



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, FEBRUARY 12, 2020
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UTAH**

Special meeting convened at 4:00pm

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

ALSO PRESENT: Town Manager Rick Wixom, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Motion made by Lisa Zumpft to approve the Special Meeting agenda. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Motion made by Lisa Zumpft to go into Closed Session for discussion of pending or reasonably imminent litigation, and a strategy session to discuss the purchase, exchange, or lease of real property. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

The Closed Session commenced at 4:02pm.

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

ALSO PRESENT: Town Manager Rick Wixom, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

The Closed Session ended at 4:40pm.

No action was required from the Closed Session.

Motion made by Lisa Zumpft to adjourn until the regularly scheduled meeting. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Regular meeting convened at 5:02pm

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Public Works Superintendent Robby Totten, Parks and Recreation Director Ryan Gubler, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Pledge of Allegiance led by Mayor Stanley J. Smith.

Motion made by Lisa Zumpft to approve the agenda for February 12, 2020. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

A. Discussion and Information

1. General announcements: None were made.

2. Zion National Park update: Superintendent Bradybaugh reported.

- The Park was adding lanes to the south entrance. This project should be finished by April. In the meantime, temporary fee booths would handle traffic but people were encouraged to be patient. Pedestrians coming through this area should use the pedestrian entrance.
- The Emerald Pools Trail reconstruction continued and should be completed in April/May.
- Verizon Wireless was installing a structure at the Visitor Center designed to look similar to a cooling tower. The goal was to improve cell service in the Park.
- Shuttle season would begin this Saturday and Sunday in the Park only. Full-time service including the Town would start March 7th.
- January visitation was up nearly 25% from the previous year for a total of over 125,000 people. Visitors continued to enjoy the off-season.
- The length of the new shuttle contract was five years with an annual renewal for up to another five years.

3. Earth Day Update: Parks and Recreation Director Ryan Gubler reported.

- The 16th Annual Earth Day celebration would take place on Saturday, April 25th at the George A. Barker River Park. The Town planned a trail building project on the parcel of land owned by the Paiute Indian Tribe of Utah. Volunteers were needed starting at 7:30am. A community BBQ would follow. All were welcome and encouraged to attend.
- Mr. Gubler recognized the Paiute Tribe of Utah for their willingness to work with the Town on this project. Resident Stan Plazier had helped design the trail. Additionally, Julie Hancock and Toni Benevento were recognized for their contributions in building Earth Day into a great tradition.

4. Information about the Lake Powell Pipeline: Washington County Water Conservancy District General Manager Zach Renstrom and Conserve Southwest Utah President Tom Butine were in attendance to provide information.

Mayor Smith said Council member Randy Aton had been taking the lead on this topic. Mr. Aton referenced the February newsletter article which contained a number of sources for information. He

encouraged the public to become educated on this subject. For Springdale residents, the two most important aspects of the Lake Powell Pipeline (LLP) were the economics of the project and whether the Colorado River system would have water.

- Mr. Aton said there were conflicting numbers that advanced the argument on either side. The intent for inviting Mr. Renstrom and Mr. Butine was to provide a forum for the public to ask questions and help clarify information. The public was invited to participate.

Mike Alltucker asked about financing and repayment of debt for the project. Since the Town's source of water was the Virgin River and not the Conservancy District, Mr. Alltucker asked if Springdale would be excluded from the repayment obligation.

- Mr. Renstrom answered the tax rate applied equally throughout the county. He explained the benefit Springdale received from the District included their management of Kolob Reservoir which helped control the Virgin River. Additionally, the District monitored septic tanks above Town and assisted with the regulatory hurdles associated with the new water treatment plant.
- Regarding repayment, approximately 75% would come from impact fees, 15% from user fees, and 10% from property tax. The whole county would be obligated to the debt.
- There was a statutory cap on property tax; it could only be raised a small amount. The maximum rate was .001%.

Mark Chambers understood that initially Kane, Washington and Iron counties would be participating however now Iron county was not. Mr. Chambers asked why.

- Since St. George was at a lower elevation and water would have to be pumped up, Iron county officials determined it would be easier and cheaper to get water from Nevada. Mr. Renstrom said the LLP was a state project so in theory the entire state was responsible for bond payments. However, the Utah Legislature wanted Washington and Kane County to pay back.

