

1. September 14, 2022 Agenda

Documents:

[091422.TCA\\_COURTESY.PDF](#)

2. Council Department Reports

Documents:

[B. BRUNO\\_SEPT REPORT.PDF](#)

[J. BURNS\\_SEPT REPORT.PDF](#)

[L. ZUMPFT SEPT REPORT.PDF](#)

[R. ATON\\_SEPT REPORT.PDF](#)

[S. ELGER\\_SEPT REPORT.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 A MEETING ON WEDNESDAY, SEPTEMBER 14, 2022,  
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UT.  
SPECIAL MEETING STARTS AT 4:00 PM. REGULAR MEETING STARTS AT 5:00 PM.

*A live broadcast of this meeting will be available to the public for viewing and listening only.  
Public comments for public hearing items may be made at the meeting or submitted two days prior to the meeting.*

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

### **SPECIAL MEETING:**

#### **Approval of the special meeting agenda**

##### **A. Closed Session**

1. Strategy session to discuss the purchase, exchange, or lease of real property
2. Discussion of pending or reasonably imminent litigation

##### **B. Action Required by Closed Session**

### **REGULAR MEETING:**

#### **Pledge of Allegiance**

#### **Approval of the regular meeting agenda**

##### **A. Announcements/Information/Community Questions**

1. General announcements
2. Zion National Park update – Superintendent Bradybaugh
3. Presentation on Constitution Week – Valerie King, Color County Chapter of Daughters of the American Revolution
4. Council department reports questions and comments
5. Community questions and comments

##### **B. Consent Agenda**

1. Review of monthly invoices
2. Approval of the minutes from August 10<sup>th</sup>
3. Proclamation 2022-05, Proclaiming September 17 – 23 Constitution Week in Springdale
4. Approval of the Notice of Award for the sewer filtration and headworks equipment
5. Approval of an amendment to the Restrictive Covenant and Lien for deferred culinary water impact fees for Zion Canyon Mesa
6. Appointment of Kathy LaFave as Planning Commission Alternate for a term expiring September 2025
7. Request for Local Consent for an On-Premise Banquet License for Flanigan's Inn located at 450 Zion Park Boulevard
8. Request for Local Consent for a Single Event Permit for Zion Brewery, LLC for the Zion Canyon Craft Beer Festival on October 15, 2022
9. Request for Local Consent for a Full-Service Restaurant Liquor License for Red Fort Restaurant located at 2400 Zion Park Boulevard

##### **C. Legislative Action Items**

1. **Public Hearing** - Zone Change: Andrew Green, representing the Bit and Spur, requests a zone change from FR (Foothill Residential) to VR (Valley Residential) on a 1.28-acre portion of parcel S-161-A-1-A
2. **Public Hearing** - Zone Change: Kathy LaFave, representing the Worthington Gallery, requests a zone change on parcels S-4-A-3 and S-4-A-5 (789 Zion Park Boulevard) from Central Commercial to Central Commercial - Transient Lodging Overlay to allow the development of Type 2 transient lodging on the property with a total of four transient lodging units

##### **D. Administrative Action Items**

1. **Public Hearing** – Town of Springdale application to the Utah Permanent Community Impact Fund Board (CIB) for funding assistance to construct a sewer lagoon filtration and headworks project
2. Request for modification to a non-complying building at 948 Zion Park Boulevard (Oscar's Cafe - former Lazy Lizard building), pursuant to section 10-21-8(B)(2) of the Springdale Town Code

##### **E. Administrative Non-Action Items**

1. General Council discussion

##### **F. Adjourn**

*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 parties to receive this notice does not constitute a violation of the Town's noticing requirements or policies.*

*NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson (435.772.3434) at least 48 hours before the meeting.*

Packet materials for agenda items will be available on the Town website:  
<http://www.springdaleutah.com/AgendaCenter/Town-Council-4>

**\*\*Persons interested in accessing the meeting can login using the following link:**  
<https://us02web.zoom.us/j/88953702811?pwd=YVhFcmtyeHl1SWJtNG01R1VKcHdRQT09>

Meeting ID: 889 5370 2811  
Passcode: 941788

Or One tap mobile:

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+12532158782,,88953702811#,,,,\*941788#

Or Telephone:

Dial:

US: +1 719 359 4580 or +1 253 215 8782

## **Mayor Barbara Bruno - Council Report**

### **Invasive Species Project**

I participated in a “drive about” with Lisa and the Town Code Enforcement Officer to look for Russian olive trees and tamarisk bushes. We identified quite a few; the Town will decide whether to apply for state funds to eliminate those plants. We’re especially concerned about the plants located on Town property, but we’ll ask private property owners to participate in the eradication.

