



**MINUTES OF THE SPRINGDALE TOWN COUNCIL
WEDNESDAY, SEPTEMBER 14, 2022
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

The Special Meeting convened at 4:04 pm.

MEMBERS PRESENT: Mayor Barbara Bruno, Council members Randy Aton, Lisa Zumpft, Suzanne Elger, and Jack Burns.

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Victoria Carlton, and Town Clerk Darci Carlson recording.

Motion made by Jack Burns to approve the Special Meeting agenda for September 14, 2022.

Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

A. Closed Session

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

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Closed Session commenced at 4:06 pm.

MEMBERS PRESENT: Mayor Barbara Bruno, Council members Randy Aton, Lisa Zumpft, Suzanne Elger, and Jack Burns.

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Victoria Carlton, and Town Clerk Darci Carlson recording.

Closed Session adjourned at 4:50 pm.

B. Action Required by Closed Session

No action was required by the Closed Session.

The Council took a brief break and resumed the Regular Meeting at 5:03 pm.

MEMBERS PRESENT: Mayor Barbara Bruno, Council members Randy Aton, Lisa Zumpft, Suzanne Elger, and Jack Burns.

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Victoria Carlton, Principal Planner Niall Connolly, Parks & Recreation Director Ryan Gubler, Public Works Superintendent Rob Totten, Streets Superintendent Robert George, and Town Clerk Darci Carlson recording.

Pledge of Allegiance led by Mayor Bruno.

Approval of the agenda

Motion made by Lisa Zumpft to approve the Regular Meeting agenda striking Item B6 and moving Items B5 and B7 to Section D Administrative Action Items for discussion. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

A. Announcements/Information/Community Questions

1. General announcements: On Monday, October 3rd, the Town was partnering with the Zion Canyon Medical Clinic to sponsor a “Flu Shoot-Out” at the gazebo from 9:00 am to noon. Walk-ups or drive-ups were welcome.

2. Zion National Park update: Superintendent Bradybaugh was excused; Amanda Rowland joined the meeting via Zoom:

- The preliminary visitation numbers for August were 308,994 which was fewer than last year but higher than 2019.
- The Park had ordered signage for the three-paneled sign at the Majestic View parking lot area. Phase one would include signage on the front side for visitors when they entered Springdale and phase two would be installed on the back side sometime in the future.
- There were no significant maintenance projects at this time.

Ms. Zumpft asked if the Park experienced any issues from the recent rain storm.

- Ms. Rowland said there were no issues with the rain but visitors were reminded to be cautious of wet conditions.

3. Presentation on Constitution Week – Valerie King, Color County Chapter of Daughters of the American Revolution: Ms. Carlson introduced Valerie King. Ms. King said on September 17, 1787, at 4:00 pm in the Assembly Room of the Pennsylvania Statehouse, now known as Independence Hall, the U.S. Constitution was signed by 39 delegates. The Constitution established our country’s fundamental laws and principles, outlined individual liberties, and limited the power of government. The Daughters of the American Revolution (DAR) formed in 1890 and its nearly one million members could be traced back to the American Revolutionary War patriots. DAR was instrumental in petitioning Congress to set aside September 17th through September 23rd as Constitution Week to commemorate the signing of the Constitution.

The mission of Constitution week was to remind American citizens of their responsibility to protect and defend the Constitution, to understand that the Constitution was the basis of America’s great heritage and the foundation of our way of life, and to encourage citizens to study the historical events that led to the framing of the Constitution. Ms. King announced fourteen towns and cities in Washington County would

be observing Constitution Week by way of Proclamation. A *Bells Across America* event would be held at the St. George Tabernacle at 1:30 pm on Saturday coincident with bells ringing across the nation to commemorate the signing of the Constitution.

4. Council department reports - questions and comments: There were no questions or comments.

5. Community questions and comments: Kathy LaFave commented on the need for a diversity of housing in Springdale to create a deeper sense of community. She supported more ownership and rental opportunities. Ms. LaFave noted that the majority of students in Springdale Elementary were bused in since young families could not find housing in Town. She hoped the Council, Planning Commission, and community as a whole could come together to find ways to build a diverse community.

B. Consent Agenda

The Consent Agenda items included:

1. Review of monthly invoices
2. Approval of the minutes from August 10th
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 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

Motion made by Lisa Zumpft to approve the Consent Agenda, not including Items B5, B6, and B7, and direct the Mayor to sign items B3 and B4. Seconded by Suzanne Elger.

