

## 1. Agenda

### Documents:

[021126.TCRM.PDF](#)

## 2. Council Department Reports

### Documents:

[B. BRUNO.PDF](#)  
[J. BURNS.PDF](#)  
[K. TOPHAM.PDF](#)  
[P. CAMPBELL.PDF](#)  
[R. ATON.PDF](#)

## 3. Packet Materials

### Documents:

[ITEM B1 - 013126 PURCHASING REPORT.PDF](#)  
[ITEM C1 - ORDINANCE 2026-02 AMENDING CHAPTER 10-24-7 OF THE TOWN CODE REGARDING BANNER PERMITS.PDF](#)  
[ITEM C2 - ORDINANCE 2026-03 AMND CHPTR 10-18 TOWN CODE BY ADDING A REQ FOR ENHANCED BUFFERING AND SCREENING ON COMMERCIAL PROPERTIES.PDF](#)  
[ITEM C3 - ORDINANCE 2026-04 CHNGS SEC 6-1-5 TOWN CODE RGRDNG VEHICLE IDLING RESTRICTIONS, REDUCING NUMBER WARNINGS REQD BEFORE VIOLATION FINE.PDF](#)  
[ITEM C4 - ORDINANCE 2026-05 AMENDMENT TO TOWN CODE SEC 5-2-13\(B\) ALLOW DOGS OFF LEASH AT NEW DOG AREA NEAR PLAYGROUND.PDF](#)  
[ITEM D1 - REQUEST TO MODIFY A NONCOMPLYING BUILDING LOCATED AT 145 ZION PARK BOULEVARD BY ADDING A 108 SQUARE FOOT OFFICE.PDF](#)  
[ITEM D2 - REQ TO SELL SERVE ALCOHOL ON TOWN FIELD, AS REQ BY TOWN CODE SEC 7-6-13\(E\), 118 LION BLVD, ST. PATRICKS DAY EVENT.PDF](#)  
[ITEM D3 - SINGLE EVENT LOCAL CONSENT REQ FOR SPOTTED DOG ST. PATRICKS DAY EVENT LOCATED ON THE TOWN FIELD 118 LION BLVD.PDF](#)  
[ITEM D4 - CONSIDERATION AND POSSIBLE APPROVAL TO AMD SPRINGDALE PARKING APPLICATION PILOT PROGRAM AGREEMENT BETWEEN THE TSO AND UTU.PDF](#)  
[ITEM D5 - REVIEW AND POSSIBLE APPROVAL OF UPDATES TO THE PARK RENTAL POLICY.PDF](#)  
[ITEM D6 - PARTNERSHIP AGREEMENT WITH PRESERVATION UTAH DEVELOPING HOSTING DIGITAL HISTORIC TOUR THROUGH PRESERVATION UT TOURS APP.PDF](#)



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

## TOWN COUNCIL NOTICE AND AGENDA

**THE SPRINGDALE TOWN COUNCIL WILL HOLD A REGULAR MEETING  
ON WEDNESDAY, FEBRUARY 11, 2026,  
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH  
THE REGULAR MEETING STARTS AT 5:00 PM.**

*A live stream of this meeting will be available to the public on YouTube.*

**\*\*Please see the YouTube information below.**

### **Pledge of Allegiance**

### **Approval of the Regular Meeting Agenda**

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

1. General Announcements
2. Zion National Park Update – Superintendent Bradybaugh
3. Council Department Reports, Questions, and Comments
4. Community Questions and Comments

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

1. Review of Monthly Purchasing Report.
2. Minutes: December 10, 2025, January 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, and 30<sup>th</sup>, 2026

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

1. **Public Hearing:** Ordinance 2026-02 Amending Chapter 10-24-7 of the Town Code Regarding Banner Permits by Adding Additional Permit Requirements, General Standards, and Allowing Banners in the PU Zone. Staff Contact: Kyndal Sagers
2. Ordinance 2026-03 (Formerly 2025-19) Amending Chapter 10-18 of the Town Code by Adding a Requirement for Enhanced Buffering and Screening on Commercial Properties Adjacent to Residential Uses. Staff Contact: Thomas Dansie
3. Ordinance 2026-04: Changes to Section 6-1-5 of the Town Code Regarding Motor Vehicle Idling Restrictions, Reducing the Number of Warnings Required Before a Violation Fine Can be Imposed. Staff Contact: Thomas Dansie
4. Ordinance 2026-05: Review and Possible Approval of Revisions to Town Code Section 5-2-13(B) Allowing Dogs to be Off Leash at the New Fenced Dog Area Near the Playground. Staff Contact: Ryan Gubler

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

1. Request to Modify a Noncomplying Building Located at 145 Zion Park Boulevard by Adding a 108 Square Foot Office. Applicant: Nate Wells. Staff Contact: Niall Connolly
2. Request to Sell and Serve Alcohol on the Town Field, as Required by Town Code Section 7-6-13(E), Located at 118 Lion Blvd, for the St. Patrick's Day Event. Applicant: Cade Campbell. Staff Contact: Robin Romero
3. Single Event Local Consent Request for Spotted Dog for the St. Patrick's Day Event Located on the Town Field At 118 Lion Blvd in Springdale. Staff Contact: Robin Romero
4. Consideration and Possible Approval of an Amendment to the Springdale Parking Application Pilot Program Agreement Between the Town of Springdale and Utah Tech University. Staff Contact: Garen Brecke
5. Review and Possible Approval of Updates to the Park Rental Policy. Staff Contact: Ryan Gubler
6. Partnership Agreement with Preservation Utah - Developing and Hosting a Digital Historic Tour Through the Preservation Utah Tours App. Staff Contact: Kyndal Sagers

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

1. General Council Discussion

#### **F. Adjourn**

**\*To access the live stream for this public meeting, please visit or  
click the YouTube link below:**

**<https://www.youtube.com/@SpringdaleTownPublicMeetings>**

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

**NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Robin Romero (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>

### **LPC Housing Advisory Committee**

Language is being presented to the State legislature that defines when a planning commissioner may / should be removed from planning commission. It is intended to supplement the municipality's language, not override it. Most of the language involves ethics violations and failure to disclose conflicts of interest. One interesting criteria is "impermissible bias," defined as a prejudgment about a question of law or policy.