### **Historic Preservation Commission Meeting**

I attended the HPC meeting. Most notably, the Chair announced that a member has resigned and will need to be replaced. We have a candidate and hope to fill the vacancy as soon as possible.

### **Greater Zion Visitor Bureau**

I attended the monthly meeting of the Visitor Bureau. There was an interesting presentation by Joyce Kelly of the Greater Zion Tourism Office. She suggested that our hotel owners might want to lower their rates in order to be competitive with the international tour groups that are starting to return to this area. Those visitors stay longer, spend more money, and have a greater appreciation for our public lands and private property.

### **DTAC / DTEC Meetings**

The regional Active Transportation Plan will be opened for public comments on August 17 and will close on September 15. This will be a good opportunity for proponents of trails to voice their opinions on trails for “human powered” activities.

### **Southern Utah Mayors’ Quarterly Roundtable**

I attended the Quarterly Roundtable at Southern Utah University. This gathering was hosted by Steve Lisonbee, Governor Cox’s representative for rural affairs. Steve told the group about a couple of grant programs available to cities and towns with fewer than 10,000 residents. One may be appropriate for Springdale, and I’ll look into that.

### **Congressman Stewart’s Community Project Funding Workshop**

Ryan Gubler and I attended a workshop with Congressman Stewart’s staff and learned more about community project funding. Applications are accepted around March of each year, with a tight turnaround to submit those applications. If we would like to apply for grants for infrastructure, we should make Congressman Stewart aware of those in advance and be “shovel ready.”

### **BLM Open House**

I attended the open house to meet the new Southern Utah BLM director, Jason West. He has agreed to represent the BLM on the Zion Regional Collaborative, which is great news.

### **Senator Lee’s Staff Visit**

Four members of Senator Lee’s staff visited the Community Center. I was one of two people in attendance, so I had an opportunity to talk with them about some of my federal wish list items. At the top was more funding for Zion National Park, but I also asked for help with ensuring we keep our post

office at the end of the current lease (March 31, 2025) and funding for workforce housing, a medical clinic, and a sewer project.

### **Streetscape Committee**

The Streetscape Committee met twice during the month of August and held an in-person community event on September 1. Attendees were divided into three groups and walked throughout Town to talk about what's working and what's not working. Anyone who didn't attend the event is encouraged to take the online survey.

### **Family Healthcare Ribbon Cutting Event**

Family Healthcare has completed their new building on Riverside Drive in St. George and held a ribbon cutting event on August 16. It was well attended, and Helen McMahan and I toured the building. They have multiple exam rooms for family and urgent care, as well as a pharmacy, dental clinic, and behavioral health area. This is the group that is willing to open a clinic in Springdale if they can find a suitable location.

### **Brianhead Visit**

Rick Wixom and I visited the Mayor and Town Manager of Brianhead. We feel our communities are similar, and we're facing the same challenges with visitation, nightly rentals, etc. We agreed to stay in touch as the State legislature announces plans to impact our local land use policies.

### **Zion National Park Oversized Vehicle and Visitor Use Management Plan meetings**

Jack Burns and I attended meetings with representatives of Washington County, Kane County, Garfield County, and Zion National Park to resume discussions about ZNP capacity. There is a lot of concern about limiting the number of visitors allowed and the economic impact on the areas. The group is trying to balance this concern with the concern about preservation of the natural resource. It won't be easy to come to consensus on this issue.

## **Council member Jack Burns – Council Department Report**

### August Council Department Reports

#### Zion Region Collaborative (ZRC) Workshop - September 1

Attended the ZRC Workshop #26 on September 1. The workshop included stakeholder updates, a discussion on transportation connectivity, trail advocacy group update, corridor management plan review, Utah Office of Tourism grant opportunities, and steps needed to fill the ZRC Coordinator position which will vacate in November.

#### Zion National Park Coopering Agency (CA) Meeting - August 31

Attended the CA meeting with Mayor Bruno to discuss the park's efforts related to its visitor use management planning efforts. CA roles and responsibilities were discussed due to a number of new participants since the park's last meeting. The park provided updates on visitation trends, COVID-19 shuttle ticket system response and lessons learned, the Angels Landing permit pilot program, and draft results from a visitor spending survey.

Park staff also provided an overview of the draft visitor use management plan and next steps in the planning process.

#### Art is Electric! Public Art Engagement Event - August 25

Attended this event and received a great overview and hands on exercises to brainstorm ideas for this exciting public art project.