Aton: Aye
Zumpft: Aye
Bruno: Aye
Elger: Aye
Burns: Aye
Motion passed unanimously.

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: If approved, this request would allow owners to develop a single-family residence or a duplex intended to be used for employee housing. The Planning Commission recently approved six other housing units as well as transient lodging on the property but those approvals were not impacted by this agenda item.

The Planning Commission recommended approval of the zone change with the stipulation the property owner record a restrictive covenant to ensure the property remained as employee or workforce housing into perpetuity. A draft of the restrictive covenant was included in the Council packets.

As with all zone changes, the Council must determine if the request was in line with the policy contained in Section 10-3-2 of the Town Code.

Council questions to staff: Ms. Elger questioned how the restrictive covenant language came about.

- The language initially came from other communities and was then vetted through the Housing Committee, the Planning Commission, and the applicant. Mr. Dansie noted this covenant was more restrictive than the Housing Committee recommended.

Mr. Burns asked if the wording in the covenant applied to fractional ownership.

- Mr. Dansie explained the document governed the use of the property and specified it to be occupied by households actively employed in the Town of Springdale. It did not, however, address ownership. The restrictive covenant was attached to the land and not the owner.

For the record, Ms. Zumpft wanted to confirm what could be built on the property.

- The property owner could build whatever the ordinance allowed for the Valley Residential zone. However, the use of the structures was restricted to workforce housing.

Mr. Burns questioned the access road and if it had to be approved by the Fire Marshal.

- The property would be accessed via Sage Lane which was a historic access and compliant with Town Code. Mr. Dansie said the applicant had gone through the process to determine compliance with the fire code in the previous development approvals.

Although called out in the restrictive covenant, Ms. Elger noted the definition of workforce housing was not currently defined in the Town Code.

Community questions to staff: None were asked.

Presentation from the applicant: Andrew Green represented Bean Cotting Munson. For the past six months, the owners tried to add deed-restricted workforce housing to their property. He recalled the process they had gone through to get to this point. Given the elevation of this parcel and the areas around it, the property was more suited for Valley Residential zoning. The ownership group worked with staff to develop the restrictive covenant which contained more restrictive language and actionable penalties.

- Mr. Green said they met with the Fire Department for a preliminary discussion. They had also put in fire suppression, power, water, and sewer infrastructure.

Questions from the Council to the applicant: Given Mr. Green's suggestions of possible changes to the restrictive covenant, Ms. Zumpft wanted to ensure the Council was clear on what was being approved in the document. It was agreed this particular restrictive covenant could be used as an example for other future developments however it would likely not be the best fit for all workforce housing developments.

Mayor Bruno asked if Bit & Spur employees would be given first preference.

- Mr. Green confirmed that would be the case however units could be made available to other Springdale employees.

Ms. Elger asked if the purchase of the lot had been finalized.

- Mr. Green confirmed it was and ownership was recorded with the county assessor under Bean Cotting Munson.

Questions from the public to the applicant: None were asked.

Motion made by Suzanne Elger to open public hearing for the zone change from FR (Foothill Residential) to VR (Valley Residential) on a 1.28-acre portion of parcel S-161-A-1-A. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Public comment: Kathy LaFave spoke in support of the zone change application. If the parcel existed as a separate parcel when zoning was originally created, it would qualify for the Valley Residential zone because it was on the valley floor. Ms. LaFave understood the Town discouraged zone changes but this application supported a number of goals in the General Plan. She felt zone changes should be considered carefully, but those requests that allowed more diversity and housing options should be favored.

Motion made by Jack Burns to close public hearing. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Council deliberation: Mr. Aton supported and encouraged employee housing. He agreed with Ms. LaFave's comments and said it was appropriate to rezone this parcel to Valley Residential.

Mayor Bruno said the application supported the General Plan. She applauded the group for their willingness to sign a restrictive covenant.

Ms. Elger agreed and commented she preferred the restrictive covenant as currently written.

Mr. Burns stated this was a great example that other businesses could follow if the opportunity was there. This was one tool that could be used to help address workforce housing.

Noting that none of the neighbors registered an issue about this request, Ms. Zumpft said the location of the property was suitable for the Valley Residential zone. This application promoted the General Plan in supporting housing.