A letter from a large group of organizations (Utah City Managers Association, Utah Home Builders Association, Utah Association of Building Officials, Utah Property Rights Coalition, Utah League of Cities and Towns, and Utah Association of Counties) is being prepared for submission to the legislators clarifying that we can work together to resolve differences in perspectives and don't need the State to preempt our own decisions and rights.

### **Local Elected Officials Day**

The Mayor of Rockville and I attended our first Local Elected Officials Day in Salt Lake City, and we both felt it was worthwhile to spend time with the state representatives for our region. I talked with the new Mayor of Hurricane, who was there with his youth council group, about the process of forming a youth council for teens in the Zion corridor. I'll follow up with him on that and then gauge interest.

### **Housing Committee**

The Housing Committee met to review the submittals for the Trappers Circle project. We're in the process of checking references for the company we selected and should have a recommendation to Council soon.

### **Five County Association of Government**

Jean Krause and I met with Michael Johnson, a new employee of the AOG who will be responsible for their mayors meetings. Jean was recently elected to chair the mayor group, and I was elected as vice chair. Mayors from Beaver, Iron, Garfield, Kane, and Washington Counties attend these meetings, and it's a good opportunity to share information and best practices.

**Zion Forever Project**

I met with Tiffany Stauffer and Stephani Lyon from Zion Forever Project and discussed their strategic plan for the next five years. One of their priorities is workforce housing, and we discussed working together on this goal. They will attend our next housing committee meeting.

ZFP is planning an America 250 event at the O. C. Tanner Amphitheater and asked for the Town's support. I will bring more information about this event and their "ask" as they finalize their plans.



Jack Burns  
Council Department Report  
February 2026

- January 5: Sworn in for a new four-year term.
- January 20: Conducted a site visit at River Park with Ryan and Tom to discuss vegetation restoration in disturbed areas along the river.
- January 26: Participated in the ULCT Legislative Policy Committee call.
- January 27: with Phone conversation Zion NPS staff to discuss consultation assistance for vegetation restoration in the disturbed areas near River Park where bank stabilization occurred.
- January 28: Participated in the FY2026 Capital Priorities Meeting.
- January 31: Assisted town staff and volunteers with planting native trees at River Park. We had a great turnout and completed a significant amount of planting. Thank you to Ryan and the town staff for coordinating this successful effort.

February Council Report for Kyla Topham

URC- The board voted to finalize bids for the RFP. We are continuing with multiple bids because they have good potential with pros and cons for each. We are still waiting to hear from the PSC for program approval. Once the program is approved we will have 90 days to approve the utility agreement. Randy has been working with staff from the Town and members of the URC to draft the agreement.

Housing- We received two responses to the RFP for Trapper Circle. At the last minute one bidder decided to withdraw. I attended the presentation by the remaining applicant. We have a follow up meeting for additional questions scheduled. We have also scheduled our next regular housing meeting to include representatives from Zion Forever.

Community Development- Kyndal sent the quarterly report for the invasive species grant to the council via email. Planning commission is working on repairs and refurbishment of non complying buildings. The history event was a great success! Hopefully you caught the weekly emails leading up to the event that included snippets of Springdale history.

Messaging- We have met a little more than monthly to prep for locals week. We are trying bingo again with prizes at the birthday party on March 6. The group will be hosting a Community Messaging Initiative night on Feb 19. We have put together some ideas for positive messaging from the community identity survey.

I participated in activities for hiring a new manager.

CHC- Ryan and I will schedule our quarterly meeting for sometime late March or April. I watched the replay of Every Kid Outdoor.

## **TC Report Feb-11, 2026**

### **Legislative Policy Committee (Utah League of Cities and Towns)**

#### **Several Property tax initiatives: SB97, HB236, HB449, HB161**

SB97 (Sen. McCay) is the main property tax vehicle, with a current substitute that still contains a 5% cap on annual property tax revenue growth...still in the works.

#### **Some Transportation utility fee and other revenue issues.**

#### **Wildland-Urban Interface (WUI) and vegetation removal bills**

HB41 (Tom Peterson) would update Utah's WUI code from the 2006 version to the 2024 version; three possible outcomes were outlined: kill the bill, adopt the updated code as is, or adopt plus constrain city WUI maps so they cannot designate areas below the state level-5 structural risk line on the state map. The level-5 floor idea would prevent cities from mapping high-risk areas as lower-risk to avoid WUI standards.

HB215 (vegetation removal near structures) would bar cities from preventing property owners from removing vegetation in WUI areas where the WUI building code allows such removal, effectively preempting stricter local vegetation protections in defensible space zones

Cities raised concern about liability if state law forces them to allow vegetation removal that later contributes to slope failures or flooding; discussion about whether liability protections could be added.

#### **Homelessness and public safety: HB205**

HB205 focuses on substance-related homelessness and authorizes courts to issue "off-limits" orders prohibiting individuals charged or convicted of drug offenses from entering defined public spaces (parks, libraries, etc.) for up to a year; violating the order would be a class A misdemeanor.

#### **E-bikes framework: HB381**

HB381 revisits the statewide framework for electric bikes, distinguishing true e-bikes (pedal assist, lower-power motors) from high-powered electric motorcycles or mopeds.

\*\*\*\*\*

#### **Emergency Preparedness**

I presented an Emergency Management Training Plan to Town managers. This training plan establishes a systematic approach to develop emergency management competency among Springdale town employees. The program aligns with FEMA's National Incident Management System (NIMS) requirements and builds the incident command (ICS) capabilities necessary for effective response to all-hazard emergencies. Many of our Town managers already

Pat Campbell  
Council Department Report  
February 2026

have elements of this training, so for some it will be a refresher. The proposed training includes tabletop, functional, and full-scale exercises scheduled for the latter part of 2026. Once this has been fully reviewed and approved by the Mayor and Town managers, implementation will begin.

