

TOWN OF SPRINGDALE

WATER MANAGEMENT AND CONSERVATION PLAN

December 2023

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INTRODUCTION

In response to the increasing demands and concerns pertaining to water resources throughout the State of Utah, the state legislature has passed and revised the Water Conservation Plan Act in the 2004 legislative session (Section 73-10-32 Utah Code Annotated). This Act requires that communities with over 500 connections prepare or update a Water Conservation and Management Plan every five years. Springdale last adopted a water conservation plan in 2017. This updated water management and conservation plan is written to address the concerns of leaders and citizens of both the Town of Springdale and the State of Utah and will build on what previous plans have accomplished. The main reasons for concern regarding water conservation entail being able to meet future water needs, saving citizen's money, being located in a desert, and preserving the environment and natural resources.

In accordance with the Utah State Code this plan provides the following:

- A conservation goal that is in line with the regional conservation goal.
- An implementation plan to reach the conservation goal.

DESCRIPTION OF SPRINGDALE AND MUNICIPAL WATER SYSTEM

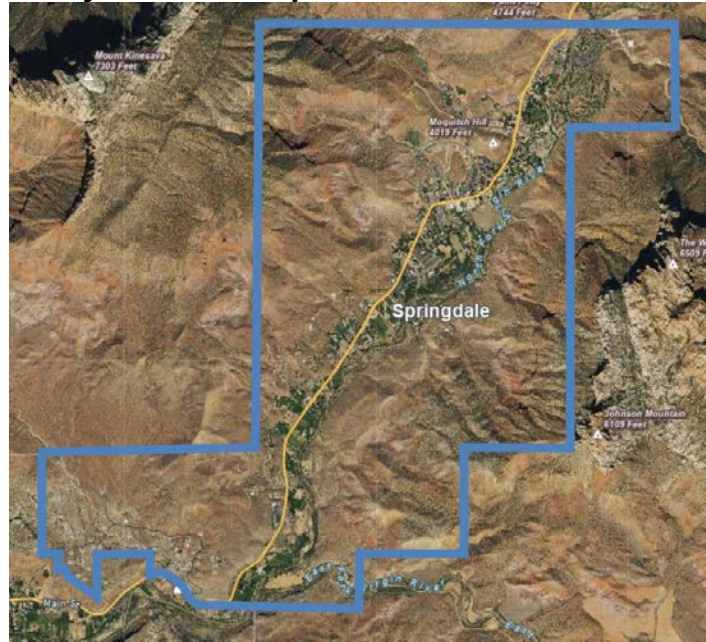
The Town of Springdale is located in Washington County, Utah, just outside the south entrance of Zion National Park, along S.R.-9. Springdale has a population of 576 residents, in addition to several commercial facilities. The Town currently owns and operates its own culinary water system which provides water to the residences and businesses in the Town. The Town currently services 358 residential connections, 175 commercial connections, and 19 institutional connections. The Town and the Springdale Consolidated Irrigation Company (SCIC) provide irrigation service to much of the Town through a separately operated secondary water distribution system.

Since the Town is located at the entrance of Zion National Park, it is actively involved in maintaining the natural features, vegetation, and views of Zion Canyon surrounding the Town as well as the overall village character of the Town itself. The Town and Zion National Park are mutually dependent on each other. The Town's economy relies on the tourists visiting the Park, and the Park depends on Springdale as a gateway community to provide services that Park visitors want. Springdale's businesses include hotels, restaurants, and various retail shops. Consequently, meeting water demands in the Town requires considerable amounts of water.

The Town of Springdale first completed a water management and conservation plan in 2009. Since that time, several conservation related accomplishments have been implemented or completed and are noted in the Current Conservation Practices Section below.

Springdale is growing and is expected to continue to grow. This growth changes the utilization of the land and can put a strain on the water supply and distribution system to meet demands. By means of careful preparation and efficient utilization of the available water supply these increased demands can and will be met.

Figure 1: Springdale System Area Map



EXISTING WATER RESOURCES

The Town of Springdale along with the Springdale Consolidated Irrigation Company (SCIC) have approximately 1,908.14 acre-feet of water that can be diverted annually from several water sources including wells, springs, and the North Fork of the Virgin River. Table 1 shows the water rights and the total allowable annual withdrawal.

Table 1. Springdale Town Water Rights Summary

Water Right No.	Source	Duty (ac-ft)
Springdale Town		
81-105	Spring above ZNP Campground	11.58
81-220	Birch Springs East – West of ZNP Museum	30.41
81-274	Birch Springs West – West of ZNP Museum	50.68
81-585	Hummingbird Well	238.91
81-1326	Cemetery Well	104.98
81-2413	Big Springs	380.08
81-3392	North Fork Virgin River	365.95
	Subtotal	1,182.59
Springdale Consolidated Irrigation Company		
81-1142	North Fork Virgin River (Irrigation)	725.55
	Total	1,908.14

The water rights located at Birch Springs West, Birch Springs East, The Zion National Park Campground, and Cemetery Well are not currently being used. There are plans in place through infrastructure to utilize water provided by these rights. These improvements include a connection to the Zion National Parks water line and transferring the cemetery water point of the diversion to a new well at the Town’s wastewater treatment facility.

PRESENT WATER USE

Using the population and usage data from the Town of Springdale, the following data can be found regarding the average usage of culinary water from the town’s treatment plant for residential and commercial connections. The average usage for the residential connections includes minimal outdoor usage since the secondary irrigation system is not accessible to all residential connections.

This section looks at the last 6 years of data to compare usage (2017-2022). The usage from 2015 is also included in the data as this is the starting benchmark for the Town’s conservation goals that are discussed in later sections.

2022 is the most recent data available on the water system. However, the available population data for this year does not appear to be accurate, so the 2022 usage per capita may be higher than the actual usage. That data is shown below.

Table 2. Culinary Water Residential Use Summary (2015, 2017, 2021, 2022)

	Population	Avg. Water used (gpcd)
Residential - 2015	548	76.4
Residential - 2017	570	66.0
Residential - 2021	629	78.9
Residential – 2022	576	74.6

Table 3. Culinary Water Commercial Use Summary (2015, 2017, 2021, 2022)

	Number of Connections	Avg. Water used (gpd/conn)
Commercial - 2015	112	1275.1
Commercial - 2017	117	1490.3
Commercial - 2021	136	1390.4
Commercial – 2022	154	1237.4

Table 4. Culinary Water Total Use Summary (2015, 2017, 2021, 2022)

	Population	Avg. Water used (gpcd)
Total Culinary - 2015	548	312.6
Total Culinary - 2017	570	398.4
Total Culinary - 2021	629	395.94
Total Culinary – 2022	576	447.2

For 2022, the data shows that the average residential usage per connection has increased by approximately 12% since 2017 and that the average commercial usage has dropped by approximately 20%. The total culinary usage on a per capita basis has increased by approximately 11% since 2017.

For 2021, the data shows that the average residential usage per connection has increased by approximately 14% since 2017 and that the average commercial usage has dropped by approximately 6%. The total culinary usage on a per capita basis has decreased by approximately 4% since 2017, however the usage on a per capita basis has increased by approximately 18% since 2015. Due to the potential inaccuracy in the 2022 population data, the increase/decrease in usage per capita from 2017 to 2021 is likely a better representation of the historical usage change.

A secondary irrigation system is being used for outdoor water needs for most connections in the Town. Recent connection data shows that there are approximately 100 connections to the secondary irrigation system that are managed and billed through the Town. The additional connections are managed by the SCIC shareholders. Currently, there are approximately 445 shares within the irrigation company. The average secondary water use is approximately 243 million gallons.

The following is summary of the average yearly water use in the Town:

- Culinary water use ----- 87.6 million gallons / 269 acre – ft
- Irrigation water use -----243 million gallons / 746 acre – ft
- Total water use ----- 330.6 million gallons / 1,015 acre - ft

In 2010 a water rights study determined that the required amount of water to be allocated to culinary water is 610 acre-ft. The remaining available water rights could be used for irrigation. The following is a summary of water allotment for culinary and irrigation water.

- Total allotment for town ----- 1,908.14 acre-feet
- Total sources not being used----- 197.65 acre-feet
- Total allotment from current sources----- 1,710.49 acre-feet
- Portion of allotment required for culinary water ----- 610 acre-feet
- Portion of allotment for secondary/irrigation use ----- 1,100.49 acre-feet

Combining the culinary water and secondary water usage provides the total per capita usage for the Town. From 2017 to 2022 the Town has had an overall drop in total water usage of approximately 18%. From 2015 there has been an overall drop of approximately 13% of total water usage.

For the same reasons mentioned above for culinary water use, the historical change in usage to from 2021 is shown. From 2017 to 2021, there has been an overall drop of approximately 20% in total water usage, and from 2015 to 2021, there has been an overall drop of approximately 14% in total water usage. This usage is summarized in the table below.

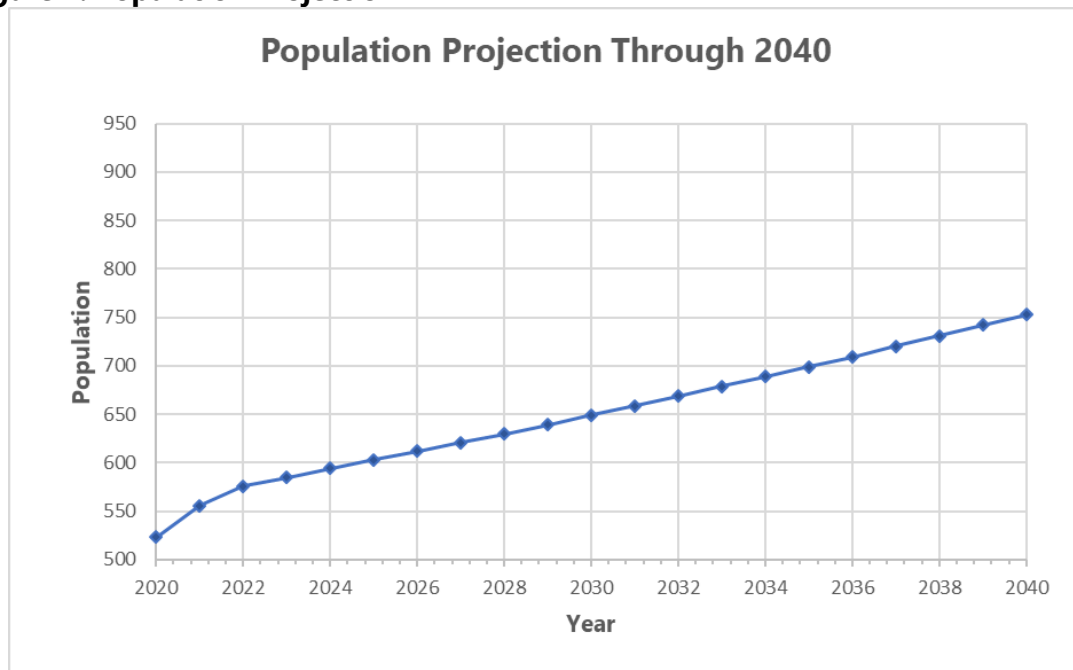
Table 5. Total Water Use Summary (2022)

	Population	Avg. Water used (gpcd)
Total Usage - 2015	548	1556.8
Total Usage - 2017	570	1635.7
Total Usage - 2021	629	1413.16
Total Usage – 2022	576	1382.3

FUTURE WATER NEEDS

The Town has historically averaged a growth rate of approximately 2% per year. It is anticipated that the Town will continue to grow at a rate of 2.0% per year through the year 2040. This population projection is based on past trend data and may deviate from the actual population experienced in the future.

Figure 2: Population Projection

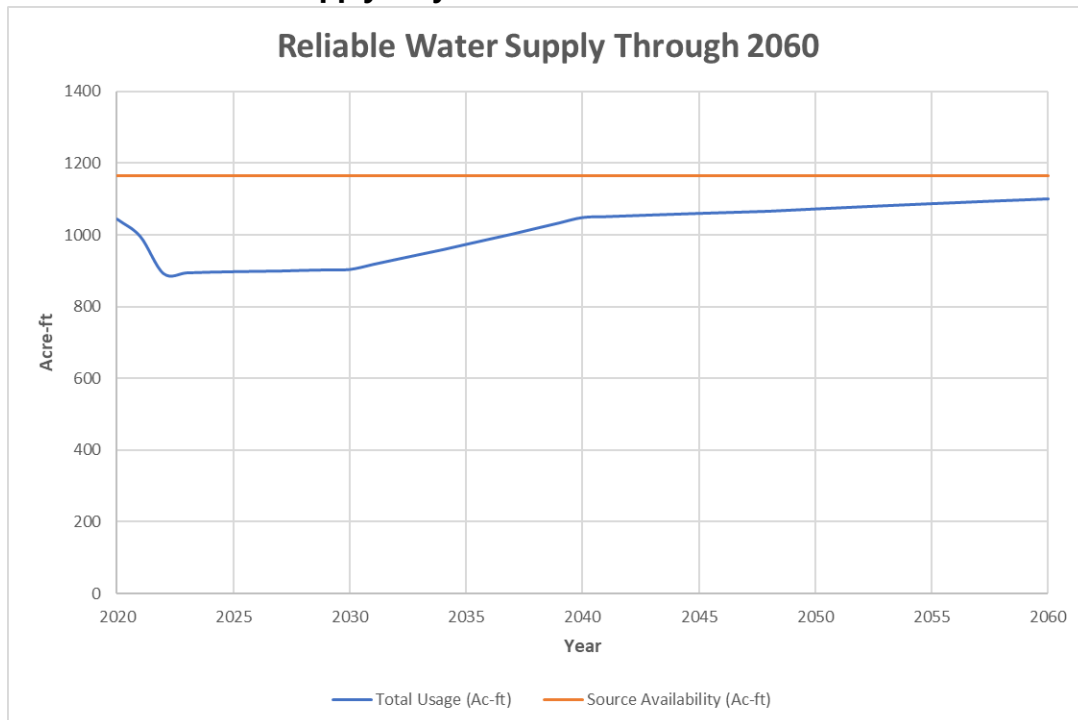


As the population grows, it is expected that irrigation usage will decrease while residential and commercial usage will increase. This conversion from agricultural usage to residential and commercial usage is expected to provide water for the growth of the Town.