Mr. Butine countered Washington County couldn't afford to pay back the bond in the bond market. The interest would be more than the cost of the pipeline itself. If the county waited until the population was higher, it would lower the interest payback and create significant savings for the county.

- Mr. Renstrom said it was a 70-year pay back which was the same payback schedule used by the Bureau of Reclamation for other projects.

Mr. Butine contended it was important to focus on serious conservation now and push the expense of importing water out as far as possible. On paper Utah had remaining water in its allocation, however the longer the project was delayed the more information would be available on the long-term viability and stability of the Colorado River to fill the pipeline.

Mr. Renstrom agreed this was an expensive project however state auditors conducted their own evaluation and determined this was a fiscally feasible project for Washington County. The question was how close to the 'edge' the county wanted to wait. Given global warming and increased threat of drought, having a 'straw' in the Colorado River would be very helpful for our area.

Stew Ferber asked who was building the project and what would happen should property taxes decrease due to a recession. Construction costs were very expensive now and he suggested the project be considered when the economy cooled.

- Mr. Renstrom answered the project would be built by the State Board of Water Resources. Dirt would not be moved for five years.
- Mr. Butine said considerations for this project were complicated due to price elasticity. Water coming from the LLP would cost more and project costs were fixed regardless of use. He said climate change impacts would happen everywhere including the Virgin River and Colorado River watersheds. The best safeguard was to start using less water.

Water usage data was calculated in different and inconsistent ways depending upon state. This further skewed the reliability of information.

Mr. Aton explained the Secretary of the Interior designated the Bureau of Reclamation to conduct an Environmental Impact Study (EIS) on this project. In addition, the seven states included in the 1922 Colorado River Compact were analyzing and modeling the amount of water that could be apportioned to each state. Based on the treaty, a portion of the water also went to Mexico.

- Mr. Renstrom said the Bureau of Reclamation operating guidelines for the reservoir ran out in 2026. At that point new regulations must be in place to determine how Lake Mead and Lake Powell would be operated.

Water allocation, as dictated in the 1922 Compact would not change; however, if there was a 'call' on the Colorado River due to drought conditions, both the lower and upper basin allowance would get cut.

Ms. Zumpft asked if tribes were participating in the discussion and how they would be affected.

- Mr. Renstrom said tribes could nominate a representative to the Users Association; however, some tribes had been adjudicated. If there was a call on the river, their rights would be preserved.

The most recent cost estimate for the LLP was \$1.2B to \$1.8B. The difference was due to the alternate routes and the price of steel and diesel. Many believed this number would only increase.

Currently the Bureau of Reclamation was executing the EIS which also included social and financial impacts.

- The Department of Interior and Bureau of Reclamation had received pressure from county and state Congressional leaders to approve the project. Mr. Butine expected the project would be approved but said the most critical part of the process would be left to the Legislators and the Governor to prove. This was where public voices would be most heard.

Mayor Smith said the take-away message was to get involved and stay informed; this project would affect Springdale. The Town Council would likely pass a resolution at the right time but personal letters and contacts would influence and impact decision makers.

5. Council Department Reports: Mr. Aton missed the last Hurricane Valley Fire District Board meeting due to an engagement in Salt Lake City the same day.

- Deputy Chief Gildea provided the January call report (Attachment #1). He said the crashed ambulance had been out of service eight months and being repaired in Florida. Another ambulance was having a chassis replaced.
- New air equipment packs were replaced with a grant.
- Over the winter season, fire crews had worked on fuels mitigation.

Rosenberg Associates completed their study of the Virgin River Management Plan (VRMP). The Town held an open house on January 29th to take public comment. Mr. Aton said these comments were being considered as new ordinances were drafted concerning the Virgin River.

Mr. Aton reported on the Streets Department and said the damaged fence areas had been repaired. All parking signs had been installed and crews were now working on wayfinding signs. A structure for the goats by the sewer ponds was built and pre-emergence sprayed along SR-9. The Winderland Lane reconstruction project was in process; paving would start the week of March 9th.

Ms. Zumpft attended the Arts Council of Washington County. The organization would hold their fourth Arts and Healing Conference on February 29th at Dixie State. Ms. Zumpft had been working with Mr. Aton on the VRMP and started the "Adopt the Virgin River" program which would include a lecture series. On Earth Day a citizen science project would be presented to further educate the public.