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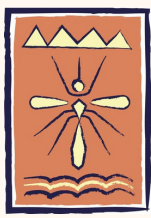
**SOUTHWEST MOSQUITO ABATEMENT & CONTROL DISTRICT**

See attached newsletter.

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**Southern Utah Regional Dark Sky Advocacy Group**

The Southern Utah Regional Dark Sky Advocacy Group discussed upcoming events and initiatives. The first sky monitoring window is from February 5 to 18. The Utah dark sky license plate project needs 500 sign-ups, with current sign-ups under 50. Highlighted upcoming astronomical events like the Artemis II mission and a total lunar eclipse. The group also discussed leveraging hardware stores for dark sky awareness and the potential for a proclamation from Governor Cox for Dark Sky Week.



# SOUTHWEST MOSQUITO ABATEMENT & CONTROL DISTRICT

## JANUARY 2026

### BOARD MEMBER NEWSLETTER

As we begin the new year, January is a time to reflect on last season's efforts and focus on planning for the year ahead. This month's work sets the foundation for effective mosquito control and continued protection of public health in our community. Here are some highlights from the office and the field.

## PUBLIC OUTREACH

Kirk Jones, our new Public Education Administrator, has hit the ground running—and then some! He's already recorded a catchy radio jingle for this year's public service messages, written and recorded an educational mosquito song, and created a "menu" of fun lessons schools can choose from. To bring these lessons to life, Kirk has designed print materials, 3D-printed items, and engaging presentation visuals. He's also been digging into last year's data to help guide treatment strategies for the upcoming season. We're excited to watch this new Public Outreach Program take off! 🚀

Upcoming planned events:

January 22<sup>nd</sup> - Arrowhead Elementary School STEM night

March 19<sup>th</sup> - George Washington Academy STEM night

April 23<sup>rd</sup> - Coral Canyon Elementary STEM night

If you have suggestions for additional schools or events you'd like us to attend, we'd love to hear from you!

## CONTINUING THE FIGHT AGAINST AEDES AEGYPTI

*Aedes aegypti* is still on our radar—even during the cooler months. While mosquitoes may be laying low, our team isn't. We're using the winter and spring to get a head start by pre-treating permanent water sources, cleaning up yards, and removing problem areas before mosquitoes have a chance to move in. We're also talking with residents now so they'll be ready this summer when we stop by their homes. A little work now goes a long way toward keeping *Aedes aegypti* numbers low and our community more comfortable all season long! As a reminder, keep your yard free of containers that could hold water. This is the best way to fight these aggressive biters.



## IN THE FIELD & OFFICE

The Mosquito Surveillance Tech's have been working hard out in the field with many winter projects. They are getting trails built and cleaned up, they are surveying areas that have a potential to have larvae, they are testing products for efficacy in the colder weather, and they are getting the trucks better organized and ready for the season. They are also still trapping a few areas through the winter months. Yes, there are still mosquitoes flying out there in the cold.

North Dixie, Pine View Estates, Nature Park, Gould Wash, Springs and several other places have been cleaned up so far and are ready for when the mosquito season starts to heat up.

A couple of weeks ago, we hosted the monthly UMAA managers meeting at the District office for all the other mosquito district managers in Utah. They enjoyed seeing our facilities and our many innovations. They enjoyed some sunshine while they were here, too.

Sean, serving as this year's President of the West Central Mosquito and Vector Control Association, has been busy putting together the program and finalizing the details for the conference coming up in just a few weeks. The keynote speaker will be from the Health Department in Las Vegas where they have a huge *Aedes aegypti* problem but no control district yet. It will be interesting to hear what they are doing about it all.

In the office, Karen has been busy filing away invoices and other paperwork from 2025. She is organizing her office and cleaning out filing cabinets of old paperwork that can be stored upstairs. We have several new Board members coming in this year, so she is putting binders together and creating name plates for them. Karen is also preparing for the full financial audit, putting folders together, and getting ready the documents she knows they will need.

In the shop, Kesler has been working on building maintenance like cleaning out the ice machines so they are in working order for the season. He is performing maintenance on traps and tools, scheduling maintenance to be done on vehicles, detailing trucks, and organizing the pesticide storage. The chemical inventory is done for 2025 and it looks like the staff did well on pesticide usage last season. We still have plenty to get us going when the season starts.



## UPCOMING CONFERENCES/WORKSHOPS

Here is a list of some of the trainings and workshops the District will be attending this spring:

### West Central Mosquito & Vector Control Association Annual Meeting

When: February 4<sup>th</sup> - 5<sup>th</sup>, 2026

Where: Grand Junction, CO

### American Mosquito Control Association

When: March 23<sup>rd</sup> - 27<sup>th</sup>, 2026

Where: Portland, OR

### Utah Mosquito Abatement Association Spring Workshop

When: May 8<sup>th</sup>, 2026

Where: Salt Lake City Mosquito Abatement District

These conferences are a great way to network with vendors and other managers. We look forward to seeing what other Districts around the country have been working on.

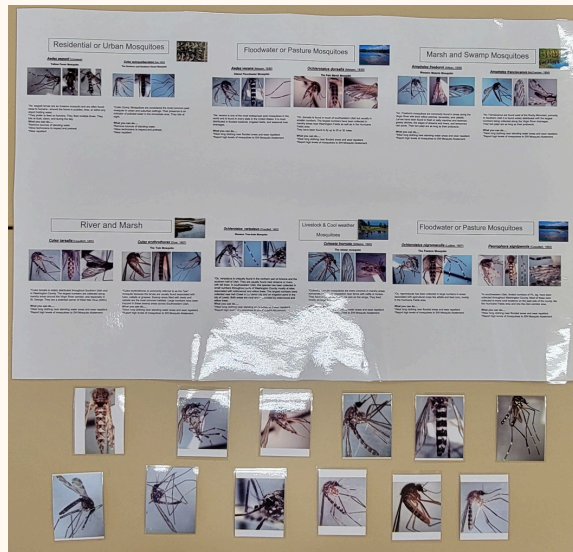


# COMMUNICATIONS CORNER

Please mark your calendars for our first Board meeting of 2026 on February 12 at 4:00 p.m. at the District office. We'll be welcoming several new Board members, and we have a full agenda planned to kick off the year. This meeting will also include the election of our new Executive Board.