#### Mosquito Abatement Board Meeting - August 11

Sean Amodt shared highlights from the board meeting as well as a manager's report - attached. The annual conference for the District is in October and the 20th anniversary party is in December. Next board meeting is scheduled for November 10 at the District office.

#### BLM Open House - August 8

Attended the open house to meet newly appointed St George Field Manager, Jason West

Dear Board Members,

Thank you to everyone that was able to attend the Board meeting. Here are some of the highlights of the meeting.

We would like to welcome our new Board members, Michael Evenson from Rockville, and Sean Guzman from St. George. I have attached an updated Board member contact list below. If anything looks incorrect, please let me know.

Susana explained the expenses. The District got the certified tax rate and it was just as we expected. From the growth rate in the area, we will have plenty of cushion in the budget for next year. The budget through June looks good.

Karen explained why the insurance line item is over budget. The company changed their billing from calendar year to fiscal year. Since we paid for 6 months in February and then paid for the year in July, it pushed the insurance budget over. The insurance is paid up through June 2023.

Susana then explained that there will be a full financial audit next year. The District will have a full audit done every few years just to show that we are in compliance, whether it's policies and procedures or revenues and expenses.

Karen presented the Fraud Risk Assessment. Karen stated that the District is at very low risk for fraud. Expenses are looked at by several people before they are approved. The location of each of the items on the checklist can be found in either the personnel policy, bylaws, or purchase policy.

Sean explained the Pesticide Discharge Management Plan (PDMP) which is a document that should be reviewed on a regular basis. This document explains how the District manages mosquitoes. Every 5 years, the DEQ has to renew the license for the permit to be able to discharge anything into waters of the US. Anything we do will eventually make it to the waters of the US, which is why we have to have a plan, even though we use a bacterial product. The PDMP was simplified and updated thoroughly this time because it had not been updated since around 2013.

Sean then presented the amended plan for the St. George City Redevelopment Area (CDA) at Tech Ridge. This discussion was on our May Board meeting agenda but, unfortunately, we weren't able to get enough information about it from the city before our meeting. We did have a meeting with St. George City shortly after the May meeting and got some clarification on the project. This was a CDA that had been in the works for 14 years already but never triggered. Instead of starting the plan over, they amended it. They cut down the area that originally included some of downtown. They ended up redeveloping the downtown area under a separate CDA. The amended CDA will only be the area where the old St. George airport was. There will be 3 tranches to this project and there are triggers for each of the phases. One part will begin from the front end as you go up the hill where the tech college is. Another road will come in from Hilton Drive and another road coming from the back. This road is already done. These will culminate into a business District with high density housing or apartments and lots of commercial space which will cater to the tech industry in hopes to bring those types of businesses into the area.

A CDA is funded by the taxing entities deferring the taxes for the life of the CDA in hope that you get a higher tax amount after it is finished. The concern is how many years each phase will take. Usually, CDA's are for 10 to 15 years but with this one goes out 35 years. Our District only has revenue from property tax where other entities have other sources of revenue. It affects our District's budget because the money that is deferred for that piece of property won't be able to be used in our general budget to treat other areas. We will be deferring about \$15,000 a year. This is money we have to show in our budget, but we can't use it. If there are more CDA's, that could hurt us as a District.

The District will send the CDA committee a list of questions/comments to present at the public meeting St. George will have in October. I have attached the CDA plan and budget below for your review.

Sean presented the manager's report. We were able to hire a couple of new people and they have been trained. We hope that they will like it enough to stay on full-time. There is plenty of stuff for a full crew to do over the winter.

The mosquito numbers are a lot higher compared to last year. A lot of them came from 1 location. Testing numbers are higher as well. We still have zero positive WNV pools and we hope it stays that way. We did have 1 positive St. Louis Encephalitis (SLE) mosquito pool. We will continue to monitor that area to get rid of the potential problem.

Sean told the Board about the annual conference coming up in October in Park City. All Board members are welcome to go, the District covers the expenses for travel, hotel and food. There is also Board member training done there. Let us know by the end of this month if you would like to attend.

The District's 20th anniversary is in December. There will be an anniversary party at the December Board meeting along with our budget hearing.

The next Board meeting will be held on November 10th, 2022 at the District office.

Thank you as always for your service and dedication to the District.

From: Lisa Zumpft

To: Mayor and Town Council Members

Date: 9\8\22

Re: Monthly Report

Housing Committee – we are continuing to move on gathering more information on ways to garner attainable housing. A community survey is being designed to attain the most recent input from the residents and business owners to consider needs and the best alternatives.