- Ms. Zumpft attended the Zion Regional Collaborative meeting. This group was working on a national scenic byway designation application and the multi-use trail planned from La Verkin to Springdale.

Mr. Player said Public Works activity included overseeing the work of a subcontractor to repaint the inside of two filters in the water treatment plant; the other two would follow. Crews continued to install new culinary meters in Town.

- The Mosquito Abatement Board meeting would be held tomorrow night (Mr. Player provided his report of the Board meeting via email on 2/14/20 – Attachment #2).

Ms. Elger traveled to Salt Lake City with Mr. Aton and Mr. Wixom to participate in the kick-off meeting for the Utah 100 (HB 411) which was a unique initiative promoting the use of 100% electric energy from renewable resources by 2030. She explained this program was a public/private collaboration to build utility scale renewable energy fields. Consultants were gathering data for a cost analysis which would be followed by governance agreements.

Mayor Smith attended the Washington County Solid Waste District meeting last night and was asked to serve on the executive committee. He said this meant Springdale would have a strong voice in the future of contracts.

- The transit study was still underway. Mayor Smith was interested in HB 280 which would allow transient room tax to be used for transportation initiatives including transit from St. George to Springdale.

6. Community Questions and Comments: Caleb Nelson, from Cedar City, started a pedi-cab business and was interested in bringing it to Springdale. Pedi-cabs could help with traffic impacts, fit in the bike lanes and were legal on any state roads. When applying for a business license, staff noted an issue with Title 3 prohibiting peddlers, which was interpreted as anyone selling without a permanent location. Mr. Nelson felt this was more of a mobile business in that he would be pedaling in the bike lane waiting for customers and not going door-to-door. He asked the Council to consider a change to Town code that would permit his pedi-cab business.

- Mr. Dansie said the current definition was sufficiently specific that it covered what Mr. Nelson wanted to do. Therefore, language would have to be amended in order to permit this type of business.

Council directed staff to analyze the issue further and come back with additional information to consider the request.

B. Administrative Action Items

1. Special Recognition of the Herbert and Lillian Christensen House (Under the Eaves Bed & Breakfast), located at 980 Zion Park Boulevard, for being listed on the National Register of Historic Places by the National Park Service: Mayor Smith read the following recognition *"The Town of Springdale is pleased to announce that the Hebert and Lillian Christensen House, more commonly known as Under the Eaves Bed & Breakfast, was nominated by the Utah Historic Preservation Review Board and the Utah State Historic Preservation Office and officially listed on the National Register of Historic Places by the National Park Service. This is the first property in Town to be recognized for this designation and Springdale is proud to commend the efforts of property owners Joe Pitti and Mark Chambers. The Under the Eaves property was built in 1936 and is architecturally significant because it represents the most ornate and unique example of a period revival-style "storybook" cottage in southwest Utah. The Council and community congratulate Joe and Mark for this national recognition of the property's significance.*

Mayor Smith commended the owners and noted the effort that went into achieving this recognition.

C. Administrative Action Items

1. Public Hearing – Amended Subdivision Plat: Review of proposed plat amendment application to combine parcels S-BIT-1 and S-BIT-2 into one single parcel in the Bit and Spur subdivision – Ryan Lee:

This request would change lot lines in the subdivision and combined two parcels into one single lot. Mr. Dansie said this was required as a condition of approval for the CUP and the DDR. It was a housekeeping item taking care of a requirement the Town had already imposed. The Planning Commission also held a public hearing and received no feedback from the community. They recommended approval.

Questions from Council to staff: None were asked.

Questions from the public to staff: None were asked.

Presentation by applicant: Ryan Lee was in attendance to answer questions. He said this request legally joined the parcels and was straightforward.

Council questions to applicant: None were asked.

Public questions to applicant: None were asked.

Motion made by Adrian Player to open public hearing. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Public comment: No public comments were made.

Motion made by Suzanne Elger to close public hearing. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Council deliberation: Ms. Zumpft commented the request appeared to be in order. Mayor Smith understood it had not been an easy process for the applicant.