I'll share more details, along with any needed paperwork and the Google Meet link, as the meeting gets closer. We look forward to seeing everyone there!

I hope this year is a great year for everyone. It is our privilege to have you on our Board. Thank you for your dedicated service.



## **Council Department Reports 2-11-26**

### **Fire Board**

- The fire board meeting for February will be held later this month.
- HVFSSD, Tom Dansie and I are working on a presentation to educate our residents and businesses about the WUI code and its effects. There will be an open house on 2/17. We will send out a notice of the time and place for the open house.

### **Renewable Energy Report**

- URC will be updating its website by the beginning of March.
- We are expecting the PSC to approve our program at any time. At that point the town will have 90 days to adopt the final ordinance enrolling us in the program.
- URC has selected a FSL (Final Short List) from the renewable energy developers who answered our RFP. RMP will look at this list and send it to the PSC in a few months.
- We are still expecting the new customer utility rate to increase from \$3-\$4. It will stay at this rate until we build up enough reserve fund. Once we have it large enough to satisfy our commitments, we expect the rate increase to go down....maybe to zero. At that point the customers who are enrolled in the program will be paying the same as a normal RMP customer who is not enrolled.



**Town of Springdale**

**01/01/26 - 01/31/26**

Invoice No.	Vendor	Input Date	Amount	Description
INUS409403	Axon Enterprise Inc	1/15/2026	\$ 6,477.80	Annual Axon Payment
1014	Bonham, Aimee	1/15/2026	\$ 1,875.00	ZCEF Artist Coordinator
1/5/2026	Brower, Kyler	1/8/2026	\$ 1,000.00	Interview Travel Stipend
CP87796	Century Equipment Company	1/8/2026	\$ 1,725.00	Backhoe Seat Parts
1/1/2026	City of LaVerkin	1/8/2026	\$ 1,500.00	Quarterly Animal Shelter Contract (Jan-March)
2748	Environmental Techniques Int.	1/15/2026	\$ 8,225.00	Sewer Sludge Treatment
26395311	Kuhn's Heating and Air	1/8/2026	\$ 7,500.00	HVAC Improvements - CCC Closets/Equipment Room
1/2/2026	Lichterman, Andrew	1/8/2026	\$ 1,000.00	Interview Travel Stipend
13368	Rees CPA	1/15/2026	\$ 8,000.00	2024/25 Audit Final Payment
12/31/25 WTP	Rocky Mountain Power	1/15/2026	\$ 1,634.33	WTP Electricity Expense
1/7/2026	Rocky Mountain Power	1/22/2026	\$ 8,088.91	Consolidated Electricity Expense
977405	Runnecard	1/15/2026	\$ 2,202.74	Butch Cassidy Timing Services
166181	Snow Jensen & Reece	1/29/2026	\$ 18,773.00	General Representation
166183	Snow Jensen & Reece	1/29/2026	\$ 1,170.00	Springdale v. Springdale Lodging LLC
166185	Snow Jensen & Reece	1/29/2026	\$ 630.00	Springdale v Melanie Madsen
1/1/2026	South Central Communications	1/8/2026	\$ 1,397.00	Internet Charges/Improvements
6260073568	Southern Tire Mart, LLC	1/15/2026	\$ 1,021.45	PD Vehicle Tires and Servicing
ARIV1005915	Sunrise Engineering	1/29/2026	\$ 6,060.00	GIS Services
ARIV1008876	Sunrise Engineering	1/15/2026	\$ 1,125.00	Canyon View - Watchman Project Engineering
ARIV1008875	Sunrise Engineering	1/15/2026	\$ 11,205.00	Virgin River Scoping Project
1624073	Utah Local Governments Trust	1/15/2026	\$ 1,653.52	Workers Comp Premium
25110.00-2	VCBO Architecture	1/29/2026	\$ 11,625.00	Medical Clinic Architectural Services
6133720604	Verizon Wireless	1/29/2026	\$ 1,007.15	Monthly Office Phone Expense
6133720603	Verizon Wireless	1/29/2026	\$ 2,275.12	Monthly Cell Phone Expense
1/1/2026	Weiland, Zac	1/8/2026	\$ 1,600.00	Monthly Prosecution Retainer
26-1738	Zion Engineering, Inc.	1/15/2026	\$ 1,263.10	Parks Shop Electrical Repair
01/01/26 DAWN	Zions Bank Credit Card	1/22/2026	\$ 2,727.25	Staff Christmas Party
01/01/26 JJ	Zions Bank Credit Card	1/22/2026	\$ 3,390.00	Officer Training - Force Science Institute
01/01/26 JOE	Zions Bank Credit Card	1/22/2026	\$ 5,858.16	Sewer Filter Building Supplies
01/01/26 JOE	Zions Bank Credit Card	1/22/2026	\$ 1,340.72	Sewer Filter Building Supplies
01/01/26 JOE	Zions Bank Credit Card	1/22/2026	\$ 1,104.85	Sewer Filter Building Supplies
01/01/26 ROBYN	Zions Bank Credit Card	1/22/2026	\$ 1,507.00	NYE Catering
01/01/26 ROBYN	Zions Bank Credit Card	1/22/2026	\$ 1,360.00	WAA Wreaths
			\$ 127,322.10	



## **Memorandum**

**To:** Town Council  
**From:** Kyndal Sagers, Zoning Administrator  
**Date:** February 4, 2026  
**Re:** Ordinance 2026-02 Amending Chapter 10-24-7 of the Town Code Regarding Banner Permits

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### **Introduction**

Staff is proposing changes to the Banner Permit standards found in section 10-24-7 of the Town Code. These revisions are intended to enhance clarity, efficiency, safety standards, and expand the range of allowed zones. The Banner permit standards currently allow banners to be placed in the Village Commercial and Central Commercial zones; this proposed revision will also allow banners to be placed in the Public Use zone. This change will allow banners to be placed at the Canyon Community Center, Town Hall, and other properties in the Public Use zone. This will allow for more effective information and identification of community events held on these properties.