ULCT Legislative Policy Committee Short Term Rental Subcommittee – work is continuing thru the League to reduce State legislation that takes away local control of monitoring and enforcement of illegal STR.

Visit with Whitefish, MT Planning Director regarding issues with Gateway communities – Springdale and Whitefish are part of a study to gather best practices in how to address housing issues. On my travels this month, I stopped in to learn more about how Whitefish is handling this. They have many of the same challenges we have only on a bigger scale (8k population, \$53mil budget) - illegal nightly rentals, out of range housing prices for lower income needs, legislative over control for the city to do what it thinks best. I hope some of what I learned will be helpful as the Housing committee continues to work on solutions.

# **Council member Randy Aton - Council Department Report**

## **TC Committee Reports for 9-14-22 meeting**

### **Public Works**

- The irrigation pond dredging project is finished. The divers made a dive to inspect the concrete tank and found about five feet of sediment in it.
- Continued weekly testing of the finished drinking water for toxin found in the Virgin River.
- Working on fire hydrant flushing and sewer manhole inspections.
- Had a meeting on 9/2 with Sunrise to discuss headworks and filter proposals that were received for the sewer lagoons.
- Made repairs to water leaks near Evie Lane and the Rock shop.

### **Streets**

- Continued pressure washing bike symbols, shuttle stops and crosswalks.
- Continued monsoon mud cleanup in town.
- The Blacks Canyon and Lafave sidewalk projects may push the Foothill road project into January.
- Interstate Rock is starting the initial design on the LaFave sidewalk.
- Sunrise is working on the Balanced Rock and Hummingbird road rebuild design.
- Had a meeting on 9/7 with Sunrise and UDOT to talk about storm water design for some areas in town that continually get mud flows during large storm events.
- HPC approved the interpretive sign and rock stairs for the historic irrigation ditch near Tiley hill.

### **Fire Board**

- Randy Aton was appointed to the HVFSSD merit board.
- Since the department hired 21 new firefighters this year, just appointed 10 new captains from within the ranks to supervise the employees.
- The board approved the purchase of a skyboom truck. We were able to find an existing truck to refurbish which saved us a lot of money.
- The call list for last month will be included with this report.

### **Community Renewable Energy Program**

- Discussing with RMP and within the Agency (CREA) on whether we will use a fixed or dynamic approach to evaluating renewable energy resources.

- The Agency sent out a draft of the final ordinance that each community will have to pass early next year to be in the community renewable energy program. Greg reviewed the document.
- The state bill authorizing the community renewable energy program requires that the Agency have a financial backstop for the communities that are in the program. We discussed various options to achieve this requirement.
- An important point that was brought up in a recent meeting is...the Agency is helping to write the details of the program, but RMP will be responsible for administrating and enforcing the program.
- Each community will be responsible for writing their own low-income plan. The Agency will provide a template for this which will have been approved by RMP.

## AUGUST 2022 TOTALS

### ROCKVILLE

<b>Total Calls</b>	<b>1</b>
Medical Transports	0
Medical Refusals	1
CPTA	0
Fire Calls	0

## AUGUST 2022 TOTALS

### SPRINGDALE

<b>Total Calls</b>	<b>31</b>
Medical Transports	7
Medical Refusals	11
CPTA	3
Fire Calls	10

# AUGUST 2022 TOTALS

## ZION

<b>Total Calls</b>	<b>4</b>
Medical Transports	0
Medical Refusals	1
CPTA	1
Fire Calls	2

## **Council member Suzanne Elger – Council Department Report**

Town Council Report September 2022

### Washington County Solid Waste Board

Attended executive and regular board meeting on August 8. Approved unbudgeted purchase of yard ramp to ensure safer unloading of new stacks of garbage cans. Approved district restructuring plan revising job descriptions and staffing. Directed WCSW to update pay structure by end of year. Board and WCSW staff made presentation to CIB for funding for \$15M infrastructure project involving new entrance, larger scales, dedicated lanes for public and commercial customers and administration building.

### Parks and Recreation

Public charettes to discuss amenities and programming for new rec center scheduled for September 22.

Blood drive was held at CCC on August 19. All donation goals were made.

### ZNP/Springdale Bike Ambassador Program

Participated in update meeting with Andi Buttram, ZNP, Tom Dansie, Springdale DCD, and Gil Kiefer, Program Liaison, to review program roll-out. Nine bike ambassador volunteers have been trained and deployed in ZNP. Outreach efforts have been made to all bike rental businesses in Springdale to inform them e-bike classes allowed in park, bike lane usage and other best practices. It is anticipated to add 5-6 bike ambassador volunteers in spring 2023.