In addition to a growth in population, the Town of Springdale must also plan for an increase in hotels, restaurants, and retail businesses. New parks and other open spaces are planned in conjunction with new residential and commercial developments, all of which will require both culinary and irrigation water connections.

The projected total usage changes over time because of two factors; population growth and average usage per capita. A 2% growth rate is assumed through 2040, and a 0.75% growth rate is used between 2041 and 2060. The usage per capita will decrease over time as the Town strives to meet or exceed their conservation goals. The projection assumes a 1.8% decrease per year until 2030 which is the rate needed for the Town to reach the goal of reducing their per capita usage by 14% by the year 2030. It is anticipated that further conservation measures will be taken after achieving the 14% reduction. For this conservation plan we assume a 0.5% reduction per year from 2031 to 2060. It is possible that conservation will exceed this rate in the future, but a lower rate was used to be more conservative on the water supply projection.

Figure 2: Reliable Water Supply Projection



The Town's current source availability exceeds the demand throughout the length of the projection. No additions to source availability need to be made. However, as stated previously the Town is looking at infrastructure improvements to increase the available source. These improvements would add additional source from Big Springs and from Birch Springs.

The Town of Springdale 2023 Culinary Water Master Plan Update provides more detailed projections on the demands caused by future growth and the recommendations to handle that future demand. This plan is available to view on the Town's website. Conservation can be a major component to these projections and the recommendations. As water is conserved it reduces the demand and need for source and storage.

WATER CONSERVATION GOALS AND IMPLEMENTATION PLANS

The following four goals have been identified to help monitor and track the success of the various programs and conservation measures being implemented.

1. Goal 1 - Reduce the Town's per capita usage by 14 % by 2030.

This is the regional goal from the Utah Division of Water Resource's that was made in 2019. This goal uses the usage data from 2015 and the projected timeline to reach the 14% reduction is 2030.

Water usage on a per capita basis will be analyzed on an annual basis and compared to the baseline usage from 2015. An annual usage report will be produced to track usage from year to year to track progress on meeting conservation goals.

2. Goal 2 - Retain a financially sustainable and well-maintained water system.

The water rate structure determined by the Town for the culinary water system should continue to encourage the user to conserve water; ensuring that revenues meet the financial needs of the water system. Implementing water audit and leak detection programs will keep the system financially stable and physically maintained.

Culinary water rates have been adopted with a five-year plan for annual rate increases. Water rates will be reviewed regularly, at least every other year, to determine if planned rate increases are providing revenues necessary to meet financial goals. Cashflow and other financial analysis tools will be used to monitor progress.

3. Goal 3 - Pursue a well-managed and maintained secondary system.

Continue to improve efficiency of the community's secondary water system. By doing so, programs and systems can be implemented by the Town to ensure accountability for water usage. The town has already taken the first step in this by installing meters for the town customers.

Part of having a well-managed system is having adequate funds. SCIC should be paying an equitable portion of costs for the system. Recently an agreement between the Town and the SCIC was updated that will require both parties to update cost sharing based on meter readings once all of their shareholder connections have been metered. This updated agreement

between the Town and the SCIC will more equally distribute the costs to run the secondary system based on metered usage.

The Town has implemented usage-based user fees for town irrigation customers. These fees will help to improve conservation through increased pricing and provide additional revenue to the system.

SCIC meters will be installed between Winter 2023 and Spring 2024. The agreement between the Town and SCIC requires a review of cost sharing after one year of irrigation metering data is available, or Winter 2024. Irrigation usage will be monitored monthly, and shareholders will be notified when their usage exceeds their water shares.

4. Goal 4 - Reduce unaccounted for losses in water system to 15% or lower.

The Town has already taken steps to achieve this goal and to reduce the amount of non-revenue water and lost water in the system. The Town is putting meters on all publicly available water such as in the parks, cemetery, and water filling stations to track water use and potential losses through the billing software. Other water maintenance issues such as system leaks, overflows, etc. are harder to quantify and will lead to higher unaccounted for losses in the system. Water audits and leak detection programs should be implemented to help lower losses in the system.

The Town's culinary water utility metering and billing system includes leak detection and customers are notified about apparent leaks. The Town will identify a water audit methodology by January 2025 which can be used to create an annual report for unaccounted water. Audit reports can be tracked year to year to show progress in lowering unaccounted for water losses.

WATER SYSTEM CONSERVATION CHALLENGES

To meet the goals established by the Town some challenges to water conservation need to be addressed. By identifying these areas of concern, conservation practices can be implemented that can drastically reduce the water usage and water losses in the Town's Systems. This section will cover these topics and their associated conservation practices.

Land Use and Planning

The General Plan for The Town of Springdale establishes a goal to maintain the Town's unique village atmosphere and character. This vision is the key factor in determining future land use and how the town develops. The Town also recognizes that portions of the open and agricultural land that add to the small town feel and rural charm in the town has development potential and development rights under the current land use ordinance.

As land is developed and land use changes throughout the Town, the water use will also change. These changes will lead to increases or decreases in either culinary or secondary water or possible both. For example, if a pasture was converted into an

apartment complex the secondary water usage would likely drop significantly but the culinary usage would similarly increase significantly. It is also possible that if left unchecked developments could come in with a large number of rentals and landscaping such that the net water usage of the new development is higher than what was at the site previously.

As land becomes developed for other uses a focus should be made to reduce the amount of water used in the new development compared to water that the land was previously using whether it was for irrigation or culinary purposes. It is recommended that land use ordinances be put in place to prevent the new land use to increase water usage above what was historically being used.

There are also other ways in which future land use planning can help with conservation. In a study published in January 2022 by Hansen, Allen & Luce, Inc. and the Department of Civil and Construction Engineering, BYU, researchers analyzed how landscape irrigation can be better managed. The study focused on the relationships between water use, irrigated area, plant health, and water rate structures. The study found that larger parcels of land required lower water application rates than smaller parcels to achieve comparable plant health metrics. Based on the results of the study it is recommended that land use policies should be adjusted to avoid producing small, irregular, and/or disconnected landscaped areas in future buildings and developments.

Additional land-use policies to help with conservation could include the following:

- Requiring new developments to use xeriscape landscaping.
- Requiring new developments that have irrigated landscaping to install smart irrigation systems.

Irrigation Overwatering

In the Hansen, Allen, & Luce study previously referenced, researchers drew some other conclusions relating to plant health in correlation to irrigation practices. They found that plant health does not strictly increase with the increase in water application but has an optimum point, and that water application rates above this point reduce overall plant health. They also found that many water users irrigate above this point. From these conclusions it is recommended that water users should be educated on the adverse effects of overwatering and proper fertilizer application to support healthy lawns, gardens, and fields.

There are resources available to help educate on better irrigation practices. Locally the Washington County Conservancy District has free information on their website regarding better practices for water times and durations as well as other information regarding irrigation and landscaping. The Town has also worked with Professors from Utah State University on conservation and agricultural water use.

It is recommended that the town provide irrigation users with educational material whether it be through links on the Town's webpage or flyers to users with the water bill. The town could also reach out to entities such as the conservancy district and Utah State University to provide specific information and practices to Springdale or to provide workshops for residents to attend.

Along with educating users on the negative effects of overwatering, watering schedules should be enforced to help prevent overwatering. Making sure that users are aware of what times and days they can irrigate their land will help reduce the amount of water used in the system.

Irrigation for agriculture is a major component of the Town's total water use. Reducing overwatering through education and enforcement of watering schedules, provides a possibility to significantly reduce to total water usage of the Town.

Irrigation Accountability and Metering

In 2019, just under 75% of the water taken from the Town's water sources was used for irrigation purposes. This means that roughly 75% of the water pumped into the Town's irrigation and culinary systems has no accountability affixed to the amount used or its application. The Town cannot afford to have such large quantities of water going unaccounted for in their system.

With the recent installation of irrigation meters on town customers and the future installation of meters on the SCIC shareholders, the system will be able to identify where irrigation water is being used. This will allow the town to hold users accountable for the amount of water being used. It is recommended that the town use the available usage data to provide programs and incentives for irrigation users to conserve irrigation water.

A common conservation incentive is a tiered water user rate structure. An aggressive rate structure would incentivize lowering the amount of water used by users by charging higher rates for users that would otherwise use excessive amounts of water. The irrigation management study referenced above has shown that tiered water rates discourage excessive water use. The data they collected shows that in areas with comparable plant health measures, areas that have tiered water rates have lower water application rates than areas that have flat-rate pricing.

With the installation of the meters on the Town's irrigation customers, the Town has recently adopted a tiered user rate structure for its irrigation system. It is anticipated that as this structure is used that the Town will see a reduction in usage particularly over the summer months. It is recommended that the Town have discussions with the irrigation company and encourage them to implement a similar rate structure or incentive program. If both parties are able to provide greater accountability of their irrigation users, it will go a long way to helping the Community reach their conservation goals.

Leakage and Losses in the System

According to the American Water Works Association, leaks make up about 14% of indoor water usage. In the Town of Springdale this results in nearly 11 gallons per person per day. With a population of about 650, this results in nearly 2.6 million gallons a year lost through leaks in the home. Cutting this quantity in half would account for a reduction in residential water usage of about 7%. The Town may assist in checking homes for leaks or provide homeowners with methods of

checking for leaks themselves. Information for detecting leaks could be sent out with the monthly water bill.

With the implementation of the Town’s new metering system customers can sign up for an app (eye-on-water) to help them detect leaks in their homes. This app enables users to see their water usage on a near real-time basis and can alert the user if the meter tracks an excess amount of water through a 24-hour period.

A water audit is effective in determining the water distribution system’s efficiency. The overall goal is to identify, quantify, and verify water and revenue losses. Once the total losses in the system have been identified, a leak detection program may proceed. Leak detection is a systematic approach to surveying the system and identifying the exact locations of hidden underground leaks.

It may be difficult to conduct a thorough economic survey of the water system for leaks unless the unaccounted-for loss is 15 percent or more. In past studies, unaccounted-for losses within the Town of Springdale were at nearly 18 percent. This means that the Town could launch a limited water audit and leak detection program to decrease the unaccounted-for losses within the system. If substantial results are anticipated from the limited program, then a full scale program may be initiated. A recommended source for information with regards to conducting an audit in conjunction with a leak detection program comes from the American Water Works Association’s *“Water Audit and Leak Detection”* Guidebook.

CURRENT CONSERVATION PRACTICES

The Town has installed meters on all residential, commercial, and industrial water connections. The Town reads the meters on a regular basis, providing them with critical data used for billing and to inform the customers of their water usage.

The Town has shown its desire to conserve water by adopting a progressive water rate structure that encourages users to take less water where possible. This rate structure is also designed to cover the estimated costs of providing water service to the Town. The following table summarizes the culinary water user rates.

Table 6. Springdale Water Usage Rates

	Current Rates (11/9/22)	Effective 1/1/23	Effective 1/1/24	Effective 1/1/25	Effective 1/1/26	Effective 1/1/27
Base Charge	\$17.78	\$18.73	\$19.29	\$19.87	\$20.47	\$21.08
Usage Tiers (in Gallons)	Volume Charge (per 1000 gallons)					
0 – 5,000	\$5.57	\$5.70	\$5.87	\$6.04	\$6.22	\$6.41
5,001 – 10,000	\$7.84	\$7.11	\$7.32	\$7.54	\$7.77	\$8.00
10,001 – 25,000	\$9.74	\$8.87	\$9.13	\$9.41	\$9.69	\$9.98
25,001 – 50,000	\$11.26	\$11.06	\$11.39	\$11.73	\$12.09	\$12.45
Over 50,000	\$12.40	\$13.80	\$14.21	\$14.64	\$15.08	\$15.53

With the new secondary water meters on the Town customer connections the town has recently developed a tiered user rate structure for the secondary water system. As noted previously only some of the secondary water users are town customers, these rates only apply to Town customers and not the Irrigation company shareholders. There are four different rate structures based on the size of the secondary water meter. The secondary water user rate tables are attached in Appendix A.