Revisions to further enhance clarity on complete application standards include a site plan showing the location of the banner on the property, a letter from the property owner authorizing the banner display, and other clear application standards. Further revisions include the addition of safety standards, such as banners not interfering with free ingress, egress, or openings required for ventilation, and not obstructing the free and clear vision of traffic.

One public comment letter was received prior to the Planning Commission meeting held on January 21, 2026. The public comment letter is attached for your reference.

### **Planning Commission**

During the January 21, 2026 Planning Commission meeting, the Planning Commission added the allowance on number of banners in the Public Use Zone. The Central Commercial and Village Commercial zones allow up to 4 banners per year for a display length of 17 calendar days. There is an interval of 3 weeks between the time a banner is removed, and another is displayed on the same property or business center. In the Public Use zone, the Planning Commission added the allowance of 12 banners per year for a display length of no more than 14 calendar days and a minimum interval of 14 days between the time a banner is removed, and another is displayed on the same property.

### **Planning Commission Motion**

**Motion made by Paul Zimmerman that the Planning Commission recommends approval of the proposed changes to Chapter 10-24-7 of the Springdale Town Code regarding banners as discussed in the Commission's January 21, 2026, meeting with the following modification:**

- 1. The public use zone banner periods be modified to a maximum of 14-day display, 12 per year, and**

a 14 day between the display of each of the banners.

**Discussion of the motion:**

Mr. Dansie asked for clarification from Mr. Zimmerman that the motion would only apply to banners in the public use zone and other banners would be subject to the standards that were currently drafted.

Mr. Zimmerman confirmed that was correct.

**Vote on the Motion:**

**Bhatti: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**The motion passed unanimously.**

***Town Council Action***

The Town Council should review the proposed ordinance revisions. The Council may wish to use the following sample language:

*The Town Council **approves/denies** the proposed changes to Chapter 10-24-7 of the Springdale Town Code regarding Banners, as discussed in the Town Council's meeting on February 11th, 2026. This motion is based on the following findings:*

*[LIST FINDINGS]*



**ORDINANCE 2026-02**

**REVISIONS TO TITLE 10 CHAPTER 24 OF THE TOWN CODE, BANNERS, ALTERING THE ALLOWED ZONES, APPLICATION PROCESS AND STANDARDS.**

**Whereas,** the Town of Springdale desires to revise the standards and application requirements for Banner Permits to make the application process efficient and clear; and

**Whereas,** the Town of Springdale desires to expand the allowed zones in which a banner can be placed; and

**Whereas,** the necessary processes and public hearings required by State Law and Town Code have been fulfilled;

**Now, Therefore, be it ordained** by the Springdale Town Council that Title 10-24-7 of the Town Code is amended as follows:

Adopted by the Springdale Town Council this 11<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Barbara Bruno, Mayor

Attest:

\_\_\_\_\_  
Robin Romero, Town Clerk

**ROLL CALL VOTE**

R. Aton	Yes	No
B. Bruno	Yes	No
J. Burns	Yes	No
P. Campbell	Yes	No
K. Topham	Yes	No

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## 10-24-7: BANNERS:

- A. *Permit required:* A banner is allowed in the VC, CC, and ~~CC~~ PU zones only with a permit as outlined in this section. To apply for a permit under this section, a person must submit a fully completed application on the form provided by the Town, which includes:
1. Site plan showing the location on the property where the banner will be displayed;
  2. Rendering of the banner, drawn to scale and showing the banner dimensions;
  3. Description of the banner materials;
  4. The dates the banner is proposed to be displayed on the property;
  5. A letter from the property owner authorizing the banner to be displayed on the property; and
  6. The appropriate application fee, as determined by resolution of the Town Council.
- B. *Permit application review:* The Director of Community Development or designee is authorized to process banner permits. The ~~Director DCD or designee~~ will either approve or reject the banner application based on the regulations provided in subsection C. of this section.
- C. *General standards:* Banners are not subject to the general sign standards in section 10-24-3. Banners are subject to the following general standards:
1. A banner must not be displayed in the VC and CC zones for more than 17 calendar days. Each property or business center shall not display more than four banners per year. No consecutive approval will be granted. There must be a minimum interval of three weeks between the time a banner is removed from a property or business center and the subsequent display of a banner on approvals received by the same property or business center.
  - 1.2. A banner must not be displayed in the PU zone for more than 14 calendar days. Each property within the PU zone shall not display more than twelve banners per year. No consecutive approval will be granted. There must be a minimum interval of 14 calendar days between the time a banner is removed from a property and the subsequent display of a banner on the same property.
  - 2.3. A banner may not exceed 20 square feet.
  - 3.4. No more than one banner per property or business center or community group may be displayed at any one time.
  - 4.5. Banners must be constructed of a strong cloth or vinyl material, with double stitched edges and corners. Grommet locations on each corner must be reinforced to prevent tearing.
  - 5.6. A banner must not be placed near the intersection of any streets in a manner that obstructs the free and clear vision of traffic.
  - 6.7. No banner shall be placed or maintained so as to interfere with free ingress or egress from any door, window or fire escape.
  - 7.8. No banner shall be placed or maintained in any manner which will interfere with any opening required for ventilation.
  - 8.9. The Town and its agents and officials are not liable for the negligence or failure of a banner owner, or the person responsible for any damage caused by defective conditions related to a banner within the Town.
-

I would like to make a comment on item one of the upcoming planning commission agenda.

As a business who uses banners, I just want to clarify a few things.

1. Does the town and commission feel appropriate for banners to be installed with stakes on either side of them? I don't feel it's appropriate for banners to be installed near the right ways or put up with posts. Banners should be installed and away on the existing building or structure in which the applicant houses. They should not be allowed to be placed in yards or frontages along SR nine without them being attached to an existing structure.
2. As a former tenant and also landlord of 25 years, I would say it's a bit of an overreach to ask for a letter from the property owner every time a banner gets hung up. I could understand the letter being necessary if there's permanent installations or changes happening on the property, such as a new freestanding sign, or modifications to the building, which would impact the owner at a deeper commitment. Having a banner hung up for two weeks is incidental and part of potentially normal operations for an entity and is outside the necessity of property Owner interaction.
3. Site plans sometimes can be obscure especially for hanging a 10ft.<sup>2</sup> banner. It would be better to request a photographic rendering that shows where the banner will be on the building or structure. That way enforcement even on a drive-by could see if it matches with the applicant original picture where they said the banner was going to be placed versus them having to get out and do a scale measurement off the property drawing, in which lot lines are never obvious especially on SR 9, where the right away is not always contiguous with the sidewalks or buildings.