Motion made by Lisa Zumpft to approve the zone change from Foothill Residential (FR) to Valley Residential (VR) on a 1.28-acre portion of parcel S-161-A-1-A based on the following findings:

- 1. The requested zone change will more fully promote the objectives and purposes of the Land Use Ordinance and the General Plan and meets the criteria required by Town Code Section 10-3-2(A), specifically to promote more fully the objectives and purposes of this title and the General Plan;**
- 2. The zone change is consistent with the Future Land Use Map, as clarified by section 10-3-2(B) of the Town Code which shows adjacent properties as transition residential and mixed-use;**
- 3. The subject property is largely shielded from the SR-9 view corridor. It is therefore compatible with the Springdale Land Use Goals in the General Plan, specifically, Sub-Goal B and Sub-Goal C. These Sub-Goals seek to minimize visual impacts and provide more attainable housing options for members of the community;**
- 4. The requested zone change will promote the Housing Goals in the General Plan (Sub-Goal B) by providing more long-term deed-restricted housing in the community.**

5. Any future development on the property will have a minimal impact on the surrounding property owners, and will not create an unsustainable level of development in the Town;

Conditions for approval Include the following:

1. The applicant will be required to encumber the property using a Restrictive Covenant that has been created specifically for this parcel. This Workforce Housing Restrictive Covenant will restrict 100% of all housing on the property in perpetuity and shall run with the land. Therefore, all units developed on this parcel must be workforce housing and occupied by qualified households. This will be contingent on the final version in a future meeting to come before Town Council if it is changed.
2. We will not accept any DDR applications until the restrictive covenant is recorded.

Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

2. Public Hearing – Zone Change: Kathy LaFave, representing the Worthington Gallery, requests a zone change on parcels S-4-A3 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: Since this was the first application heard pursuant to the new Transient Lodging Overlay (TLO) zone, Mr. Dansie provided a brief overview of the requirements. He indicated the Council should review the request for compliance with standards in the TLO for Type 2 lodging as well as in Section 10-3-2 of the Town Code.

The Planning Commission recommended approval with the condition the two parcels be combined into one.

Council questions to staff: Ms. Elger confirmed that combining the parcels into one was an administrative action.

Community questions to staff: None were asked.

Presentation from the applicant: Kathy LaFave was the manager of Worthington Gallery and would also be managing the cottages if approved. Zone changes must further promote the objectives of the General Plan and this request would create a unique lodging opportunity for artists and visitors. Ms. LaFave indicated the cottages would be constructed with the same type of exterior materials as Worthington Gallery. She also reassured the Worthington Gallery would continue to operate as an art gallery.

Powerlines running along the back of the property would be placed underground. Ms. LaFave was working with Rocky Mountain Power and adjacent property owners on the details of this requirement. She also confirmed the two parcels would be combined into one. Notice of a restrictive covenant would be filed with Washington County. Ms. LaFave indicated the dumpster would be relocated and screened. Also, a good neighbor policy had been provided which encouraged guests to park and ride the shuttle.

Questions from the Council to the applicant: Mayor Bruno asked about installing the 10' screen fence between this property and the neighbor.

- Ms. LaFave indicated the neighbor Brad Alford was not keen on the idea of walling off the two properties since he was likely going to apply for a TLO zone change as well. She indicated they would walk the property together and determine if a fence should be installed.

Questions from the community to the applicant: None were asked.

Mr. Burns disclosed he had a vacation rental property at 1120 Zion Park Boulevard.

Motion made by Suzanne Elger to open public hearing for a zone change on parcels S-4-A-3 and S-4-A-5 from Central Commercial to Central Commercial – Transient Lodging Overlay to allow the development of Type 2 transient lodging on the property. Seconded by Jack Burns.

Aton: Aye
Zumpft: Aye
Bruno: Aye
Elger: Aye
Burns: Aye
Motion passed unanimously.

Public comment: Betina Lindsey commented Ms. LaFave seemed to be pro-housing for workers so she questioned why this development was not directed more toward housing for local workers instead of transient lodging.

Motion made by Suzanne Elger to close public hearing. Seconded by Randy Aton.

Aton: Aye
Zumpft: Aye
Bruno: Aye
Elger: Aye
Burns: Aye
Motion passed unanimously.

Council deliberation: Ms. Zumpft said this application appeared to comply with all the requirements of the TLO and would add to the small-town character.

Ms. Elger commented the development was minimal. Mr. Aton agreed the impact on neighbors was minimal. The structures were also located off SR-9.