Motion made by Adrian Player to approve the proposed amendment to the Bit and Spur subdivision plat to combine lots 1 and 2 into one single lot S-BIT-1-A as referenced on the proposed amended plat and remove the existing access easement, and that all requirements of Chapter 10-14 Subdivisions, particularly 10-14-13 are met, pertaining to lot area, lot width, frontage, setbacks, and landscape. On condition the amended plat must be recorded with the Washington County Recorder's Office prior to a building permit application. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

2. Public Hearing - Conditional Use Permit Modification: Request to modify conditions of approval of the conditional use permit for a public parking area at 445 Zion Park Blvd by changing the point of access from SR-9 into the parking area – Travis Barney: In 2017 the Town issued a CUP for a public parking area on the parcel behind Whiptail Grill. Given the standard that access must be located on a dedicated public street, approval was conditioned on the parcel being combined with the Whiptail Grill property. The current request would modify the CUP so the public parking parcel would be combined with the campground parcel, also changing access from SR-9. Mr. Dansie noted the intervening parcel would also be combined as well.

The Planning Commission requested the owner of the campground, Stew Ferber, submit a letter clarifying access and his future intention for the parking parcel. That letter was submitted and included with the packet material.

- Although the Planning Commission briefly discussed the definition of public parking and if the future intended use followed this definition, they ultimately provided a recommendation for approval.
- Mr. Dansie also explained some of the complexities in staff report to further clarify the request.

Questions from Council to staff: Ms. Zumpft asked if Mr. Ferber could use the parcel as parking for his business without a CUP.

- Mr. Dansie said the parcel was zoned Valley Residential (VR) and parking was allowed for residential uses. Traditionally the Town had not allowed parking in VR to support a commercial use.

Ms. Zumpft asked if Chapter 10-23, which addressed off-street parking, applied to any zone.

- Mr. Dansie said this chapter addressed the required amount of parking for each specific use.

Ms. Elger confirmed the CUP stayed with the property and therefore questioned whether the public parking parcel should stay with the Whiptail Grill property since it was combined into one lot.

Questions from the public to staff: None were asked.

Presentation by applicant: Travis Barney was in attendance to answer questions. Stew Ferber was also present.

Council questions to applicant: Ms. Zumpft asked if parcels S-103-B-1, S-95 and S-105 would all be connected into one parcel. The answer was 'yes'.

Ms. Elger asked why the parcels had not been combined prior to the request. The application as submitted would allow access to property the applicant did not own.

- Mr. Ferber explained that he and Mr. Barney were doing a parcel trade; however, this trade would not take effect until the CUP modification had been approved by the Council. He indicated the deed gaps would be fixed in this process as well.
- Mr. Ferber suggested the batch plant property would be sold to him in the future.

Public questions to applicant: None were asked.

Motion made by Lisa Zumpft to open public hearing. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Public comment: No public comment was made.

Motion made by Lisa Zumpft to close public hearing. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Council deliberation: Ms. Zumpft did not think it was clear this had to be a public or paid parking lot.

- Mayor Smith said the lot was currently used for public parking and would continue to be used for this purpose. Mr. Ferber could charge an excessive price for parking and allow his customers to park for free, so this was a technicality. Mayor Smith said the access off SR-9 must first change from the Whiptail Grill to the campground parcel.

Ms. Elger said approving the request now assumed everything would work out including construction of the box culvert, combining the lots, and changing the SR-9 access. It was inappropriate for the CUP to essentially operate as it was now structured.

- Ms. Zumpft said the parking lot was out of compliance because the parcels were not combined due to a county error. She agreed with Ms. Elger that if this request was approved, the Town should not allow parking until the parcels were combined, the wash covered, and the SR-9 access properly changed.
- Once combined, the county would consider the parcels as one lot with multiple zoning designations.

The Council considered the definition of a public parking lot.

- Mr. Dansie said public parking did not depend on whether it was charged for or not; it hinged on the intended parkers.

Ms. Zumpft confirmed restroom facilities would be available and accessible at the Zion Canyon Campground.

Motion made by Lisa Zumpft to approve the Conditional Use Permit Modification, request to revise conditions of approval for a parking lot at parcel S-105 (S-103-G) with the following conditions: 1) Parcel S-103-B-1 must be combined with parcels S-95 and S-105; 2) Until the wash is covered and access from SR-9 to the parking lot is available, the parking lot is not compliant. The parking lot shall not be accessed through lot S-104-A; 3) The deed gaps must be rectified before parking is continued to be allowed; 4) The restroom facilities at the campground must be available for people parking in the public parking area. All other conditions attached to the original CUP continue to apply including: the use shall comply with all applicable land use standards; the use shall not unreasonably interfere with the lawful use of surrounding properties; no parking lot lighting will be added; no additional parking spaces will be added; fence around the parking lot is to remain in place. The use shall not emit excessive noise, noxious odors and shall not otherwise adversely impact the quality of air and water. Seconded by Suzanne Elger.