Thank you for these considerations,

With regards,

Jonathan Zambella  
Owner  
Zion Guru-Namastay

### **CERTIFICATE OF POSTING**

I, Robin Romero, acting on behalf of the Town of Springdale, hereby certify that accurate copies of Ordinance 2026-02, were posted at three places within the municipality: Springdale Town Hall, Springdale Post Office, and the Canyon Community Center on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.



## ***Memorandum***

**To:** Town Council  
**From:** Thomas Dansie, Director of Community Development  
**Date:** February 6, 2026  
**Re:** Ordinance 2026-03 (Formerly Numbered as 2025-19) Amending Chapter 10-18 of the Town Code by Adding a Requirement for Enhanced Buffering and Screening on Commercial Properties Adjacent to Residential Uses.

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### ***Introduction and Background***

In the January meeting the Council discussed a proposed ordinance that would require landscape buffer yards on newly developed commercial properties. The Council was generally supportive of the ordinance. However, one Council Member expressed concern regarding the clarity of some of the proposed language. Specifically, the Council Member suggested the language concerning what constituted a “commercial use” triggering the bufferyard requirement could be reworded. The concern centered on clarifying that transient lodging is defined as a commercial use (not a residential use), and thus properties developed with transient lodging must include a landscape buffer yard.

Staff has revised the proposed language in the introductory paragraph of 10-18-6.5 as well as in sections 10-18-6.5(A)(2) through (4) for greater clarity on this matter.

The remainder of the draft language presented in the January meeting remains the same.

The Council should review the proposed clarified language in 10-18-6.5 and 10-18-6.5(A)(2) through (4) to make sure it responds to the concerns expressed in the January meeting. The Council should then make a motion either to adopt or not adopt the proposed ordinance.

The Council held a public hearing on the proposed ordinance in the January meeting. The Council is not required to hold an additional hearing in the present meeting.

The staff report from the January meeting is reproduced below for the Council’s reference and convenience.

### ***JANUARY STAFF REPORT***

Land Use and Town Appearance Sub-Goal F1 of the General Plan directs the Planning Commission to develop enhanced screening and buffering standards for new commercial development adjacent to residential uses. The Commission has discussed this topic in previous work meetings and has recommended proposed ordinance language to add to the Town Code.



The Planning Commission's proposed ordinance would add a requirement for "buffer yards" where commercial property is developed adjacent to residential properties. A buffer yard is a requirement for enhanced setback plus landscaping intended to mitigate the negative impacts of commercial uses adjacent to residential uses. They are a common element in many land use codes from communities across the nation. The Commission used examples from other communities as well as best practices currently observed in Springdale to develop the proposed buffer yard ordinance.

The Council should review the proposed ordinance language, hold a public hearing to accept public comment, then make a decision whether or not to adopt the proposed ordinance.

### ***Summary of Proposed Changes***

The landscape ordinance currently has minimal standards that require use of landscape to screen certain components of a development (e.g. parking, mechanical equipment, etc.). However, there are no quantifiable standards for such screening. Additionally, there are other more general impacts associated with commercial uses (noise, light, general activity, etc.) that are not addressed by the Town's current landscape screening standards. The proposed ordinance will add specific requirements to use a combination of enhanced landscape and setbacks to help mitigate the general impacts of commercial uses adjacent to residential properties.

The proposed ordinance contains three options a property owner can choose from to satisfy the buffer yard requirement on the property. These three options vary in the width of the buffer and the amount of landscape required. Option One is a narrow buffer with a tall fence and dense tall vegetative screening requirement. Option Two is a wider buffer with a requirement for a combination of berm and fencing, with a moderate amount of vegetative screening. Option Three is the widest buffer, and requires more landscaping and no fence.

These three options are described in detail below.

#### **Buffer Yard Option 1**

This buffer yard is the narrowest concept. It is intended to allow development flexibility on smaller lots that don't have enough space for a larger buffer. Given the narrow nature of the buffer, it requires a taller fence and more dense vertical vegetation to mitigate the negative impacts of the commercial use.

#### **Buffer Yard Option 2**

This option requires a mix of berms, fences, and vegetation. The average required width is 20 feet, however the buffer yard can vary in width from a minimum of 15 feet to a maximum of 25 feet to allow flexibility and creativity in design. (Note: the property owner could choose to make the buffer wider than 25 feet, but would only get credit for 25 feet of width. This prevents a situation where a property owner could use a very wide section of buffer to average out more narrow buffers and still meet the 20 foot average requirement.)

### **Buffer Yard Option 3**

This is the widest buffer. It uses additional width and increased vegetation to mitigate the impacts of the adjacent commercial use. Like Option 2, the width of the buffer yard can vary, as long as the average is 35 feet.

The three buffer yard options are presented in conceptual sketches intended to accompany the written ordinance language.

The proposed ordinance allows a property owner to choose which buffer yard option to develop. However, the ordinance also requires the owner of the commercial property where the buffer yard is located to consult with the owner of the adjacent residential property regarding the buffer yard style. The adjacent residential property owner cannot dictate which buffer yard to use. But a requirement to consult with the adjacent residential property owner will allow for more open communication and hopefully result in better buffer yard design.

As originally proposed, the buffer yard requirement would have applied to all commercial property adjacent to residential property. During the public hearing review of the ordinance the Commission discussed a public comment letter that suggested the buffer zone requirement should not apply if the commercial property in question were developed with a residential use (residential uses are allowed in the commercial zones). The writer of the comment felt that commercial property developed with a housing use, including transient lodging, should not be subject to the buffer yard requirement. The Commission agreed that a buffer yard should not be required between two properties developed with a residential use. However, they did feel a property with a transient lodging use should be required to have a buffer from the adjacent residential property. The version of the proposed ordinance included with this report reflects the revisions the Commission made at the meeting.

