of the virus and the number of actual infections is probably far higher. The number of infected people in Utah increases on a daily basis and CDC has estimated that the maximum number of cases in Utah is not expected to peak until late April.

During this period is imperative that the citizens of Springdale not only practice proper social distancing, but that we also insist on precautions be taken by the number of out-of-state visitors to our community.

Recently it has come to our attention that there are a number of out-of-state individuals who intend to retreat to Springdale to flee their respective states which have substantially higher numbers of Covid-19 confirmed cases and infection rates. Every one of these individuals represents a route of Covid-19 infection into our community and we feel strongly that precautions must be taken to limit the spread of any viral infections that they may bring with them.

Consequently, we are asking the Town Council to pass an Emergency Ordinance requiring any out-of-state visitor who intends to take up temporary residence in Springdale to practice a two-week self-quarantine immediately upon their arrival in our town. This will ensure that they do not have an opportunity to spread any viral infection that they may have, and will limit the spread of Covid-19 into our community.

This is in no way an unreasonable request. Indeed, other communities in Utah and around the country have already passes such ordinances. In particular, the town of Alta, Utah passed an Emergency Ordinance last week "... requiring individuals who've travelled to Alta from outside the State of Utah to self-quarantine for a period of 14 days...". The intent of this Emergency Ordinance is to limit the spread of Covid-19 into their community and to save lives.

We feel strongly that the Town of Springdale must adopt a similar Emergency Ordinance and that this must be done as quickly as possible. There is little time to waste in this important matter. In a very real fashion, the health, and indeed the lives of some Springdale residents depend on it.



James King



Jerry Healey

**Emailed to Board members:** Mayor Stanley J. Smith, Randy Aton, Suzanne Elger,  
Adrian Player, Lisa Zumptf

**Town manager:** Rick Wixom

**Town Clerk:** Darci Carlson

**Springdale Police Chief:** Garen Brecke