The Town has also adopted ordinances and implemented conservation practices to work towards the water conservation goals. These ordinances and practices include:

- Implementation of a progressive culinary rate structure that increases the cost of water as a property uses more.
- Adoption of ordinances regarding limited water use in the foothills and limited use of culinary water for irrigation.
- Implementation of a time-of-day watering schedule to reduce water lost through evaporation.
- Installation of water meters on secondary water connections on Town-owned properties and town customer properties.
- Adoption of revised hydrant meter rules and procedures to prohibit the use of a private hydrant meter and change the way the Town manages water used through a hydrant.
- Replacement of culinary water meters and hydrant meters. The new meters utilize ultrasonic technologies to improve meter readings.
- Community education through monthly town newsletters.
- Access to rebates and fixture replacement programs administered by the State of Utah and Washington County Water Conservancy District.

The Town's Fee Schedule, Town Code, and other currently adopted conservation practices can be found through their website at:

[Springdale, UT Official Website - \(springdaletown.com\)](http://springdaletown.com)

ADDITIONAL CONSERVATION MEASURES

In Addition to the conservation measures discussed above, there are additional conservation measures that could be done to further help the Town reach their goals. This section provides possible programs and actions that can be executed or investigated further to help the Town with its conservation goals.

1. Plumbing Fixture Replacement Program

The Town may be able to provide incentives to homeowners and businesses to exchange their old high water-use plumbing fixtures for more efficient ones. The first program works on encouraging the public to replace high water-consuming devices potentially found in their homes or businesses. Applicable information should be extracted from the following figures during the implementation of this program.

Water saving fixtures can provide an inexpensive and long-lasting approach to conservation. Plumbing fixtures can be installed and used without major

disruptions in water use habits, making replacement of these fixtures a conventional way to conserve. The following paragraphs provide conservation information regarding three major plumbing fixtures in the home: the toilet, shower, and sink.

Toilets are the highest water-consuming devices in the home, accounting for about 27% of indoor water use. In 1992, the U.S. Congress passed legislation prohibiting construction of certain high flow plumbing fixtures, which brought manufacturing standards down from 3.5 or 5 gallons per flush to 1.6 gallons per flush. If a home or business owner has these high flow toilets still in use, then the problem can be resolved by either placing a water-resistant object in the tank to displace a portion of the toilets flush volume or replace the older toilets with newer and more efficient models.

Installing a water efficient toilet can range anywhere from \$100 to \$500 a toilet. By replacing high flow toilets, it was determined that a family of 4 would save nearly 40,000 gallons or \$437 a year, according to the current cost of water in Springdale.

Pre-1992 showerheads put out about 5 gpm, whereas post-1992 showerheads put out half that, 2.5 gpm. Calculations show that the average showerhead for the Town puts out just under 2.5 gpm. Therefore, information regarding shower head efficiencies should be distributed and savings should be determined by the user on a case-by-case basis. Similarly, installing a faucet aerator will reduce the output of a non-aerated faucet from 2.5 gpm to 1.5 gpm. Water savings should be determined by the user on a case-by-case basis.

Understanding this information and conveying it to the public is the first step in any replacement program. The public must first determine if high-water consuming devices can be found in their homes. Next, they should be educated about the incentives to replace them. These incentives can be a result of their own investment in new fixtures and the subsequent savings and increased value of the home.

2. Consumer Education Program

A large impact will come from informing the community of the conservation goals made by the Town and the conservation methods endorsed by them. Getting the community involved and having information about efficient outdoor and indoor practices readily available to them is important. Distribution of the information may include posting it on the Town's website, at the Town Hall, the library, and occasionally circulated with the water bill and Town newsletter.

The Division of Water Resources (DWR) and the Washington County Water Conservancy District (WCWCD) are major resources for educational programs and materials. The DWR has many educational resources for the youth. There are also teacher resources that include PowerPoint presentations, games, and lesson manuals to help educate children on water conservation. The DWR also offers many different brochures and mailers that could be sent out with the monthly water bill. The DWR also has different ideas for ordinances to promote water conservation. The WCWCD has multiple localized resources including landscaping and watering

guides. WCWCD also has conservation programs for individuals and businesses as well as potential rebate programs. Getting in contact with the WCWCD and DWR and their staff would prove beneficial when starting up or conceiving any new conservation awareness programs.

Conservation information from DWR and WCWCD can be found at the following websites:

[DWR: conservewater.utah.gov](http://DWR:conservewater.utah.gov)

[WCWCD: wccwd.org](http://WCWCD:wccwd.org)

Due to the large number of hotels and restaurants in the Town of Springdale, it would be beneficial to identify those users which have high water usage and approach them with specific water conservation plans for their facilities or encourage them to create their own. As mentioned previously, the WCWCD offers programs and ideas for residents and businesses. One program, Save the Towel, encourages guests to reuse towels and sheets during their stay. Hotels can display door hangers and place cards notifying guests of their conservation efforts, and that they will only wash sheets and towels if requested.

The potential for water conservation programs should be discussed, including the planning of water conservation programs, rationale behind certain proposed actions, and monetary benefits to the customer. The newly implemented increased water rates provide a good opportunity for people and businesses to become more conscientious about their water usage and how to save money. In combination, the Town should also ensure that any proposed programs or increased rates don't compromise the financial viability of the system operating costs.

3. Growing Water Smart Program

The state government in coordination with the Babbitt Center has created the Growing Water Smart Program to integrate water and land-use planning at the state level. In order to apply for this program, the town must establish a team made up of around five to seven individuals. The team needs to be diverse, with team members who are land-use planners, water utility managers, regional planning organizers, consultants employed by the town, developers, and one currently elected official. "The heart of Growing Water Smart is getting land-use planners and water managers from the same communities together to talk to each other, sometimes for the very first time," says Faith Sternlieb of the Babbitt Center, who helps with the program. After these relationships are established, it helps water and land-use planning to integrate a lot smoother because the people involved know each other and are already willing to work together.

4. Water Conservation Rebates

The State of Utah has instituted a statewide rebate program called Utah Water Savers. The program offers statewide rebates for the purchase of smart irrigation timers that save water by adjusting watering schedules automatically to account for local weather and landscape needs. Additional rebates that are funded on a regional basis by local water providers can be claimed by replacing old high flow toilets and

by completing water-efficient landscaping projects. The program plans to expand the number of statewide rebates available in the future.

All available rebates offered through the Utah Water Savers program can be found by creating a free account on:

[Utah Water Savers - \(utahwatersavers.com\)](http://utahwatersavers.com)

DROUGHT MITIGATION/RESPONSE

The conservation goals and practices discussed above are made with the intent so that adequate supplies of water are available for future needs. Historical drought conditions in southern Utah have presented concerns that during a prolonged drought period, water availability may drop below what is required to serve system demands. This section provides a high-level look at some actions or policies to help with drought mitigation or drought response. It is recommended that if the Town desires to implement any of these actions or policies that a separate drought mitigation and response plan be prepared and adopted.

In 2018 the Town, in coordination with Western Water Assessment and the Towns of Hurricane and Rockville, participated in a Vulnerability, Consequences, and Adaptation Planning Scenarios (VCAPS) Workshop. The following were the goals of the workshop:

- To develop planning strategies for future development that account for the impact of climate change on drought and extreme precipitation.
- Create action items for use in hazard response plan.
- Develop water conservation strategies.
- Make connections between the three town to aid in inter-community disaster preparedness and response.
- To Understand short-term climate outlooks and climate change projections so that all three communities have the same information and understanding.
- Formulate future disaster response staffing requirements.

During the workshop some of the areas discussed were the reduction of municipal water availability, the sustained reduction of irrigation water, prioritization of water use. The following is a summary of some possible actions or policies that were discussed that may be applicable to the Town of Springdale:

1. Reduced Municipal Water Availability

- Educate consumers on how much water they are using.
- Place caps on water use.
- Public education campaigns about water conservation.
- Pay meters on the hotel showers.
- Require low flow toilets and other water efficient fixtures in hotels.
- Encourage use of recycling water heaters.
- Add Knee levers for dish washing.
- Install automatic faucets in public restrooms.
- Educate the public about xeriscaping.
- Promote xeriscaping in the lower canopy (less grass, less bushes) but keep trees for shade.
- Develop drought mitigation plan.

2. Sustained Reduction to Irrigation Water

- Increase efficiency of agricultural irrigation.
- Offer reimbursement for irrigation blocks and other efficiency measures, education about proper irrigation amounts to overwatering.

3. Prioritization of Water use

- Use gray water systems for irrigation residential landscapes.
- Develop drought management plan, specifically one with multiple stages.
- Change building codes and ordinances to promote water conservation.

These items could be placed into a drought response plan. The plan would provide stages based on the severity of the drought. With each stage of the drought, different policies and actions would be put in place to reduce water being used for certain activities to ensure water is available for higher priorities such as for culinary purposes. The table below shows a simplified look at what a response plan could look like:

Table 7. Simplified Drought Response Actions (Example)

Drought Stage	Response Actions
Stage 1	<ul style="list-style-type: none">- Reduce Irrigation Scheduling days/times- Reduce Irrigation on public facilities by 10%
Stage 2	<ul style="list-style-type: none">- Limit public irrigation to Trees and Shrubs- Reduce Irrigation on Public Facilities by 30%
Stage 3	<ul style="list-style-type: none">- Irrigation only allowed for trees and shrubs with drip systems- prohibit irrigation of non-functional grass in public facilities

*This table is meant as an example of possible actions numbers and actions shown are just for a reference.

Water conservation plays a role in drought mitigation. Reduction in water usage during non-drought conditions can reduce the impacts of droughts and reduce the level of mitigation needed.

SUMMARY

In conclusion, the Town of Springdale is growing and will continue to grow into the future. Increasing water demands can be a concern, but water conservation can provide a critical component in overcoming these concerns and help meet future needs. With this plan the Town is adopting the following conservation Goals:

1. Reduce the Town's per capita usage by 14 % by 2030.
2. Retain a financially sustainable and well-maintained water system.

- Irrigation Overwatering
- Irrigation Accountability and Metering
- Leakage and Losses in the System
- Drought Mitigation Response

In addition to the new focus areas above the Town will continue to follow and improve on the current conservation measures and practices. The Town is confident that executing on the measures discussed in this plan and continuing with what is currently in place that they will be able to achieve the Town's conservation goals.

REFERENCES

1. Arens, S., K. Clifford and D. Rumore (2018). Final Workshop Report for Vulnerability Consequences and Adaptation Planning Scenarios (VCAPS) for the Cities of Springdale, Rockville and Hurricane. Western Water Assessment: Salt Lake City, UT.
2. Shurtz KM, Dicataldo E, Sowby RB, Williams GP. Insights into Efficient Irrigation of Urban Landscapes: Analysis Using Remote Sensing, Parcel Data, Water Use, and Tiered Rates. *Sustainability*. 2022; 14(3):1427.
<https://doi.org/10.3390/su14031427>

Appendix A

Secondary Water User Rates

PUBLIC WORKS

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SECTION A. UTILITY USAGE RATES, CONT.

Schedule A

1" Meter	Current Rates (11/9/22)	Effective 1/1/23	Effective 1/1/24	Effective 1/1/25	Effective 1/1/26	Effective 1/1/27
Base Charge	\$21.17	\$42.34	\$43.61	\$44.92	\$46.27	\$47.65
Usage Tiers (in Gallons)	Volume Charge (per 1000 gallons)					
0 – 50,000	\$0.00	included in base rate				
50,001 – 60,000	\$0.00	0.79	\$0.81	\$0.84	\$0.86	\$0.89
60,001 – 75,000	\$0.00	0.99	\$1.02	\$1.05	\$1.08	\$1.11
Over 75,000	\$0.00	1.23	\$1.27	\$1.31	\$1.35	\$1.39

1.5" Meter	Current Rates (11/9/22)	Effective 1/1/23	Effective 1/1/24	Effective 1/1/25	Effective 1/1/26	Effective 1/1/27
Base Charge	\$42.33	\$63.51	\$65.42	\$67.38	\$69.40	\$71.48
Usage Tiers (in Gallons)	Volume Charge (per 1000 gallons)					
0 – 300,000	\$0.00	included in base rate				
300,001 – 360,000	\$0.00	0.79	\$0.81	\$0.84	\$0.86	\$0.89
360,001 – 450,000	\$0.00	0.99	\$1.02	\$1.05	\$1.08	\$1.11
Over 450,000	\$0.00	1.23	\$1.27	\$1.31	\$1.35	\$1.39

PUBLIC WORKS

[JUMP TO TABLE OF CONTENTS](#)

SECTION A. UTILITY USAGE RATES, CONT.

2" Meter	Current Rates (11/9/22)	Effective 1/1/23	Effective 1/1/24	Effective 1/1/25	Effective 1/1/26	Effective 1/1/27
Base Charge	\$63.50	\$95.27	\$98.12	\$101.07	\$104.10	\$107.22
Usage Tiers (in Gallons)	Volume Charge (per 1000 gallons)					
0 – 300,000	\$0.00	included in base rate				
300,001 – 360,000	\$0.00	0.79	\$0.81	\$0.84	\$0.86	\$0.89
360,001 – 450,000	\$0.00	0.99	\$1.02	\$1.05	\$1.08	\$1.11
Over 450,000	\$0.00	1.23	\$1.27	\$1.31	\$1.35	\$1.39

4" Meter	Current Rates (11/9/22)	Effective 1/1/23	Effective 1/1/24	Effective 1/1/25	Effective 1/1/26	Effective 1/1/27
Base Charge	\$148.25	\$482.28	\$496.75	\$511.65	\$527.00	\$542.81
Usage Tiers (in Gallons)	Volume Charge (per 1000 gallons)					
0 – 800,000	\$0.00	included in base rate				
800,001 – 960,000	\$0.00	0.79	\$0.81	\$0.84	\$0.86	\$0.89
960,001 – 1,200,000	\$0.00	0.99	\$1.02	\$1.05	\$1.08	\$1.11
Over 1,200,000	\$0.00	1.23	\$1.27	\$1.31	\$1.35	\$1.39

4. Springdale Consolidated Irrigation Company (SCIC): The SCIC will be assessed a share of the operations and maintenance costs of the irrigation system in accordance with an agreement between the Town and the SCIC, to be billed annually, or as otherwise provided for by agreement.