### ***General Plan Direction***

According to section 10-3-2(A), the Town should only make amendments to the land use ordinance when such amendments will support the goals and objectives of the land use ordinance and General Plan. Thus, the Council should consider whether or not the proposed buffer yard requirement for commercial properties adjacent to residential properties will promote these goals and objectives.

The General Plan emphasizes the primacy of the residential character of the Town. The General Plan also contains multiple statements about promoting village atmosphere. One of the fundamental tenants of the Plan is to guide new development to preserve the Town's village character and residential feel. The buffer yard requirement is intended to help protect residential properties adjacent to commercial properties and to promote a residential feel in the community.

Specifically, the Land Use and Town Appearance General Goal of the General Plan states:

*The Town will manage the type, size, scale, intensity (e.g., density), and appearance of new growth and development to enhance the unique character of Springdale's built environment, preserve views of the natural landscape, **reduce impacts on existing residents and businesses**, and protect natural and cultural resources. (emphasis added)*

Adding a buffer yard requirement to the Town Code is one strategy to help reduce the impact of new commercial development on the Town's existing residents.

General Plan Land Use and Town Appearance Sub-Goal F is even more direct regarding the need to protect residential neighborhoods from the impacts of commercial development. One of the strategies suggested in this Sub-Goal is:

*The Planning Commission will require enhanced screening and buffering on commercial properties adjacent to residential uses as a condition of development approval for new commercial development.*

The proposed buffer yard requirement is a direct implementation of this General Plan directive.

#### **Public Comment**

The Planning Commission received one public comment letter regarding the proposed ordinance, referenced above. This comment letter is attached to this report. No further public comment has been submitted as of the date of this report.

#### **Planning Commission Action**

The Planning Commission considered this item in the December 3, 2025 meeting. The Commission recommended approval of the proposed ordinance, as recorded in the motion below:

**Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed ordinance revision to add buffer yard requirements for new commercial development adjacent to residential properties, as discussed in the Commission's December 3, 2025, meeting. This motion is based on the following findings:**

- 1. The ordinance revision fulfills Land Use and Appearance Sub-Goal F1 of the General Plan for the Planning Commission to develop enhanced screening and buffering standards for new commercial development adjacent to residential uses.**

**The motion includes the following conditions:**

- 1. Item A2 language is to read "Landscape buffer yards shall be located on the outer perimeter of a property with a commercial use, including transient lodging, when the property line is adjacent to a property in the Foothill Residential Zone (FR), Valley Residential Zone (VR),**

**or an overlay zone with a primarily residential use. Landscape buffer yards shall extend to the property of the boundary.”**

**Second by Paul Zimmerman.**

**Discussion of the motion:** There was no additional discussion.

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**



## ORDINANCE 2026-03

### **Amending Chapter 10-18 of the Town Code by Adding a Requirement for Enhanced Buffering and Screening on Commercial Properties Adjacent to Residential Uses**

**Whereas**, the Town of Springdale Planning Commission and Town Council find it necessary to the Town's village character to protect residential uses from the probable impacts of adjacent commercial uses, such as increased light and noise, loss of privacy, and other impacts, and

**Whereas**, the Town of Springdale General Plan directs the Planning Commission to develop strategies for enhanced buffering between commercial uses and residential uses to mitigate these impacts (see General Plan Land Use and Town Appearance Sub-Goal F), and

**Whereas**, in fulfillment of the General Plan direction the Planning Commission has proposed that all new commercial development be required to include a landscape buffer yard where the development is adjacent to residential property, and

**Whereas**, the Town Council desires to add the buffer yard requirement to the Land Use Ordinance as part of the landscape standards, and

**Whereas**, the necessary processes and procedures to amend the Land Use Ordinance, including the requirement to hold public hearings, have been satisfied,

**Now therefore be it ordained** by the Springdale Town Council that section 10-18-6.5 is added to the Land Use Ordinance and shall read as follows:

Adopted by the Springdale Town Council this 11<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Barbara Bruno, Mayor

Attest:

\_\_\_\_\_  
Robin Romero, Town Clerk

#### ROLL CALL VOTE

R. Aton	Yes	No
B. Bruno	Yes	No
J. Burns	Yes	No
P. Campbell	Yes	No
K. Topham	Yes	No

#### 10-18-6.5: LANDSCAPE BUFFER YARDS

A landscape buffer yard is required on all boundaries of a property in the CC or VC zone developed with a commercial use that is adjacent to any property in the FR or VR zone. This includes all FR and VR sub-zones as well as any overlay zone with a primarily residential use. Landscape buffer yards shall meet the requirements of this section. The area of the landscape buffer yard shall be included when calculating the total amount of landscape on the property for compliance with section 10-18-4(A). The quantity of trees, shrubs, and groundcover in a landscape buffer yard shall be included when calculating the total amount of trees, shrubs, and groundcover on a property for compliance with section 10-18-4(C).

A. General Landscape Buffer Yard Requirements: All landscape buffer yards shall meet the following requirements:

1. Landscape buffer yards shall be located entirely within the commercial property to which they pertain. No portion of an adjacent property or right-of-way shall be considered part of the landscape buffer yard.
2. Landscape buffer yards shall be located on the outer perimeter of any property in the CC or VC zone developed with a commercial use wherever the property is adjacent to a property in the FR zone, VR zone, or an overlay zone with a primarily residential use.
3. Properties in the CC or VC zone developed with a residential use are not required to include a landscape buffer yard.
4. Transient lodging is a commercial use. Properties with a transient lodging use must be developed with a landscape buffer yard in accordance with this section.
5. Where they are required, landscape buffer yards shall extend to the property boundary.
6. The owner of the property where the landscape buffer yard is located shall be responsible for the ongoing care and maintenance of the landscape buffer yard. If any required vegetation in the landscape buffer yard dies, the property owner shall replace the vegetation with vegetation of the same type within four months.
7. A landscape buffer yard may be used only for the following uses and purposes:
  - a. Landscaping and buffering from adjacent properties.
  - b. Stormwater management, but only in conjunction with Low Impact Design stormwater management techniques.
  - c. Underground utility lines and appurtenances, but only when they do not impair the buffering function of the landscape buffer yard.
8. None of the following may be located in a landscape buffer yard:
  - a. Buildings or structures, except fences as required by landscape buffer yard standards.
  - b. Parking areas, including parking spaces, parking access lanes, backing space for parking areas, and other areas associated with parking.
  - c. Driveways, fire lanes, fire apparatus turnarounds, loading areas, storage areas, or other similar improvements.
  - d. Dumpsters, trash storage enclosures, recycling bins, composting bins, or similar items.
  - e. Mechanical or electrical equipment such as air conditioning units, generators, and similar equipment.