Mr. Ferber indicated the fence between his parcels would come down since a screen was no longer needed. Council was fine with that distinction.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

The Council took a brief break. The meeting reconvened at 7:16pm.

3. Request from Redrox Music Festival for local consent for an event scheduled November 6-7, 2020 on the ballfield requiring Town-sponsorship and compliance with code section 7-6-13 – Liz Pitts, Hillary McDaniel, Jandalynn Stetler: Liz Pitts and Jandalynn Stetler were in attendance to present. They had provided a packet of information prior to the meeting.

Ms. Zumpft asked why the festival was leaving Torrey, Utah.

- The original founders, working under a local 501c3 in Wayne County, were residents but left the area. The Board decided to make changes to the nonprofit and expand the mission of the festival; however, the property owner wanted the event to move somewhere else.
- Springdale was appealing to the event organizers because of the location and the ability for the ballfield to accommodate six-hundred people.

Due to current policy, the Town had to sponsor an event on the ballfield if alcohol would be served. Referencing the Zion Canyon Music Festival (ZCMF), Ms. Zumpft questioned why the Town would want to consider starting up a similar event again; especially if staff was involved.

- Mayor Smith agreed the Town wasn't ready to jump back into the music festival business.
- Ms. Pitts proposed the Town sponsor the event by waiving the rental fees. She indicated the festival was very well staffed with volunteers and a trained security team.

During the ZCMF, Mr. Player recalled staff spent a lot of time planning and organizing the event. The Council wanted staff to return focus to Town business. Donating the rental fee seemed acceptable to him.

Mark Chambers said the Town of Springdale had been producing the ZCMF, and sponsorship for this request was different. This group provided a plan for crowds, bathrooms, and clean-up. Mr. Chambers also added this event would help brand Springdale.

Mayor Smith was concerned about liability and alcohol consumption.

- Ms. Pitts indicated proof of liability insurance was part of the large outdoor permit application process. The festival had not had any issues with disorderly conduct or traffic citations.

Ms. Carlson said this was essentially a two-part request; one was for approval of a sponsorship, the other was for local consent.

Ms. Zumpft suggested the Town re-look at their policies concerning alcohol on Town property.

Motion made by Suzanne Elger to have the Town of Springdale sponsor the Redrox Music Festival for an event scheduled November 6-7, 2020 on the ballfield. Sponsorship is intended to waive the fees for the ballfield rental for the festival. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Mayor Smith said the Town of Springdale had good success with alcohol permits and impressed upon the organizers his desire for this to continue.

Motion made by Lisa Zumpft to approve the local consent for Redrox Music Festival for an event scheduled November 6-7, 2020 and authorize the Mayor to sign. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

4. Granting of local consent for full-service restaurant liquor license for Rosita's Santa Fe Kitchen – Sarah Thompson: Sarah Thompson was in attendance to answer questions. Currently the company was operating under Vulcan; however, with the passing of Paul Allen the estate was changing and his nephew was purchasing the restaurant.

Mayor Smith said Rosita's added to the community and he encouraged them to continue that involvement.

Motion made by Randy Aton to grant local consent for full-service restaurant liquor license for Rosita's Santa Fe Kitchen and authorize the Mayor to sign. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

5. Consideration of a request from Zion Regional Collaborative to include a Council letter of support with their National Scenic Byway Designation Application – Emily Friedman: Ms. Friedman explained the Zion Regional Collaborative (ZRC) was looking into National Scenic Byway Designation for a section of SR-9 between the east entrance of Zion National Park and SR-17 in La Verkin. She explained this project was initiated ten years ago under Zion Canyon Corridor Council (ZC3), ZRC's predecessor. A corridor management plan had been developed which was adopted by a joint session of the Utah House and Senate. An interpretive plan was also developed; however, the National Scenic Byway Program was defunded at the federal level.

In September 2019 the federal program was renewed and ZRC was looking to pursue the designation again. The application required a letter of support from every community along the corridor.

Ms. Zumpft commented Zion National Park and the canyon did not need more advertising. Although she understood there were benefits, Ms. Zumpft expressed reservation about giving support.