Appendix B
Public Hearing Meeting Minutes



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, MARCH 8, 2023,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH
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/listening only.

****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. Strategy session to discuss pending or reasonably imminent litigation
- B. **Action Required by Closed Session**

REGULAR

Pledge of Allegiance

Approval of the regular meeting agenda

- A. **Special Recognition**
 - 1. Citizen of the Season – Stan Plaisier
- B. **Announcements/Information/Community Questions**
 - 1. General announcements
 - 2. Zion National Park update – Superintendent Bradybaugh
 - 3. Council department reports
 - 4. Community questions and comments
- C. **Consent Agenda**
 - 1. Review and approval of monthly invoices
 - 2. Approval of Town Council minutes for January 26th and February 8th
- D. **Legislative Action Items**
 - 1. **Public Hearing** - Preliminary and Final Subdivision Plats: Lloyd Chamberlain requests preliminary and final subdivision plat approval for a two-lot subdivision of 3.75-acre property located at 1865 Zion Park Boulevard (Parcel S-150-C), located partially in the VC zone and partially in the VR zone.
 - 2. **Public Hearing** - Development Agreement: Stew Ferber proposes a development agreement pursuant to section 10-1-7 of the Town Code involving the transfer of real property to the Town (parcels S-RDHK-1, 2, 3, 14, 15 and S-100-C) in exchange for development incentives on parcels S-ELKR-1, S-95, S-96, and S-106-A.
 - 3. Amendment to the Mutual Release and Settlement Agreement between the Town of Springdale and Kent and Robin Palmer, removing a 1.01-acre parcel from the Agreement
- E. **Administrative Action Items**
 - 1. **Public Hearing** - Adoption of an update to the Town of Springdale Culinary Water Management and Conservation Plan
 - 2. Discussion and possible action concerning improvements and changes to the tennis and pickleball courts
 - 3. Consideration of a RAP Tax application for FY 22/23 from Z-Arts for a Chalk Festival in conjunction with Earth Day
 - 4. Review and possible approval of the utility agreement between Rocky Mountain Power and the Community Renewable Energy Agency
 - 5. Resolution 2023-03, adopting revised public meeting procedures
 - 6. Award of the landscape architect contract for the redesign and construction of the George A. Barker Park
 - 7. Approval of the Art Review Board design recommendations for the electrical boxes' public art project
- D. **Administrative Non-Action Items**
 - 1. General Council discussion
- E. **Adjourn**

APPROVED Barbara Bruno DATE 3-8-23

This agenda was posted at the Springdale Town Hall at 1:30 am/pm by D Carlson on 3/3/23.

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 will be available on the Town website:
<http://www.springdaletown.com/AgendaCenter/Town-Council-4>

****Persons interested in accessing the meeting can login using the following link:**
<https://us02web.zoom.us/j/89397735640>
 Webinar ID: 893 9773 5640

Or One tap mobile :
 US: +13462487799,,89397735640# or
 +16694449171,,89397735640#

Or Telephone:
 US: +1 346 248 7799 or
 +1 669 444 9171



**MINUTES OF THE SPRINGDALE TOWN COUNCIL
WEDNESDAY, MARCH 8, 2023
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, and Town Clerk Darci Carlson recording.

Motion made by Lisa Zumpft to approve the Special Meeting agenda for March 8, 2023. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

A. Closed Session

Motion made by Suzanne Elger to enter Closed Session for a strategy session to discuss the purchase, exchange, or lease of real property and to discuss pending or reasonably imminent litigation. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

The Closed Session commenced at 4:07 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, and Town Clerk Darci Carlson recording.

Closed session adjourned at 4:58 pm. The Regular Meeting commenced at 5:08 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, Public Works Superintendent Rob Totten, Parks and Recreation Director Ryan Gubler, Principal Planner Niall Connolly, and Town Clerk Darci Carlson recording.

B. Action Required by Closed Session

Motion made by Lisa Zumpft to direct legal counsel to move ahead as discussed in Closed Session regarding item number 1. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: No

Burns: Aye

The motion passed 4:1.

Motion made by Lisa Zumpft to direct staff to move ahead regarding the second discussion in Closed Session regarding item number 2. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Pledge of Allegiance led by Mayor Bruno.

Approval of the agenda

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

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

A. Special Recognition

1. Citizen of the Season – Stan Plaisier: Mayor Bruno read a tribute to Stan Plaisier:

"It is my privilege to announce that Stan Plaisier has been selected for the Springdale Citizen of the Season award. As a trail enthusiast, Stan has done a tremendous amount of work to improve Springdale's trail network. With Stan's background as an engineer and his experience with numerous trail advocacy groups, he has proven to be an extremely valuable resource to Town staff and has given countless hours of his own time to help create a more robust trail system in town. Many years ago, Stan helped the Town design and construct the Steamboat Mountain Pioneer Trail. He helped manage a group of over 300 volunteers to ensure the trails were constructed in a single day. More recently, Stan has been involved in the Nung'wu Poa (Paiute Trail) project, including design work, helping the Town receive grant funding from the state, and working with contractors in the construction phase. Stan has also worked extensively with Town staff on proper trail maintenance techniques and spends a lot of his personal time cleaning up and improving the trails we all use and love. Thanks to Stan's efforts over many years, the Town has been able to develop a network of single-track recreational trails, adding a recreational amenity to serve the needs of the community. We are sincerely grateful for the countless hours Stan has dedicated to the Town of Springdale. Each of us is a beneficiary of his talents and commitment. For these reasons, the Town Council is pleased to award the Winter 2023 Citizen of the Season Award to Stan Plaisier. Congratulations!"

B. Announcements/Information/Community Questions

1. General announcements: Mr. Wixom announced the pedestrian bridge across Black's Wash would be installed tomorrow. Access to the ballfield would be available soon.

Ryan Gubler announced a Blood Drive was scheduled on March 20th from 10:00 am – 3:00 pm at the Canyon Community Center. Interested participants were encouraged to register at redcrossblood.org. Also, beginning March 27th and continuing through April 7th, Naylor Wentworth Lund Architects (NWLA) would provide display boards at the CCC showing different variations of the proposed recreation building. This would culminate with a community open house on Tuesday, April 11th starting at 5:30 pm to get public input and answer questions.

Mr. Dansie said the Town was incorporated on March 9, 1959, and would celebrate with a birthday party event on Saturday, March 11th from 11:00 am – 2:00 pm. This event was an opportunity for the community to interact with public body members and Town staff.

2. Zion National Park update: Superintendent Bradybaugh reported:

- February visitation totaled just over 130,000 compared to 168,000 the previous year. This was a decrease of 22.5%; however, February of 2023 was 27% higher than in 2019. Year to date was 248,000, down about 20% but up 21% from 2019.
- Ongoing projects included the south entrance culvert. Despite the weather, this project should be completed by mid-April. Precipitation had caused some delays in projects and temporary trail closures. This time of year, falling ice was an issue.
- Shuttle service in the Park and in Springdale would begin again on Saturday, March 11th.

3. Council department reports questions and comments: None were asked.

4. Community questions and comments: Robin Chancey was a new resident and expressed that her involvement with the pickleball group made her feel like a connected part of the community. As improvements to the pickleball courts were discussed, Ms. Chancey asked the Council to consider Springdale as a community and not just a place where people come to visit the national park.

C. Consent Agenda

The Consent Agenda consisted of the following items:

1. Review and approval of monthly invoices
2. Approval of Town Council minutes for January 26th and February 8th

Motion made by Suzanne Elger to approve the Consent Agenda with the monthly invoices and the Council minutes from January 26th and February 8th. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

D. Legislative Action Items

1. Public Hearing – Preliminary and Final Subdivision Plats: Lloyd Chamberlain requests preliminary and final subdivision plat approval for a two-lot subdivision of 3.75-acre property located at 1865 Zion Park Boulevard (Parcel S-150-C), located partially in the VC zone and partially in the VR zone: The front portion of the property was located in the Village Commercial (VC) zone, and the rear portion was in the Valley Residential (VR) zone. The request was to split the property into two

parcels. Town Code allowed both the preliminary and final subdivision plats to be considered together. Because of this, many of the requirements associated with subdivisions were modified or waived.

As noted again, the property contained two zones. Although complicated, a split zone property was not prohibited. During the hearing on this item, the Planning Commission reviewed the requirements and recommended approval with conditions as noted in the staff report.

Council questions to staff: Based on the Planning Commission's request, Ms. Zumpft wanted to be sure the fire marshal approved the plat.

- Mr. Dansie confirmed that prior to the plat being recorded, this was a requirement that must be fulfilled.

Community questions to staff: Patsy Chaffin asked about the size of the lot being subdivided and whether a commercial and residential building could be built.

- Mr. Dansie replied the proposed lot was 0.89 acres in size. Approximately one-quarter of the lot was in the Village Commercial Zone (VC) and the remainder was in the Valley Residential Zone (VR). There was potential for a small commercial use to be developed but a future owner would have to determine the development viability of the property.

Summary from applicant: Bert Chamberlain had lived in Springdale for many years. He indicated it was not his idea to zone the front part of his property commercial. The property he sought to subdivide had been used for cows but he was no longer able to do the work required of a rancher. It would be up to the new owner to decide what could be built.

Council questions to the applicant: None were asked.

Community questions to the applicant: Patsy Chaffins asked if the agricultural use could continue.

- Mr. Chamberlain answered it could but would be up to the new owner.

Motion made by Lisa Zumpft to go into public hearing. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Public comment: No public comments were made.

Motion made by Suzanne Elger to go out of public hearing. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Council deliberation: During the rezoning efforts of the 1990s, Mr. Aton explained it was the intent to maintain the residential feel of the entrance to Springdale. Three commercial establishments existed in this area of town and were, therefore, recognized to remain commercial. Mr. Aton did not oppose the subdivision request but was uncomfortable with the split zoning. He suggested the parcel be zoned Valley Residential to fit the original concept for that area and the minimum lot size for the VR zone.

Split zoning was permissible despite the fact it made land use administration complex. Anything developed on the parcel, whether in the VC or VR portion of the property, would need to meet the respective zone standards and requirements. It was not an easily developable property.

Mr. Burns asked if anything precluded the Council from rezoning the parcel to VR.

- Zoning was a legislative action and the Council retained discretion to change zones in order to achieve the goals and objectives of the General Plan. Doing so would require a specific process.
- Mr. Dansie said the applicant was entitled to subdivision approval if the request met the standards and requirements of the ordinance.

The Council agreed the majority of people still did not want to see commercial uses at the entrance to the Town.

During the Council's discussion, Ms. Zumpft listed the conditions recommended by the Planning Commission. These included approval of the plat by the fire marshal, a requirement that lot 2 could not be irrigated from the irrigation system of lot 1, a review of utility code compliance by Public Works, and clarification that future infrastructure costs would be paid for by a future owner.

Motion made by Lisa Zumpft to approve the preliminary and final subdivision plat for a two-lot subdivision of 3.75-acre property located at 1865 Zion Park Boulevard (Parcel S-150-C), located partially in the Village Commercial zone and partially in the Valley Residential zone as discussed in the Council meeting today, March 8, 2023.

This motion is based on the following findings:

1. **The preliminary and final plats comply with Section 10-14 of the Town Code.**
2. **The proposed subdivided lots comply with the relevant zoning standards for Sections 10-9B Valley Residential Zone and 10-11B Village Commercial Zone.**

The following conditions apply:

1. **The applicant must provide the Town with confirmation of the approval of the plat from the fire marshal prior to recording the subdivision.**
2. **Lot 2 cannot be irrigated from lot 1's irrigation system. The applicant must make other arrangements for the irrigation of lot 2. This could include allocating water shares to lot 2.**
3. **Public Works will review any future development proposed to ensure compliance with all applicable utility codes.**
4. **Future infrastructure costs will be the responsibility of the property owner.**

And direct the Mayor to sign. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

2. Public Hearing - Development Agreement: Stew Ferber proposes a development agreement pursuant to section 10-1-7 of the Town Code involving the transfer of real property to the Town (parcels S-RDHK-1, 2, 3, 14, 15 and S-100-C) in exchange for development incentives on parcels S-ELKR-1, S-95, S-96, and S-106-A: This request was for a modification to a 2015 development agreement which centered on the construction of a 44-unit hotel on 5 West Temple Drive in the Central Commercial Zone. Mr. Dansie provided background on how the development agreement came to be.

Given concerns from the community that a hotel would be developed on an elevated hill, Mr. Ferber proposed the development rights from the West Temple property be realized across other properties.