The Council members discussed the fencing requirement. They determined the neighboring property owner could determine if a fence was necessary given the fact the current residential use would likely change to commercial use in the future.

Mayor Bruno said the application promoted the General Plan by creating a unique, memorable place. It also accommodated changes in condition by complying with the Town's new transient lodging requirement.

Motion made by Lisa Zumpft to approve 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 based on the following findings:

1. **The application meets all the requirements for a Transient Lodging Overlay Zone per Section 10-13F by protecting and promoting the Town's village character and will enhance the quality of a visitor's visit to the Zion region.**

2. Section 10-3-2(A) of the Town Code establishes the Town’s policy regarding zone change requests, specifically to promote more fully the objectives and purposes of this title and the General Plan.
3. Section 10-3-2(B), the application is in line with the Future Land Use Map by having mixed use in the Commercial Core.
4. The zone change will more fully promote the objectives and purposes of the land use ordinance and General Plan including Land Use Chapter Sub Goals C and G and Economic Development Chapter Sub-Goal A and I.
5. Although the adjacent property is used residentially a fence between the subject property and adjacent property will not be required if the owner of the adjacent property submits a written document to the Town stating the adjacent property will not be used residentially in the future.
6. Lodging associated with an art gallery on a historic property in a commercial zone can be a memorable experience that supports the General Plan.

With the following conditions:

1. All applicable sections of 10-13F must be followed.
2. Applicant must combine parcels S-4-A-3 and S-4-A-5 in a single legal parcel as part of the proposed development prior to DDR application.
3. Storage sheds will be relocated and screened.
4. Project will be a two-story building consisting of two 700-square-foot building units with one bedroom each on each floor, with four cottages total. Maximum occupancy will be two per unit.

Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

D. Administrative Action Items

Item B5 moved from the Consent Agenda – Approval of an amendment to the Restrictive Covenant and Lien for deferred culinary water impact fees for Zion Canyon Mesa: Last month the Mesa asked for an extension of their restrictive covenant and impact fee deferral. Back in October 2017, the Council approved an impact fee deferral and restrictive covenant that would enable the Mesa to complete the project by October 10, 2022. Unable to make this deadline, the Mesa asked for an extension through December 2023. Staff recommended completion take place in two phases with the Commons building completed by December 2023 and the remainder of the project completed by December 2025. The Mesa indicated this timeline would not work for them given fundraising challenges.

The Council had already voiced support for extending the deadline so any motion to table this item should include language allowing an extension.

Ms. Elger noted the use of the property was also being questioned.

- Mr. Wixom said the amended document would outline the uses based on the current understanding of the project. The Mesa’s desire to make decisions about their project needed to be balanced by the Town’s ability to enforce and regulate uses. This would be clarified and memorialized in a recorded acknowledgment document.

Mr. Aton was supportive of The Mesa but wanted parameters. The project was an attempt at an art community and should be looked at differently than commercial development.

- Mr. Burns expressed support for the Mesa but raised concern over the fluidity of the situation.

Ms. Zumpft said the Town needed to be consistent with all development projects. The concessions given to the Mesa would not be extended to others. Timelines were set intentionally and it was important the Town was not arbitrary.

- Mr. Elger agreed there needed to be accountability.

Mr. Wixom suggested two members of the Council meet with members of The Mesa to hash out details.

- Mayor Bruno was in favor of appointing Mr. Aton and Ms. Zumpft to converse with the Mesa.

The Council discussed timelines and whether securing funding equated to progress.

- Mr. Dansie suggested tying things to fundraising or substantial progress was ambiguous and hard to enforce.
- Part of the urgency in establishing the five-year timeline in 2017 was due to the difficulty in keeping track of all the interpretations and approvals over the years. The Council at that time did not want all the institutional knowledge to be forgotten.
- Now, in addition to the impact fee deferral, the Town wanted to create an acknowledgment to document exactly what had been approved on the property.

Motion made by Lisa Zumpft to table this topic and extend the deadline to December 31, 2022 for impact fees, and direct Council members Lisa Zumpft and Randy Aton to work with Town staff and the Mesa to negotiate the terms of the restrictive covenant. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Item B7 moved from the Consent Agenda - Request for Local Consent for an On-Premise Banquet License for Flanigan's Inn located at 450 Zion Park Boulevard: Ms. Zumpft said a police report identified an incident at Flanigan's concerning loud music. As with local consent approvals for other businesses, applicants must agree to follow Town rules, including the noise ordinance. She was supportive of this request but wanted Flanigan's to be pre-emptive regarding noise at events.