- Mayor Smith said a National Scenic Byway Designation indicated to visitors there was more to see along the way than just Zion National Park.
- Ms. Friedman said the application emphasized dispersed visitation and highlighted features along the way that would draw in visitors. Attaining the designation also opened up an opportunity for grants to assist with funding for infrastructure improvements and informational brochures.

Ms. Friedman reiterated this was a unique opportunity. The window for funding may not present itself again soon.

Motion made by Suzanne Elger to provide a Council letter of support to the Zion Regional Collaborative to support their efforts to attain National Scenic Byway Designation with an application for SR-9 from La Verkin to the east entrance of Zion National Park and authorize the Mayor to sign. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

6 Discussion and possible action concerning revisions to Town policies for the Jolley-Gifford

Cemetery: Referencing the staff packet material on this item, Mayor Smith said he was conflicted over a resident-only cemetery. The definition of 'resident' would need to be clearly defined. Mayor Smith agreed rates should be raised, which could deter non-residents.

- Mr. Aton said there was a limited amount of property and establishing a resident-only cemetery was the right thing to do. He agreed the key was the definition of 'resident'.
- Ms. Zumpft did not want to exclude descendants.
- Mr. Player felt raising the rates for non-residents would accomplish the same thing.

The Council asked staff to bring back possible definitions of 'resident' for them to consider.

The Council agreed the errors and omissions clause should be added.

The Council considered pet burials as long as they were included in the same space as their owner. Creating an area in the Memorial Park was also another consideration.

The Council considered plot rates and agreed the non-resident rate should increase to \$1,600.00. Approval of this change would be formally done by resolution in the March meeting.

Motion made by Lisa Zumpft to direct staff to bring back draft policy and fees based on the conversation the Council had tonight. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

7. Consideration of a change to the RAP Tax policy allowing funds to be allocated to operational expenses: Mayor Smith said easing the restriction gave the Town options.

- Ms. Zumpft did not want RAP tax funds to be used for on-going salaries.
- Ms. Elger agreed it should not be a regular support.
- Applications would need to be submitted on a yearly basis.

Mr. Wixom said funds must be spent on recreation, arts and parks; however, it was up to the Council's discretion how to allocate. In discussions with other municipalities, Mr. Wixom said most did not want RAP tax money to provide long-term reliance for any one project or organization.

Mr. Aton liked the idea of broadening the policy and not restricting funds. This would allow the Council more leeway in what was funded.

Motion made by Lisa Zumpft to direct staff to draft new policy that allows for a broader use of the RAP tax funding and bring back for the March meeting. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

8. Ratification of the Planning Commission Chair and Vice Chair nominations for 2020:

Motion made by Lisa Zumpft to appoint Jack Burns as Planning Commission Chair and Barbara Bruno as Planning Commission Vice Chair for 2020. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

9. Appointment of Rich Levin as Historic Preservation Commissioner for term expiring March 2022: Mr. Levin was very excited to be on the Commission and Mayor Smith highly recommended his appointment.

Motion made by Lisa Zumpft to appointment Rich Levin as Historic Preservation Commissioner for term expiring March 2022; Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

D. Administrative Non-Action Items

1. Review of the updated Springdale build-out analysis: Mr. Dansie prepared a presentation which was also considered by the Planning Commission (Attachment #3). In 2007 the Town conducted a build-out analysis which looked at available land, zoning designations, and allowable densities to determine the total allowable build-out for Springdale. Assuming everything built out to its maximum potential, a total of 3,494 units were possible. Since this was an unrealistic scenario, the Town considered a refined build-out analysis which reduced residential units to 900-1000 and 1,600 hotel rooms assuming a total population of 1,800-2,000 people. Mr. Dansie emphasized this was not a cap but a projection. The future could see higher numbers.

In the recent update, staff looked at what had changed since 2007. Some aspects had not; however, zone boundaries, the amount of existing development, the mix of uses in the commercial zone, the rate of redevelopment on existing properties, the rate of maximum utilization, and the household size had changed.

- Based on this, the total build-out number increased to 3,603. Mr. Dansie said this increase could primarily be attributed to valley floor parcels being changed from the Foothill Residential (FR) to Valley Residential (VR) zone.
- Since this total build-out number was not realistic, staff refined the projections. There would likely be an increase in lodging units, an increase in housing units, and a reduction in household size.