Mr. Dansie recapped the incentives requested and the terms of the modification as outlined in the staff report. The Council's job was to evaluate the merits of the development agreement and determine if the requested incentives were roughly proportional to the benefit the Town would receive through the amenities provided and if they promoted the General Plan and enhanced the village character.

If the Council approved the conceptual development agreement plan, staff and the Town Attorney would draft a formal legal amendment for approval in a future meeting.

Council questions to staff: Ms. Elger asked about the zoning on lot S-106-A.

- Mr. Dansie answered it was zoned Village Commercial. Although it was acquired after the 2015 development agreement, Mr. Ferber requested it to be treated the same as the rest of his campground and allowed camping or transient lodging units.

Mr. Burns asked where the units from the West Temple Drive development were assigned.

- Mr. Dansie said they were distributed between the La Quinta and the Montclair. At this point, none had been used. The development agreement also stipulated that the back portion of the campground could not be used for transient lodging which reduced the potential from approximately 150 units to 80 units.

Community questions to staff: None were asked.

Presentation by the applicant: Stewart Ferber explained some of the development options he considered on his properties. His goal was to expand the campground or add cabins. He was conscientious of the impacts on neighbors across the river.

Council questions to the applicant: Mr. Burns asked about the status of the 44 units.

- The new owner of the Montclair could build an extra 24 units. La Quinta also had 24 eligible units, which included 9 from the base zone and 15 from the West Temple transfer.

Ms. Elger asked if any geotechnical work had been done on the Redhawk parcels.

- Mr. Ferber replied geotechnical work had not been done.

Community questions to the applicant: None were asked.

Motion made by Lisa Zumpft to go into public hearing. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Public comment: Should they take on the additional parcels, Gil Kiefer asked if the Town had experience building and managing properties. He also commented that if a multi-unit structure was developed on the Trapper Circle parcel, it would impact traffic in Moenave. Mr. Kiefer said he liked the proposal but cautioned the area behind the La Quinta had erosion issues.

Cheri Ikerd was not opposed to the proposal but wanted to make sure the Town worked closely with the Redhawk HOA on the design and development of workforce housing. She wanted to the HOA to feel

comfortable with the way any development was handled. With inflation, Ms. Ikerd wanted to be sure workforce housing was doable and did not devalue the other Redhawk homes. This was a decision that should not be taken lightly.

Tom Kenaston responded to Ms. Elger about her question regarding geotechnical work. Mr. Kenaston said Color Country conducted geotechnical work in 2006/2007 on all the plots in the Redhawk subdivision. He recalled five of the six lots recommended piers. He would provide the report to the Council.

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

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Council deliberation: Mr. Aton felt the Town was getting at least equal benefit from the agreement and did not have concerns with the incentives. Mr. Aton understood the concern of the Redhawk residents and said any building would be developed compatibly and in compliance with the subdivisions' CCRs.

Mayor Bruno said the Planning Commission covered this item thoroughly. As a member of the Housing Committee, she said it would be great if the Town acquired the property for potential workforce housing. The Town itself would not develop the property but would work with organizations that could. Even if the properties were left as open spaces, it would benefit the community. Mayor Bruno supported the agreement.

Ms. Elger agreed. She added that parcel S-106A should be combined with the other campground properties under single ownership. These would be done through the county recorder's office.

The Council discussed the Planning Commission's recommendations. They said the concepts supported the General Plan and village character.

Mayor Bruno asked for clarification on the employee housing on the La Quinta property.

- Mr. Ferber commented that children of families who lived at the back of the property played in the parking lot. This was a concern. Employee housing was not a long-term solution at this location.
- The Council agreed Mr. Ferber should not be forced to use hotel rooms for employee housing if it was not necessary.

Ms. Zumpft reminded everyone the Trapper Circle parcel was a commercial piece of property. There were a number of allowable uses but housing would likely be more appropriate than anything else.

Motion made by Lisa Zumpft to approve the proposed modifications to the 2015 development agreement between Stewart Ferber and the Town of Springdale as presented in the applicant's conceptual development agreement plan to include: the transfer of ownership of the following properties to the Town of Springdale: Red Hawk Lots S-RDHK- 1, 2, 3, 14, and 15 (all located in the Medium Income Housing Development (MIHD) Zone) and Parcel S-100-C (located in the Central Commercial (CC) Zone) in exchange for:

1. **Reduction of the front setback for a patio cover for the restaurant space at the La Quinta lobby building to no less than 3 feet from the UDOT right-of-way.**

2. Reduction of the setback from a residential zone for large buildings (in excess of 5,000 square feet and up to 8,000 square feet) on the Zion Canyon Campground Property to 50 feet or more where the buildings are adjacent to the east narrow half of S-105.
3. Allowing the building height measurement for buildings in the flood hazard area on parcel S-106-A to be measured from an elevation one foot above base-flood-elevation, rather than from natural grade for floodproofing purposes on buildings located near the flood hazard area.
4. Allowing buildings in the VC zone to be connected via an elevated covered walkway.

This motion is based on the following findings:

1. The proposed incentives are roughly proportional to the community benefit being granted per the criteria in Town Code 10-1-7(B).
2. The proposed changes are consistent with the General Plan Housing Sub-Goal 1b and Housing Sub-Goal 3, promoting workforce housing.
3. The design concept supports the village character.

This approval includes the following conditions:

1. Vegetation screening between the proposed development on the campground parcels S-103-B-1 and S-106-A and neighboring residential lots will be installed to mitigate the impact of a reduction in the required setback for large buildings.
2. The elevation of the building on parcel S-106-A be measured from no more than one foot above the floodplain and be of a similar design as the front three buildings.
3. Maximum of 80 transient lodging units will be allowed on the parcels that Mr. Ferber owns and that is part of or adjacent to the Zion Canyon Campground.
4. All properties transferred from Mr. Ferber to the Town must be recorded with the county prior to any development.
5. All parcels owned by Mr. Ferber developed as campground property impacted by this agreement shall be combined into a single parcel and recorded with the county before any permits will be administered for these approved changes.

Seconded by Suzanne Elger.

Council discussion:

Mr. Burns asked the rationale for requiring all the campground properties to be combined into one parcel.

- Mr. Dansie explained that Mr. Ferber proposed placing a building on the property line. If the parcel was sold, it would create a situation where a building with a zero-foot setback was adjacent to another property not owned by the same entity. Combining the parcels into one would not change the zone designation.

Vote on the motion:

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

3. Amendment to the Mutual Release and Settlement Agreement between the Town of Springdale and Kent and Robin Palmer, removing a 1.01-acre parcel from the Agreement: In 1995, the Town of Springdale and Kent and Robin Palmer entered into a settlement agreement to end a lawsuit which granted entitlements to a fifteen-acre piece of property in the center of town.

Since that time, the Palmers had acquired another piece of commercially-zoned property, most recently developed as Amigos Restaurant and the Fatale Gallery. Both buildings were now vacant and not utilized. Mr. Dansie explained the Palmers anticipated redeveloping this property into a mixed-use that would include a restaurant and pedestrian plaza. This concept would support the General Plan.

To facilitate the effort, the Palmers requested extending this proposed redevelopment into the 15-acre parcel regulated by the settlement agreement. Having a portion of a project regulated both by a settlement agreement and the Central Commercial (CC) Zone created administrative difficulty. Therefore, to make redevelopment more feasible, the Palmers proposed removing a 1-acre parcel from the regulation of the settlement agreement and making it subject to the regulations of the CC Zone.

- Mr. Dansie apologized his staff report indicated the opposite which was an error.

This agreement contained a 'shot clock' of sorts. If the redevelopment project did not obtain all the necessary approvals within one year, it would revert back.

Council questions to staff: Ms. Elger asked what approvals were needed within that year.

- Approvals included a Design/Development Review and a building permit.

Mr. Burns asked if the acre was needed for parking.

- Based on a conceptual site plan submitted previously, the rear of the property would be used for parking, which was also the use of the property shown in the settlement agreement site plans.

The underlying zone was CC but the settlement agreement superseded this designation and allowed greater intensity and density. Removing the parcel from the settlement agreement subjected it to stricter regulations.

Ms. Elger noted the settlement agreement contained a 30-year right to reconfigure their plans.

- Mr. Dansie explained that prior to the settlement agreement being approved, the Palmers had submitted plans for the property. These plans were allowed to be developed into perpetuity; however, if they wanted to change the site layout, they had 30 years to reconfigure how development was deployed.

Motion made by Lisa Zumpft to approve an amendment to the Mutual Release and Settlement Agreement between the Town of Springdale and Kent and Robin Palmer, removing a 1.01-acre parcel from the Agreement. Findings show this will support the General Plan by allowing the redevelopment of downtown vacant structures and enhancing the streetscape. It will also reduce the amount of property that is not subject to present land use regulations. And direct the Mayor to sign. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

C. Administrative Action Items

1. Public Hearing – Adoption of an update to the Town of Springdale Culinary Water Management and Conservation Plan: Blaine Worrel from Sunrise Engineering was in attendance to address the Council. He said a Culinary Water Management and Conservation Plan was required by state code for those communities with over 500 water connections or who received funding from the Bureau of Reclamation. The document identified conservation plans intended to align with the state's regional goals and provided an implementation plan to achieve the goals.

The goals included reducing the Town's per capita usage by 10%, retaining a financially sustainable water system, and reducing the level of losses in the system caused by leaks. To accomplish these goals, the plan focused on land use and planning changes that implemented conservation strategies. Strategies included education about irrigation over-watering, increased accountability through metering, and water audits to detect and determine where water was lost.

- Drought mitigation and response ideas were mentioned in the plan summary; however, Mr. Worrel indicated any discussion of mitigation would be addressed in a different study.

Current water use and future water use were not addressed in this document. These concepts would be developed in the Water Master Plan.

Mr. Worrell corrected a typo on page 4 regarding water use in commercial properties. Commercial water usage had actually come down.

Council questions to staff: Mr. Aton said goal one was to reduce overall use per capita by 14% by 2030 using a baseline of 2015 but the plan did a look-back starting with 2017. He asked if 2015 data could be used. He was interested in seeing how close the Town was to hitting the state's 14% reduction mandate.

- Mr. Worrel said he had some data from that year. He mentioned the last conservation plan was done in 2017 and typically they liked to look at a 5-year window. Additionally, prior to 2017, outdoor watering numbers were not as good due to a lack of metering.

Because of how the state calculated gallons per capita per day, Springdale's indoor gallons per capita per day was a much different number than the total water used in the community which included outdoor irrigation and commercial usage.

Ms. Zumpft noticed the word 'response' was misspelled on page 13.

Now that water meters had been installed, Mr. Aton encouraged people to sign up for the "Eye on Water" app. This provided good information about usage or leaks.

- Mayor Bruno indicated Kyndal Sagers monitored water usage. Ms. Sagers also planned to conduct an "Eye on Water" training session on March 30th at the Canyon Community Center starting at 2:00 pm. Public Works would also be there to answer questions.

Community questions to staff: None were asked.

Motion made by Suzanne Elger to open public hearing for the Water Management and Conservation Plan. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Public comment: No comments were made.

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

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Council deliberation: There was no additional Council discussion.

Motion made by Lisa Zumpft to adopt the update to the Town of Springdale Culinary Water Management and Conservation Plan, adding 2015 -2021 data to the per capita table on water use and correcting the typo. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

The Council took a brief break.

2. Discussion and possible action concerning improvements and changes to the tennis and pickleball courts: During last month's meeting the Council directed staff to collect more information regarding court usage. Summarizing the data, Ryan Gubler said a camera was in place for 83 calendar days, quotes for court improvements were received from vendors, and NWLA was engaged in including future courts of different types in the design of the recreation center. The staff was prepared to move forward and act depending on the Council's decision.

Ms. Elger made a motion to start the discussion.

Motion made by Suzanne Elger to replace the tennis court with two new pickleball courts as described in the quote for \$41,225.00 from Stilson's Pickleball and Tennis Courts and Big T Recreation. Seconded by Jack Burns.

Council discussion:

Mr. Aton received calls and written comments from the public on this topic. He said residents put in the initial effort to get these courts, and although he understood times had changed and more people were playing pickleball, he supported leaving an option for the tennis players. Mr. Aton was not opposed to converting the tennis court in the future but said this motion cut out the opportunity for people to play tennis.

- Once a tennis court was built at the recreation center, Ms. Zumpft also supported the existing court being converted to pickleball courts. Ms. Zumpft called for the question.
- Ms. Elger reminded the Council that the \$40,000 expenditure was a budgeted item.

The Council voted on the motion.

Aton: No

Zumpft: No

Bruno: No

Elger: Aye

Burns: Aye

The motion failed.

The Council continued the discussion.

Mr. Burns said the people attending meetings were asking for a decision to solve the pickleball issue. He was concerned the Council was not listening to this majority given only a small minority of people were playing tennis. There was an idle tennis court, and pickleball was running rampant locally and beyond.

The community of pickleball players had been playing for eight years. Ms. Elger said the Council was not listening to them or giving them what they asked for which was an improved pickleball court system to support the growing number of players.

- Mr. Aton agreed this was a long-term goal, but he did not want to cancel the ability to play tennis. The Council had to do the right thing for the whole community, not just the majority.

The Parks and Recreation staff spoke to the recreation center architects and asked them to include courts in their design schemes. These schemes would come before the community for comment.

Although in favor of more pickleball courts, Mayor Bruno struggled to take away both the basketball court and the tennis court to do so.