Ms. Elger asked what this license was for.

- Cade Campbell was in attendance to represent Flanigan's Resort. He explained this license would allow the facility to offer room service that included alcoholic beverages. The business was striving toward four-star luxury accommodations and this type of license was needed.

Mr. Campbell knew of and acknowledged the noise incident. He understood microphones must be turned off by 10:00 pm.

Motion made by Randy Aton to approve Local Consent for an On-Premise Banquet License for Flanigan's Inn located at 450 Zion Park Boulevard. Seconded by Suzanne Elger. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

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:

Town Manager Rick Wixom indicated the CIB required all applicants to have a vigorous public participation effort through a public hearing process. Mr. Wixom explained the source of CIB's funding came from mineral and oil lease royalties and were generally provided in the form of loans.

The Town applied for funding for a sewer filtration improvement project. This consisted of the installation of a headworks screen on the incoming influent to the pond, installation of a sand filtration process on the effluent, improvements to the transfer structure between ponds 1 and 2, armoring of the bank near the discharge, and other related improvements at the sewer lagoons. These improvements would extend the life of the lagoon by removing trash and reducing suspended solids and algae.

The Council packet contained the CIB application and terms of funding. The Town of Springdale also requested funding through the Utah Board of Water Quality (DEQ). The eventual funding package would likely be a mix coming from the two entities.

Mr. Wixom said the Town would review the project with the CIB on October 6th and with the DEQ on October 26th. After that time, Springdale would have more information about the bonding and financing.

This hearing provided an opportunity for the public to discuss the size, scope, and nature of the requested funding, and to allow comment on the application. Blaine Worrell from Sunrise Engineering was in attendance to answer any questions.

Council questions to staff: Ms. Elger asked for clarification on a question on page 13 of the application related to funds transferred from other accounts to balance either the water or sewer budgets.

- Although the Town did transfer from the General Fund *into* enterprise funds, Mr. Wixom said the Town did not transfer funds *out of* enterprise funds.

Community questions to staff: None were asked.

Motion made by Jack Burns to open public hearing for 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. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Public comment: No public comments were made.

Motion made by Lisa Zumpft to close public hearing. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

No further Council action was required.

2. Request for modification to a non-complying building at 948 Zion Park Boulevard (Oscar's Café – former Lazy Lizard building), pursuant to section 10-21-8(B)(2) of the Springdale Town Code:

Principal Planner Niall Connolly provided a summary. He said this application was related to a Design/Development Review (DDR) at Oscar's Café. Currently, the restaurant was comprised of two buildings. The intent was to demolish the front building adjacent to SR-9 and make it an addition to the rear building. This would provide a new entrance to the restaurant from SR-9.

The Planning Commission approved the DDR in their meeting on August 17, 2022 but stipulated an approval should also be required by the Town Council since the property was currently non-conforming with Town Code. Requirements in Section 10-21-8(B)(2) state approval from the Town Council was required for additions or alterations of non-conforming properties.

Mr. Connolly informed the Council the building was non-conforming with regards to setbacks from the property line. Part of the rear building encroached into the side setback and the car parking also encroached. He said the proposed addition did not expand on existing nonconformities or create new ones. The Council should determine if the proposed addition was in compliance with allowances for nonconforming buildings.

The front building would be demolished. Although the new structure would not be in the same footprint, it would comply with code in terms of development standards.

Mayor Bruno said the staff report indicated the addition was compliant. This was an administrative item and therefore did not have a lot of room to turn it down.

Mr. Burns asked if the two-story building met setbacks from SR-9.

- A thirty-foot (30') setback was required from SR-9 and the two-story structure satisfied that standard.

Motion made by Lisa Zumpft to approve the proposed addition to Oscar's Café which is in compliance with the allowances for additions to or alterations of noncomplying buildings in Section 10-21-8(B)(2) of the Town Code. No new nonconformities will be created by the addition.

Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

D. Administrative Non-Action Item

1. General Council Discussion: There was no additional Council discussion.

Adjourn

Motion to adjourn at 7:24 pm by Randy Aton. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Darci Carlson, Town Clerk

APPROVAL: _____ DATE: _____

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

Pending Approval