The takeaway was that the 2007 build-out projections were fairly accurate. The recent analysis was a refinement of the work done previously.

Mr. Dansie commended the Council and Planning Commission for doing a good job with development proposals that were out-of-line with the General Plan. Many other communities were experiencing an increase in densities due to an up-zoning of properties. This was not the case in Springdale.

Information from the build-out analysis would be used to assist the Town with the upcoming General Plan and master plan updates.

2. General Council discussion: Ms. Zumpft asked when Springdale should consider a resolution on the Lake Powell Pipeline. She encouraged the public to write letters to the Legislature and Governor.

- Mayor Smith replied a resolution would have more impact when the public comment period opened, which could take a year or longer.
- Mr. Wixom said comment letters had more weight if sent to the Legislature during the time they were taking action.

Ms. Zumpft said the Utah League of Cities and Towns Conference would be held in St. George the end of April. She encouraged other Council members to attend.

- Additionally, Ms. Zumpft suggested the dog leash ordinance be printed in the newsletter to better inform people where dogs could be off-leash.

Mayor Smith indicated the Town had an ordinance which regulated animals going off-property. He indicated a resident asked the Council to consider pets be excluded from the language.

E. Consent Agenda

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
12/16/2019	9844407225	Verizon	2,107.62	Yes	Cell phone service
1/2/2020	1/1/2020	Zac Weiland	800.00	Yes	Monthly prosecution retainer
12/31/2019	NYE Social	Sol Foods	525.00	Yes	Food for the NYE social
12/19/2019	314764	Ace Hardware	854.00	Yes	Ice melt
12/4/2019	2157	EVS	2,098.00	Yes	Lights, decals for new parks trucks
12/13/2019	134718	Fehr and Peers	14,658.15	Yes	ZRC trail study
12/27/2019	5522	Rees CPA	4,000.00	Yes	FY 2019 audit - final billing
12/31/2019	1186	Rescue Plumbing	998.00	Yes	Water Heater for CCC
12/31/2019	12/31/19 WTP	Rocky Mtn Power	131.27	Yes	WTP Power Bill
12/18/2019	21460	Roseburg Associates	12,392.00	Yes	Virgin River management plan
12/19/2019	107346	Sunrise Engineering	22,454.89	Yes	Winderland Ln/ Paradise Rd design
12/2/2019	1484974	Thatcher Company	860.00	Yes	T-floc
12/3/2019	5055799	Thatcher Company	5,120.00	Yes	Alum
1/10/2020	23013	Utah Barricade	1,628.19	Yes	Parks, Streets, and Utilities uniforms
1/7/2020	105702	Snow Jensen and Reese	7,923.57	Yes	Town of Springdale v. Allan and Kristin Staker: Appeal of District Court Ruling
1/7/2020	105714	Snow Jensen and Reese	8,272.50	Yes	General representation
1/10/2020	1/10/2020	Show Me the Business	625.00	Yes	Carpet cleaning (CCC)
12/31/2019	0233-000652384	Republic Services	770.34	Yes	Dumpster service
1/1/2020	8000-9090-0957-9686 01/01/20	Purchase Power	550.98	Yes	Postage
12/31/2019	IV11475	Parkeon Services	766.90	Yes	Backlit Kiosk (replacement for TH kiosk)
12/14/2019	5010	MG Alred Construction	789.00	Yes	Asphalt patches
10/31/2019	209554	Landmark Testing	2,815.00	Yes	WTP asphalt/parking lot
1/8/2020	1/8/2020	La Verkin City	1,503.46	Yes	Victim's advocate yearly service
1/3/2020	13873	Conservation Legacy	2,166.00	Yes	Vista Intern for Zion Regional Collaborative
1/10/2020	135198	Fehr and Peers	1,280.00	Yes	Regional trail study
1/27/2020	461	Genesis Construction	4,430.00	Yes	Fence re-build on multi use trail
1/14/2020	22669	Hydro Specialties	3,300.00	Yes	Meter Lids 60x55.00
1/22/2020	65374	Mountain West Computers	935.00	Yes	Scanner
1/29/2020	1408	Personel Systems & Services	2,000.00	Yes	Compensation plan update consult
1/15/2020	68470046-0018 1/15/20	Rocky Mtn Power	4,566.56	Yes	Utilities
1/14/2020	6440502-00	Scholzen Products	888.82	Yes	Irrigation parts for Hummingbird valve isolation
1/9/2020	185124	Southern Utah Title Company	1,433.00	Yes	Title insurance policy for historic structure
12/6/2019	107059	Sunrise Engineering	3,315.25	Yes	Pay Request #19
1/22/2020	108015	Sunrise Engineering	2,097.25	Yes	Pay Request #19
1/2/2020	107348	Sunrise Engineering	2,243.00	Yes	Development review drink shack/historic museum project
1/23/2020	23108	Utah Barricade	4,906.02	Yes	Signage for playground/tennis court
1/28/2020	1742-016	Vancon	229,401.57	Yes	Pay Request #19
1/16/2020	9846483548	Verizon	2,349.13	Yes	Cell phone service
2/4/2020	2/4/2020	Zion Forever Project	1,620.93	Yes	2019 Butch Cassidy 10k revenue distribution
2/1/2020	2/1/2020	Zac Weiland	1,200.00	Yes	Monthly prosecution retainer
1/27/2020	107902	Sunrise Engineering	1,170.00	Yes	Irrigation master plan progress billing
1/27/2020	108021	Sunrise Engineering	4,779.75	Yes	Winderland Ln/ Manzita project billing
2/3/2020	2/3/2020	Springdale Consolidated Irrigation	2,904.00	Yes	Assessment for 36.3 shares
12/2/2020	5022864	Jenkins Oil Co	677.56	Yes	Shop fuel - 233 gal red diesel
2/4/2020	2/4/2020	Grafton Heritage Partnership	1,670.05	Yes	2019 Butch Cassidy 10k revenue distribution
			371,977.76		