Mr. Burns said the recreation center was years out. He did not think the pickleball players should be asked to wait several more years. He was agreeable to waiting for public input on the courts at the recreation center but wanted the Council to decide based on the majority of those comments.

Ms. Zumpft was not against pickleball courts; however, she did not believe it was good for the community to take something away without a replacement.

Based on the data, the tennis court was not used and had not been used much over the last few years. Ms. Elger contended if more data was collected it would show the same.

- It was noted tennis courts were being converted to pickleball courts in other local communities too.

Mr. Burns said the hard work of the people who initially put in those courts were not going unrecognized. He added that the community was not static and interests changed. The trend was going toward pickleball.

Mr. Wixom asked what additional data the staff could collect in order to help the Council decide.

- Mr. Aton understood data would show more people played pickleball. His point was to be sure the Council served both the majority and minority communities. Council members should be cautious not to make decisions based on public clamor.
- Mr. Burns felt the Council had a responsibility to listen to those who took the time to attend meetings, write letters, and voice their desires.

Ms. Elger understood the Council could not please everyone. The pickleball group had been patient for eight years, and she suggested it was time for the tennis players to be patient.

Mr. Aton said this was the type of discussion that should have taken place before the motion and vote. He acknowledged he had flipped back and forth on the topic. Mayor Bruno said she had done the same.

- Mr. Burns felt the data and input showed there was an active, growing pickleball community and a dwindling tennis community which should inform the decision. If the interest was there, there was an opportunity to add more courts at the proposed recreation center facility.

Motion made by Suzanne Elger to replace the tennis court with two new pickleball courts as described in the quote for \$41,225.00 from Stilson's Pickleball and Tennis Courts and Big T Recreation. Seconded by Jack Burns.

Aton: Aye

Zumpft: No

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed 4:1.

The discussion was difficult, but Council members agreed it was important to respectfully disagree.

3. Consideration of a RAP Tax application for FY 22/23 from Z-Arts for a Chalk Festival in conjunction with Earth Day: Lizette Byer was present to answer Council questions.

Ms. Elger clarified there were squares for professional artists and community participants. Community participants would be charged a small fee for the space and the chalk.

This RAP tax request was in the amount of \$10,200 and would apply to the current fiscal year.

Ms. Zumpft explained the reasoning for the request outside the normal RAP Tax process. Aimee Bonham was a world-renowned chalk artist who started the chalk art festival in Kayenta. Staff reached out to her to help create this festival. Since the staff had restrictions on the use of RAP Tax funds, they partnered with Z-Arts.

- Ms. Zumpft disclosed she was on the Z-Arts Board but would vote. She supported the request because it would bring the community together.

This request was in line with the Z-Arts mission and the Town's goal to foster an artistic community.

Motion made by Suzanne Elger to approve the RAP Tax application for FY 22/23 from Z-Arts for a Chalk Festival in conjunction with Earth Day in the amount of \$10,200.00. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

4. Review and possible approval of the utility agreement between Rocky Mountain Power and the Community Renewable Energy Agency: The Community Renewable Energy Agency (CREA) was presenting an application to the Public Service Commission. This application included a utility agreement with Rocky Mountain Power. Approval of the application was needed before the program could move forward.

- After the Public Service Commission approval, the Town had ninety (90) days to pass an ordinance signifying Springdale was part of the program.

Town Attorney Greg Hardman reviewed the draft agreement and made comments.

Mr. Aton explained once the program was in place residents and businesses would be given an opportunity to opt-out. It was anticipated rates would increase by 2-5%. There would be subsidies for low-income households.

Mr. Aton recommended the Mayor be appointed to review and sign off on the utility agreement once it had been finalized and cleared by the Town attorney.

Motion made by Suzanne Elger to authorize the Mayor and Town Attorney to review and sign the utility agreement between Rocky Mountain Power and the Community Renewable Energy Agency. Seconded by Randy Aton

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

5. Resolution 2023-03, adopting revised public meeting procedures: The purpose of this effort was to streamline the public hearing process and provide everyone a fair opportunity to be heard. The meeting rules of order were updated from the 2012 version to better align with how public meetings were currently conducted.

Ms. Elger said step 10 indicated the Council would not take any additional questions or comments. She noted, however, that Council members would engage the applicant during deliberation.

- It was clarified that the Council could still ask the applicant questions.

The new procedures would be printed on the back of each agenda. Additionally, before each public hearing, the meeting chair would provide an overview of the protocol, procedures, and format so the applicant and community members understood what to expect.

Motion made by Jack Burns to adopt Resolution 2023-03, adopting revised public meeting procedures and directing the Mayor to sign. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

6. Award of the landscape architect contract for the redesign and construction of the George A. Barker Park: Ryan Gubler said the Town received three bids in response to the RFP. Staff emphasized it was important for the contractor to have the ability to conduct robust public outreach initiatives. With that, it was decided ASSIST would be the best option. Mr. Gubler indicated the contract was currently under legal review.

Mayor Bruno said the Council had received a revision of the proposal that corrected a typo.

Motion made by Jack Burns to award the landscape architect contract for the redesign and construction of the George A. Barker Park to ASSIST subject to legal review. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

7. Approval of the Art Review Board design recommendations for the electrical boxes' public art project: Jan Passek was in attendance to answer Council questions. She said the packet material spoke

for itself and showed that organizers had received funding, done the outreach and call for artists, and engaged the Art Review Board in making a recommendation to the Council. The Art Review Board selected five finalists.

Mayor Bruno attended the Art Review Board meeting and said a lot of good discussions went into the recommendation. All the art was outstanding, and the Board did a great job assessing the submissions.

If this project was successful and well-received by the community, it was possible a second round of funding might be requested.

Each wrapped box would also include a sticker recognizing the use of RAP Tax funds, and possibly additional information describing the design.

In addition to the designs, the Council approved the suggested box locations.

Motion made by Lisa Zumpft to approve the designs selected by the Art Review Board and proceed to move them forward in the public art project. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

The motion passed unanimously.

Administrative Non-Action Items

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

Adjourn

Motion to adjourn at 8:26 pm made by Randy Aton. Seconded by Lisa Zumpft.

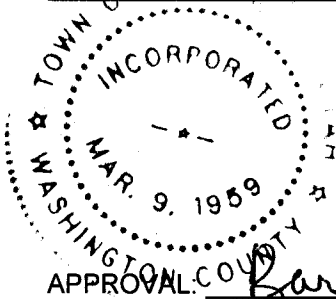
Aton: Aye

Zumpft: Aye

Bruno: Aye

Burns: Aye

The motion passed unanimously.



Darci Carlson
Darci Carlson, Town Clerk

APPROVAL: Barbara Bruno DATE: 4-12-23

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.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting TOWN COUNCIL MEETING Date 03/08/2023

IN-PERSON ATTENDEES:

Bert Chamberlain

Name (please print)

Maria Chamberlain

Name (please print)

Pat Campbell

Name (please print)

GIL KIEFER

Name (please print)

SHERI

Name (please print)

Stan Plaisier

Name (please print)

Jan Plaisier

Name (please print)

RAY WALTER

Name (please print)

Patsy Chaffin

Name (please print)

Janet Passel

Name (please print)

Mara Walter

Name (please print)

StawArt / Sydney Ferber

Name (please print)

REMOTE ATTENDEES:

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

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PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Town Council Meeting Date 03/08/23

IN-PERSON ATTENDEES:

REMOTE ATTENDEES:

Robyn Chancey
Name (please print)

Name (please print)

MERLE PETER
Name (please print)

Name (please print)

Jeremy Chancey
Name (please print)

Name (please print)

Blaine Worrell
Name (please print)

Name (please print)

TOM KENASTON
Name (please print)

Name (please print)

Cheri ~~Ther~~
Name (please print)

Name (please print)

Mark Chambers
Name (please print)

Name (please print)

Joe Pitt
Name (please print)

Name (please print)

Claudio Mitchell
Name (please print)

Name (please print)

Hees BIRNBAM
Name (please print)

Name (please print)

Lizette Byer
Name (please print)

Name (please print)

Name (please print)

Name (please print)



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 REGULAR MEETING

ON WEDNESDAY, DECEMBER 13, 2023

AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH

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 in person at the meeting or submitted two days prior to the meeting.

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

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. Council department reports
4. Community questions and comments

B. Special Recognition

1. Acknowledgment of Suzanne Elger and Lisa Zumpft for their service as Town Council members

C. Consent Agenda

1. Review of monthly invoices
2. Minutes: October 31 and November 8
3. Approval of the 2024 public meeting schedule
4. Appointment of Terry Kruschke as Planning Commission voting member
5. Appointment of Paul Zimmerman as Planning Commission voting member
6. Appointment of Rich Swanson as Planning Commission Alternate with a term expiring December 2026
7. Resolution 2023-11: A resolution amending the Town of Springdale fee schedule using increasing user rates for residential garbage. Staff Contact: Rick Wixom

D. Legislative Action Items

1. **Public Hearing** - Ordinance 2023-08: Changes to Chapter 10-13F of the Town Code, the Transient Lodging Overlay Zone, altering the application process, review procedures, and land use requirements for new transient lodging facilities. Staff contact: Thomas Dansie.

E. Administrative Action Items

1. Resolution 2023-12: a resolution authorizing sewer revenue bonds, series 2024, in the aggregate principal amount not to exceed \$5,000,000 (the "series 2024 bonds"); to finance sewer system improvements, and related improvements, and related matters. Contact: Rick Wixom
2. Audit presentation for the FY2022-2023 budget – Caleb Rees, Rees CPA. Staff Contact: Dawn Brecke
3. Consideration and possible approval of an engagement letter from Rees CPA for auditor services for the fiscal year 2023-24. Staff Contact: Dawn Brecke
4. Review and possible approval of an extension to the deferred impact fee agreement for the Mesa project. Applicant: Louise Excell. Staff contact: Thomas Dansie.
5. Housing RFP award of proposal. Staff Contact: Thomas Dansie
6. Discussion and possible adoption of a Parks Master Plan for the Town of Springdale. Staff Contact: Ryan Gubler
7. Direction to the Planning Commission to review the zoning standards for the Village Commercial zone (busing height, size, setbacks, etc.). Staff contact: Thomas Dansie
8. Consideration and possible adoption of a Memorandum of Understanding with Hansen Planning Group to update the Town’s subdivision ordinance as required by SB174. Staff Contact: Thomas Dansie
9. Adoption of an update to the Town of Springdale Culinary Water Management Plan incorporating changes requested by the State of Utah Division of Drinking Water. Staff Contact: Rick Wixom

F. Administrative Non-Action Items

1. General Council discussion

G. Adjourn

***To access the live stream for this public meeting, please visit or click the YouTube link below:**
<https://www.youtube.com/@SpringdaleTownPublicMeetings>

APPROVED Barbara Bruno DATE 12-13-23

This agenda was posted at the Springdale Town Hall at 12:10 am/pm by R. Bruno on 12/08/2023.

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

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



**MINUTES OF THE SPRINGDALE TOWN COUNCIL
REGULAR MEETING HELD
WEDNESDAY, DECEMBER 13, 2023
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD,
SPRINGDALE, UTAH**

The Meeting convened at 5:00 p.m.

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Clerk Aren Emerson, and Deputy Clerk Robin Romero.

Mayor Bruno led the Pledge of Allegiance.

Motion made by Lisa Zumpft to approve the regular meeting agenda. Seconded by Suzanne Elger.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

A. Announcements/Information/Community Questions

1. General Announcements:

The Wreaths Across America ceremony would be held this Saturday at 10:00 AM. The New Year's Eve celebration and drone show would be held on Saturday, December 30th. Line dancing will begin at 6:30 PM, and the drone show will begin at 8:00 PM.

Ms. Zumpft announced a Z-Arts performance would be held at the Canyon Community Center at 7:00 PM on Friday night. At 6:00 PM, they would hold a reception and serve pie for the community.

2. Zion National Park Update:

Superintendent Bradybaugh reported the visitation numbers through the end of November at 4.4 million. This was 2.3% lower than last year but 2% higher in 2019 (pre-pandemic).

The lottery dates for Angel's Landing were released and could be found on the National Park's website. The lottery would open January 1, 2024, at 8:00 AM and close at midnight on January 20, 2024. Those permits would be issued on January 25, 2024.

The shuttles would begin working again in Town and in the park starting on Friday, December 22, 2023.

The park had issues with a landslide on the bridge over the Emerald Pools trail. They were working on reconstruction during the slower season. Their target was to finish the work needed by March 2024.

There was a fairly significant rockfall at the Weeping Rock area inside the park. The park would continue to evaluate the volumes of materials that came down during the fall.

Mr. Aton asked how the traffic was on Angel's Landing now that the park was doing the lottery system.

- They were able to keep people spaced out pretty well with the lottery system to try to minimize safety hazards.

3. **Council Department Reports, Questions, and Comments:** There were none.

4. **Community Questions and Comments:** There were none.

B. Special Recognition

1. **Acknowledgement of Suzanne Elger and Lisa Zumpft for their service as Town Council members**

Mayor Bruno acknowledged Ms. Elger and Ms. Zumpft for the time and effort they spent on the Town Council and presented them each with a plaque.