Motion made by Lisa Zumpft to approve the Consent Agenda. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Adjourn

Motion to adjourn at 8:41 pm made by Lisa Zumpft. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: 

DATE: 3-11-2020

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





PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Town Council Meeting Date 2/12/2020

Lance Morris
Name (please print)

Name (please print)

Steve Nelson
Name (please print)

Name (please print)

Carb Nelson
Name (please print)

Name (please print)

Janet Passelk
Name (please print)

Name (please print)

MIKE ALTUCKER
Name (please print)

Name (please print)

MARY EDWARDS KING
Name (please print)

Name (please print)

LIZ PITTS
Name (please print)

Name (please print)

Mark Chambers
Name (please print)

Name (please print)

Joe Pitti
Name (please print)

Name (please print)

Sandy Stelter
Name (please print)

Name (please print)

Travis Barney
Name (please print)

Name (please print)

Sarah Thompson
Name (please print)

Name (please print)

Call Statistics
January 2020

Zion National Park

Transports	1
Refusals	0
Fire	<u>0</u>
Total	1

Springdale

Transports	7
Refusals	8
Fire	<u>0</u>
Total	15

Rockville

Transports	0
Refusals	0
Fire	<u>3</u>
Total	3

From: aplayer@springdaletown.com
To: [Stan Smith](#); [Randy Aton](#); [Lisa Zumpft](#); [Suzanne Elger](#)
Cc: [Darci Carlson](#)
Subject: Mosquito Abatement Board Meeting
Date: Friday, February 14, 2020 9:34:51 AM

Mayor and Council,

I attended the Southwest Mosquito Abatement board meeting yesterday. This was their first board meeting for this year and new officers were elected and the closing calendar year 2019 budget was reviewed and expenditures for November and December approved.

As I reported to you in December, there were 5 cases of west nile virus and one death last year. The prior year there were no cases. The district detected 24 positive west nile virus pools in Washington county last year but none the prior year.

There is a pending bill before the Utah legislature which will impose prior advance notice when spraying for adult mosquitos. It is likely to pass even though it will impact negatively on all of the districts in Utah. In essence a two day notice will be required before spraying for mosquitos. This only applies to adult mosquitos, and in our district the majority of efforts to control mosquitos involve larveicide application in pools where the mosquitos breed.

Again, the key information that the district wants to convey is that their primary goal is to protect citizens from the various diseases that mosquitos carry and can be transmitted to humans.

The district operates on a budget of around \$700,000, the bulk of the income coming from property taxes in Washington county. Look at your property tax bill and you will find a line item for the amount you are paying for the protection provided by the Southwest Mosquito Abatement District. Don't hesitate to call on the district to come and eradicate either larvea or adult mosquitos that you see.

Adrian

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

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