C. Consent Agenda

The Consent Agenda consisted of the following items:

1. Review of monthly invoices
2. Minutes: October 31 and November 8
3. Approval of the 2024 public meeting schedule
4. Appointment of Terry Kruschke as Planning Commission voting member
5. Appointment of Paul Zimmerman as Planning Commission voting member
6. Appointment of Rich Swanson as Planning Commission Alternate with a term expiring December 2026
7. Resolution 2023-11: A resolution amending the Town of Springdale fee schedule using increasing user rates for residential garbage. Staff Contact: Rick Wixom

Motion made by Randy Aton to approve the Consent Agenda and direct the Mayor to sign item C7.

Seconded by Jack Burns.

Burns: Aye

Elger: No

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed 4:1.

Ms. Elger stated that she voted no due to concerns about item C1 being incomplete.

D. Legislative Action Items

1. **Public Hearing - Ordinance 2023-08: Changes to Chapter 10-13F of the Town Code, the Transient Lodging Overlay Zone, altering the application process, review procedures, and land use requirements for new transient lodging facilities. Staff contact: Thomas Dansie.**

Staff Presentation:

These were proposed revisions to the Transient Lodging Overlay (TLO) zone. The Town Council adopted the original TLO zone in 2022, which required all new transient lodging in the Town to go through a legislative process for approval. The Planning Commission and Town Council had experience with the TLO zone in 2023 when reviewing the first five applications for transient lodging. Based on that experience, both the Commission and Council identified the need for revisions to the TLO zone to promote transient lodging that is more in keeping with the goals of the General Plan. General Plan Land Use and Town Appearance subgoal G highlighted that the Town would develop policies that ensured new lodging facilities would promote Springdale's unique village atmosphere and enhance the quality of life.

To more fully achieve that goal, the Planning Commission prepared revisions to the TLO zone and recommended approval to the Town Council. The Council already held a public hearing on the proposed revisions and determined more changes were needed. Since then, the Council held multiple work sessions to discuss additional revisions needed. The purpose of tonight's meeting was to hold a public hearing on the additional revisions made by the Council in the series of work meetings. The Council's job was to determine if they would be approving, denying, or tabling the proposed ordinance. If nothing gets adopted before January 1, 2024, the current TLO zone will remain in place, and the Town will begin accepting applications for new transient lodging. One public comment had been received and distributed to the Council earlier that day.

Mr. Dansie highlighted a few sections where restaurants were erroneously referenced that needed to be removed during the motion if the Council were to approve the proposed ordinance.

Council Questions:

Ms. Elger asked if properties with a CUP that wanted to expand and provide new lodging would be subject to the TLO zone.

- That was correct.

Mr. Aton asked if current transient lodging units on a property would factor into the total number when considering new transient lodging.

- That was correct.

Community Questions: None were asked.

Motion made by Suzanne Elger to open the public hearing for ordinance 2023-08, changes to chapter 10-13F. Seconded by Randy Aton.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

Public Comment: None were made.

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

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

Council Deliberation:

Ms. Elger was surprised there were no public comments.

Mayor Bruno was comfortable with the changes made.

Mr. Aton was uncomfortable with the proposed ordinance factoring in existing units on a property when considering new applications. There were properties in town that could still be built out but may no longer be allowed under the new TLO zone, which would result in the town missing out on potential long-term units. He stated that earlier, he and Mr. Dansie drafted new language that would allow an exception for these types of properties for the Council to consider.

Ms. Zumpft was uncomfortable with the proposed language change. She agreed with the changes, but this was not something that should be done at the last minute. She proposed approving the proposed ordinance minus the minor changes outlined earlier and asking the new Council to consider these larger revisions in a future meeting.

Mayor Bruno agreed and wanted to see how many properties the changes might affect before consideration.

Ms. Elger agreed. She thought working with business owners and the Planning Commission would be valuable if the future Council decided revisions were needed.

Motion made by Jack Burns to adopt revisions to Ordinance 2023-08 - the Transient Lodging Overlay Zone adopted in May of 2022 for new lodging development in the Town.

Those revisions include:

- **How Type 1 and 2 lodging is determined based on transient lodging units within the Central Commercial and Village Commercial zones. Type 1 lodging shall have 13 or more transient lodging units. Type 2 shall have between three and 12 transient lodging units, and a new category added for Type 3 lodging that is two or fewer units on owner-occupied property.**
- **Long-term housing shall be the only mixed use to fulfill the mixed-use requirement for Type 1 and 2 lodging. There shall be one long-term residential housing unit at a minimum of 850 square feet for every four lodging units built rounded up. Owner-occupied lodging for Type 3 meets the long-term housing requirement.**

Changes to the application process:

- **The town will accept an unlimited number of applications for TLO zone changes between March 1 and March 31 of each even-numbered year.**
- **Submitted applications must be detailed and will require significantly more information than the current process so the Planning Commission and Town Council can make informed decisions on each application. Applicants must clearly indicate on the application how the goals and objectives of the General Plan are being met as related to transient lodging.**
- **All applications will be considered and reviewed in a single meeting involving the Planning Commission and the Town Council. A maximum of three applications may (but are not required) be approved by the town.**
- **Approval of an application for a TLO zone change is a legislative action determined by the Town Council. The Town Council may (but is not required) approve up to a maximum of three applications. The Town Council may, at its discretion, decide to approve none of the three applications submitted even if all of the standards in the ordinance are met if it has determined lodging is not needed or desired at the time of application.**
- **Once an application has been approved, the applicant must commence construction of the project and then have two additional years for the project to be completed.**

The reference to restaurants will be stricken from the language in section 10-13-11(F)(A)(2) and in the seventh 'whereas' statement on the ordinance.

Adoption of the revisions to the TLO ordinance is based on the following findings:

- **The proposed revisions further promote the goals and objectives of the General Plan as related to Land use and Town appearance for sub-goals A4, B-3-(b), C3, C4, and F and G by clearly identifying the appropriate lodging types and unit scale in the Central and Village Commercial zones while maintaining the village character of Springdale and protecting residential neighborhoods from the impacts of commercial development.**
- **A higher standard requirement for the submission of applications to be considered puts both the Planning Commission and the Town Council in a better position to make**

informed decisions that benefit both the applicant and the Town.

- The long-term housing requirement for new Type I and 2 furthers the goals of Chapter 3 sub-goal B in the General Plan by identifying strategies to address a top priority for the Town, and that is long-term housing for residents. The revision removes a requirement for restaurants as a mixed-use requirement and is more focused and specific to address long-term housing. The inclusion of Type 3 lodging introduces a "residential" scale of lodging that is in concert with maintaining village character, with its limited number of units, while also providing long-term housing for property owners.
- The proposed ordinance also promoted the General Plan Economic Development subgoal I, which encouraged non-consumptive tourism that complimented and added to the character of the community.

Seconded by Lisa Zumpft.

Burns: Aye

Elger: No

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed 4:1.

Ms. Elger voted no because she felt the proposed ordinance did both too much and not enough.

E. Administrative Action Items

1. **Resolution 2023-12: a resolution authorizing sewer revenue bonds, series 2024, in the aggregate principal amount not to exceed \$5,000,000 (the "series 2024 bonds"); to finance sewer system improvements, and related improvements, and related matters. Contact: Rick Wixom**

Mark Anderson with Zions Bank Public Finance introduced the resolution. A parameters resolution was used to start the bond process to meet the legal and statutory requirements in the state of Utah. This typically defined the parameters of the maximum amount that would be borrowed, the maximum interest rate that would be paid, and the length of time that it would be borrowed. This resolution proposed a maximum borrowing amount of 5 million dollars, with a term not to exceed 31 years and a 3% interest rate. Currently, the town has authorization from the community impact board for approximately 3.6 million dollars at a 2% interest rate for 30 years. More money was purposefully included in case the bids for the project came in higher than anticipated.

A public hearing was required for this and would be held during the next Town Council regular meeting on January 10, 2024. This would allow the public a chance to comment for or against the issuance of the bonds.

Ms. Elger pointed out that she and Ms. Zumpft would no longer be serving on the Town Council, so the resolution may need to be updated with both new Council members' information.

Motion made by Lisa Zumpft to approve Resolution 2023-12 authorizing sewer revenue bonds, series 2024, in the aggregate principal amount not to exceed \$5,000,000 (the "series 2024 bonds"); to finance sewer system improvements, and related improvements, and related matters. Seconded by Suzanne

Elger.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

2. **Audit presentation for the FY2022-2023 budget – Caleb Rees, Rees CPA. Staff Contact: Dawn Brecke**

Caleb Rees, from Rees CPA, appreciated the opportunity to come and present the audit and financial statements. He expressed appreciation for the staff and stated that they made it very easy for him to do his job.

He presented his report on the accuracy of the financial audit and announced that the Town of Springdale received the highest report available, which was called an "unqualified opinion." The financial statements as presented were materially correct as of June 30, 2023.

He presented the report on internal controls. This report was to ensure there was accurate segregation of duties and proper oversight. He reminded the Council of their role in reviewing expenditures and encouraged them to ask questions if they had any.

He presented the compliance section of the report, which reviewed things like budgetary compliance and fund balance. He was happy to report no findings during his report.

Ms. Elger asked about a note on page 50 of the report stating that the actual expenditures were under the total budgeted expenditures, but the general government and public safety departments exceeded the budget. She inquired about the sources of the excess expenditures over budget.

- Mr. Rees did not recall them being capital expenditures. He recalled them being depreciation. He was happy to provide more detailed information once he was able to pull up his detailed sheet at his office and took Ms. Elger's email address to assist her.

Ms. Elger asked if the exceeded budget of the public safety department could have been related to a salary increase for the Police Department in January 2023.

- Mr. Rees stated it was possible that a salary increase combined with other items that fell in the public safety department budget could have resulted in the overage but would not have been the sole source of it. There were many general items that fell into the public safety budget.

Ms. Elger asked if Mr. Rees was satisfied with the separation of duties when conducting his audit of internal controls.

- Mr. Rees stated that he was.

Ms. Elger asked if Mr. Rees considered reporting relationships when making his assessments.

- Mr. Rees stated that information was considered.

Ms. Elger asked if Mr. Rees was aware of all the familial relationships in the organization.

- Mr. Rees replied that he was not aware of every single one.

Ms. Elger asked if Mr. Rees considered familial relationships during his review.

- Mr. Rees stated that he did.

Ms. Elger asked if Mr. Rees audited any other municipalities in the state of Utah.

- Mr. Rees replied that he does.

Ms. Elger asked if, in the other municipalities he audited, the elected officials were provided a financial overview like this Council was.

- Mr. Rees stated that they were.

Ms. Elger asked Mr. Rees if he was aware that the Council did not see a complete list of expenditures.

- Mr. Wixom explained that the state code required transactions over \$1,000 to be reported. He stated that the Town Treasurer provided the Council with expenditures above \$500 and believed that Ms. Elger's point was that the Council was not provided expenditures under \$500.

Mr. Rees asked if a detailed list would be provided if any member of the Council requested it.

- Ms. Elger did not know and stated that she had not asked for it.

- Mr. Wixom replied that it would be available upon request.

Ms. Elger asked if Mr. Rees was satisfied that the Town of Springdale had adequate internal controls in place.

- If the reports are available upon request, then yes. Mr. Rees outlined that during his audit, he separated the internal controls portion into three segments. One was cash disbursements, the second was cash receipts, and the third was payroll. His job was to ensure proper internal controls were in place for each category. He would choose a healthy amount of samples to ensure that proper internal controls were in place.

Ms. Elger asked if Mr. Rees was aware that the Council was not provided a payroll list unless they asked for one.

- He was not aware.

Ms. Zumpft expressed her appreciation for all the work Mr. Rees has done for the town over the last seven years. She also expressed appreciation for the staff for working so diligently with Mr. Rees.

Mr. Rees encouraged the Council members to read the report and reach out to him or staff with questions.

3. Consideration and possible approval of an engagement letter from Rees CPA for auditor services for the fiscal year 2023-24. Staff Contact: Dawn Brecke

Mr. Rees had no additional comments.

Mr. Burns asked if the engagement letter had an increase in payment.

- Mr. Rees replied that there was an increase of about \$1,500.

Motion made by Lisa Zumpft to accept the engagement letter from Rees CPA for auditor services for the fiscal year 2023-24 and direct management to sign. Seconded by Suzanne Elger.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

4. Review and possible approval of an extension to the deferred impact fee agreement for the Mesa project. Applicant: Louise Excell. Staff contact: Thomas Dansie.

The Town previously deferred the culinary water impact fees for the Mesa project. About a year and a half ago, the Town formalized those impact fee deferrals and established a timeline for what was known as phase one of the project, which was the commons building and an artist duplex. The timeline of completion for phase one was January 2024. The commons building was completed in October 2023, and the artist residence was nearing completion but would not be complete by the timeline established. The Mesa requested an extension of that deferred impact fee to allow the duplex to be completed. If the Council did not approve the impact fee deferral, those fees would become due and payable on January 2, 2024, and the impact fee was \$12,120. If the impact fee deferral were to be approved, the Mesa would have six months (until July 1, 2024) to complete the duplex. If it is not complete by July 1, 2024, the impact fee will become payable.

Ms. Elger asked if the original deferral of the impact fee was started in December 2022.

- Yes, that was correct.

Ms. Elger asked if six months would be enough time to complete the project.

- Logan Hebner stated that six months would be enough time.

Mr. Hebner explained that there had been issues with the duplexes. They found a solution that would work; it was going to take more time. He wanted to get the project done right.

Motion made by Randy Aton to approve an extension to the deferred impact fee agreement for the Mesa project from January 1, 2024, to July 1, 2024. Seconded by Suzanne Elger.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

5. Housing RFP award of proposal. Staff Contact: Thomas Dansie

The Town acquired eight properties to be used as affordable housing. The Town issued an RFP to select a partner to assist in the development, administration, and management of the eight properties. Two responses were received to the RFP. The housing committee served as the selection committee in reviewing those proposals. Based on the proposals and applicant presentations, the housing committee recommended Mountain Country Home Solutions be selected as the town's housing partner. If the Council approves Mountain Country Home Solutions to be the housing provider, the Town Attorney will continue drafting a formal agreement for the Council to consider in the January Town Council meeting.

Sharlene Wilde was in attendance to introduce Mountain Country Home Solutions and answer any questions the Council had.

Mr. Aton addressed Ms. Wilde's proposal and let her know that Springdale was a Town, not a city.

Mr. Aton requested that the same language seeking members of the workforce in Springdale be added to the rented units the same way it was outlined in the owned units.

- Ms. Wilde stated that was their intent, and it could be added to the agreement. The only caveat requested was to widen the search if there were no applications from the workforce.

Mr. Burns was concerned that the people they were trying to target might not meet all of the requirements.

- The rentable units would be targeted to the 25%-60% area median income. The homeownership aspect was what they would be striving to get those renters to. The homeownership units would be targeted to the 125% area median income or up to a family of four earning up to \$114,000.

Ms. Wilde explained that they had a counseling program in their organization to help people become more financially responsible. Their program assisted over 1,600 families in the state of Utah this year.

Mr. Dansie elaborated that the income range listed was for four-member households. When the Town recently sold the home in Redhawk, most of the applicants were two-member households, and the income range looked much differently for those households.

Mr. Burns asked what a homeowner realized as the gain of the sale of the home since they would not own the land.

- The price of the home would be set based on the income, not necessarily the value of the home. Once ready to sell, the family would get all of the equity they have paid in their mortgage plus one of the three formulas used by housing providers. The most typical formula was a flat rate of equity gained per year. This kept the houses in that affordable range.

Ms. Elger asked about the relationship between Mountain Country Home Solutions and the Southwest Community Land Trust.

- The community land trust hired Mountain Country Home Solutions to run the day-to-day operations.

Ms. Elger asked what the asset value was for the houses and properties.

- The asset value would be what the Town paid for them. The lots were donated to the Town and had not been appraised.

Ms. Elger asked if municipalities usually kept ownership of those assets.

- Not in a community land trust.

Mr. Burns asked how property taxes worked.

- The property owner paid for the taxes for the building on top of the land. The taxes on the property would normally be waived by the County.

Ms. Elger asked what percentage of the organization was counseling and what percentage was housing.

- Most of the organization was concerned with the housing aspect. They had about 17 million dollars in projects throughout the state. They did have a robust counseling program.

Ms. Zumpft stated that when she started on the Town Council, housing was a high priority for her, and she was excited to see this project come to life.

Ms. Elger expressed her discomfort with voting on something that she would have nothing to do with moving forward and suggested tabling the item. She asked how many people the RFP was sent to.

- The RFP was submitted on the Town's website and a number of job board websites for industry groups and specifically sent to at least four housing providers whom the Town had previous communications with.

Mayor Bruno was on the housing committee and stated that they were not settling. Their concerns had been addressed by the housing provider. She explained that there were people in the workforce waiting for a place to live in the Town. She did not want to hold up the project.

Ms. Zumpft used Redhawk as an example and explained that even though the Council at that time did not know what would happen, the Town received a great benefit from that.

Mr. Burns supported this and explained that this was one of a number of solutions to consider to address housing for residents and employees.

Motion made by Lisa Zumpft to appoint Mountain Country Home Solutions as the town's housing partner pursuant to the town's affordable housing request for proposal staff will bring the agreement between the Town and Mountain Country Home Solutions to the Council in a future meeting for approval. This agreement will formalize and memorialize the relationship between the Town and Mountain Country Home Solutions. Seconded by Randy Aton.

Burns: Aye

Elger: Abstain

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed.

Ms. Elger explained that she abstained due to neither being opposed nor in favor.

6. Discussion and possible adoption of a Parks Master Plan for the Town of Springdale. Staff Contact: Ryan Gubler

Last month, the Council reviewed the draft of the Parks Master Plan for the Town of Springdale and asked for an additional month to gather public input. One comment letter has been received since then.

Mr. Burns stated that the one public comment letter received made a few good points. He liked the suggestion to address the needs relevant to Springdale and less than what stats might indicate. He also thought it would be a good idea to eventually update the plan to include external efforts that the Town was involved in.

Motion made by Suzanne Elger to adopt the Parks Master Plan for the Town of Springdale. Seconded by Randy Aton.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

7. Direction to the Planning Commission to review the zoning standards for the Village Commercial zone (busing height, size, setbacks, etc.). Staff contact: Thomas Dansie

During the discussion of revisions to the TLO zone, the Council expressed interest in looking at potential revisions to the development standards in the Village Commercial (VC) zone. The potential revisions would be to ensure the zoning standards are aligned with the goals and intent of the VC zone. To accomplish this, the Council would need to direct the Planning Commission to work on revisions to the zoning standards in the VC zone.

Mayor Bruno asked if the specific items the Council wanted the Commission to focus on should be in the motion.

- Mr. Dansie stated that it would be appropriate to add the specific items to the motion for the Planning Commission.

Mr. Burns suggested being specific when directing the Planning Commission to ensure the intent is captured. He asked the Commission to consider items discussed during the TLO work meetings as they relate to all commercial development in the Village Commercial zone. He suggested all development in the VC zone be limited to one story with a height not to exceed 17 feet.

He wanted to ensure the Planning Commissioners understood why the Council was directing them to review and potentially revise these standards. There had been concern for a long time about the scale, type, and density of development allowed in the VC zone being closely aligned with development allowed in the Central Commercial (CC) zone. There should be a step down in size and scale to meet the goals and objectives of VC as well as to protect residential neighborhoods from the impacts of commercial development. He was hoping to set a path for what Springdale should look like in the next 20 years that would further protect the small village character of Springdale.

Ms. Elger stated that it would be good to visually feel the difference between the VC and CC zones.

Mayor Bruno would also like to look at what could be seen from SR-9. She hoped consideration would be given to what is aesthetically pleasing to view from SR-9. She asked that things like having parking lots be located behind buildings be considered when revising the standards.

Motion made by Lisa Zumpft to direct the Planning Commission to review the zoning standards for the Village Commercial zone and recommend revisions based on the discussion in the December 13, 2023, Town Council meeting. Seconded by Randy Aton.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

8. Consideration and possible adoption of a Memorandum of Understanding with Hansen Planning Group to update the Town's subdivision ordinance as required by SB174. Staff Contact: Thomas Dansie

In the last legislative session, the state legislature passed SB-174, which required all local governments to update the way they reviewed and approved subdivisions. This bill removed both the Planning Commission and Town Council from the review and approval process. This was mandated by the state to be updated by late 2024. Staff was approached by Hansen Planning Group, who had been successful in securing state funding to assist local governments in making these changes. This was something they would do for the Town at no cost to the Town. If the Council was interested in taking this route, the Memorandum of Understanding would need to be signed. This would allow them to update the ordinance, review the application processes, and review the checklists.

Mr. Burns asked if this would result in a significant change to the ordinance.

- Mr. Dansie confirmed that it would result in a significant change.

Mr. Aton asked if the Council would have any say on the applications received.

- Mr. Dansie clarified that the Council would be adopting the ordinance and could proceed fairly normally with revisions to the ordinance, but the state mandated that the Council and Commission could not be the approving body.

Ms. Elger asked who the approving body would be for subdivisions.

- There were several options to choose from as long as it was not the Town Council or Planning Commission.

Motion made by Suzanne Elger to adopt the Memorandum of Understanding with Hansen Planning Group to update the Town's subdivision ordinance and direct the Mayor to sign. Seconded by Lisa Zumpft.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

9. Adoption of an update to the Town of Springdale Culinary Water Management Plan incorporating changes requested by the State of Utah Division of Drinking Water. Staff Contact: Rick Wixom

Last March, the Council held a public hearing as required by state code. The Council approved an update to the Water Management Conservation plan, which was sent on to the state for review. The state returned comments and requested updates to be made to the plan. The staff report highlighted all of the changes requested by the state.

Mr. Aton noted a few of the staffing updates in the plan that Ms. Elger originally pointed out that needed to be changed.

Motion made by Lisa Zumpft to adopt the updates to the Town of Springdale Culinary Water Management plan incorporating changes requested by the State of Utah Division of Drinking Water. Seconded by Randy Aton.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

F. Administrative Non-Action Items

1. General Council Discussion

Ms. Zumpft felt honored to be able to serve the residents of Springdale for the last eight years. She was pleased to say she had never missed a regular meeting. She planned to be active in the community as a resident and encourage the new Town Council and staff to continue to do what was best for the residents. She asked the residents to stay active in the community. She thanked the staff and said they were very committed and hardworking.

Ms. Elger stated that it was an honor and privilege to serve for the past four years. The staff was great, and it was a good experience.

Mr. Burns hoped that Ms. Zumpft and Ms. Elger continued to stay involved and encouraged residents to get involved with the community. He thanked them both for their time on Council.

Mr. Burns asked staff if the Town Council and Planning Commission could have joint meetings at the beginning of the year to learn more about things such as development and settlement agreements to better understand and make more informed decisions on what is best for Springdale.

G. Adjourn

Motion made by Lisa Zumpft to adjourn at 07:18 p.m. Seconded by Suzanne Elger.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

Aren Emerson

Aren Emerson, Town Clerk



Barbara Bruno

DATE: 1-10-24

A recording of the public meeting is available by accessing the Town's YouTube channel at <https://www.youtube.com/@SpringdaleTownPublicMeetings>



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting TOWN COUNCIL REGULAR MEETING Date 12/13/23

IN-PERSON ATTENDEES:

Pat Campbell
Name (please print)

Name (please print)

GIL KIEFFER
Name (please print)

Name (please print)

Louise Excell
Name (please print)

Name (please print)

Beth Lundberg
Name (please print)

Name (please print)

DEAN ELGER
Name (please print)

Name (please print)

Sharlene Wilde
Name (please print)

Name (please print)

Claudia Mitchell
Name (please print)

Name (please print)

Garb Mauer
Name (please print)

Name (please print)

CALEB REES
Name (please print)

Name (please print)

LOGAN HEBNER
Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

From: **Nancy Guardabascio** [REDACTED]
Date: Tue, Nov 14, 2023 at 4:03 PM
Subject: Parks Master Plan
To: <rgubler@springdale.utah.gov>

Hi Ryan!

Hope you're well. I have some feedback to the Parks Master Plan. I'm not sure what value it will be in the context of your planning process, but here goes!

The plan does an excellent job of quantifying current assets and future estimated needs, but it seems to be light on evaluating quality and real world utility. Are the existing parks and trails meeting needs? What needs are unmet and what facilities might be superfluous?

The plan also seems light on its consideration of assets beyond the town's borders. Does the town need to provide more trails and parkland when there are so many on BLM as well as NP property? Are there ways of meeting unaddressed needs rather than duplicating those already satisfied?

In general, I'd like to comment that as a resident, I would discourage the use of consultants to prepare these kinds of evaluations. It seems that these stats could be as easily assembled by staff and evaluated by residents who know the facilities and their utility. I would like to see more resident surveys taken to gather and process resident opinions. I encourage engaging consultants only when concrete plans are required to create facilities for which a budget has been approved.

Also in general, I'd like to suggest that the residents of Springdale are very very fortunate to have the facilities that we already have!! It is amazing and awesome that we have two town parks with pickle ball, volleyball, playgrounds, picnic areas, and off leash dog trails!! The addition of the Paiute Trail has been praised widely. Good work!

Nancy Guardabascio

Dear Town Council:

I am writing to request that the Village Commercial - planned development area be included the Transient Lodging Overlay Zone consistent with the current Village Commercial zoning.

The housing units built in the village commercial - planned development area were originally designed to be for short term lodging and are not great options for long term residential use.

They are multiplex units without any garages or any personal unit storage space. They have designated disabled/handicapped parking already in place as part of large open uncovered parking lots usually not associated with primary residence housing. To add, the majority of owners currently are only using the housing as secondary homes with occasional visits. In other words, these multiplex units are being underutilized due to their limitations and don't even present as reasonable long term rental options.

Hopefully the Council can appreciate that I believe in a nice balance of transient lodging, residential housing, commercial and public spaces. And because of that, I also believe that this particular project would best serve the community of Springdale as transient lodging to maximize the resource. By making this change we would potentially invite and create more revenue for local small businesses. I also believe it would help architectural integrity of the community due to the fact that the units have NO STORAGE and current owner occupants are hanging canoes from structural rafters and bikes are left on porches along with bbq's and other misc. items that are not aesthetically pleasing . This development was never intended to be for long term residential.

Please consider and accept this request for the betterment of the community. It affects a very very small percentage of the zoning map.

Best,
Jaime Henrie