- f. Recreation and leisure areas such as walkways, paths, benches, courtyards, patios, decks, and similar improvements.
  - g. Commercial uses such as outdoor dining, open air displays, signage, etc.
- B. Coordination with Adjacent Property Owners: There are three landscape buffer yard options available to a property owner to satisfy the landscape buffer yard requirement on a property. The owner of the property requiring the landscape buffer yard shall choose the landscape buffer yard option that provides the best buffering and screening to adjacent residential properties, based on the nature and character of both the commercial property and the adjacent residential property. Commercial property owners should work cooperatively with owners of adjacent residential properties to determine which of the landscape buffer yard options provides the most effective buffering. Ultimately, the commercial property owner is responsible for selecting the landscape buffer yard option that will be developed on the property. However, as part of the landscape plan submittal required in section 10-18-3, the commercial property owner must submit documentation of all attempts to communicate and cooperate with all adjacent residential property owners regarding their opinions on the landscape buffer yard option selected.
- C. Landscape buffer yard Options: An owner of property that requires a landscape buffer yard may select any of the three following options to satisfy the landscape buffer yard requirement, subject to communication with the adjacent residential property owners as outlined in paragraph B above:
  - 1. Option 1 - Wall or fence, and trees.
    - a. Landscape buffer yard width must be a minimum of 10 feet.
    - b. A fence or wall must be placed on the property line.
      - i. The wall or fence must be eight feet in height, unless the adjacent residential property owner requests a lower height. In no instance shall the wall or fence be less than six feet in height.
      - ii. The wall or fence must be completely solid and opaque.
      - iii. The wall or fence may not encroach onto the adjacent property.
      - iv. The wall or fence must be made of one of the following materials:
        - 1. Block or concrete with a stucco or stone veneer facing.
        - 2. Rusted metal.
        - 3. Wood.
    - c. A minimum of five canopy or evergreen trees must be planted within every 100 foot length of landscape buffer yard.
      - i. The trees must be a species selected from the Town's approved plant list.
      - ii. The trees must be projected to reach a minimum height of 25 feet at maturity, unless as provided below:
        - 1. If in the consultation and communication process established in section 10-18-6.5(B) the owner of an adjacent property requests trees with a mature height less than 25 feet, the trees required in the buffer yard may have a reduced height. Written evidence of the residential property owner's request for a tree of lower

height must be submitted as part of the landscape plan.

2. Option 2 - Wall or fence, and berm.

- a. Landscape buffer yard width must average a minimum of 20 feet within every 100 feet of landscape buffer yard length.
  - i. The landscape buffer yard may vary in width to better accommodate the natural or topographic nature of the property, or to provide more effective buffering to adjacent property.
  - ii. The minimum width of the landscape buffer yard may be no less than 15 feet.
  - iii. No more than 25 feet of landscape buffer yard width shall be used to calculate the average width.
- b. A landscaped berm must run the entire length of the landscape buffer yard.
  - i. The berm must be a minimum of four feet in height.
- c. A solid and opaque wall or fence must be placed on top of the berm.
  - i. The combined height of the wall or fence plus berm must be at least seven feet.
  - ii. The wall or fence must be made of one of the following materials:
    1. Block or concrete with a stucco or stone veneer facing.
    2. Rusted metal.
    3. Wood.
  - iii. The wall or fence must run the entire length of the landscape buffer yard, and must be discontinuous and staggered within the width of the landscape buffer yard.
    1. Each discontinuous section must have a minimum two foot overlap along the long axis of the landscape buffer yard with the subsequent section.
    2. The maximum distance between each discontinuous section as measured across the short axis of the landscape buffer yard is four feet.
- d. The berm must be landscaped as follows:
  - i. A minimum of four canopy or evergreen trees must be planted within every 100 foot length of landscape buffer yard.
    1. The trees must be a species selected from the Town's approved plant list.
    2. The trees must be projected to reach a minimum height of 15 feet at maturity.
    3. Trees must be placed between the wall or fence and the nearest property boundary.
  - ii. A minimum of 40% of the area between the wall or fence and the nearest property boundary must be covered in low maintenance, drought tolerant shrubs and/or perennial flowers selected from the Town's approved plant list.

3. Option 3 - Wide landscape buffer yard

- a. Landscape buffer yard width must average a minimum of 35 feet within every 100 feet of landscape buffer yard length.



- i. The landscape buffer yard may vary in width to better accommodate the natural or topographic nature of the property, or to provide more effective buffering to adjacent property.
  - ii. The minimum width of the landscape buffer yard may be no less than 25 feet.
  - iii. No more than 45 feet of landscape buffer yard width shall be used to calculate the average width.
- b. A minimum of three canopy or evergreen trees must be planted within every 100 foot length of landscape buffer yard.
  - i. The trees must be a species selected from the Town's approved plant list.
  - ii. The trees must be projected to reach a minimum height of 15 feet at maturity.
- c. A minimum of 14 large shrubs must be planted within every 100 foot length of landscape buffer yard.
  - i. The shrubs must be a species selected from the Town's approved plant list.
  - ii. The shrubs must be projected to reach a minimum height of three feet at maturity.
- d. A minimum of six large sandstone boulders must be placed within every 100 foot length of landscape buffer yard.
  - i. The boulders must be a red or buff color, consistent with the color of naturally occurring sandstone visible from Springdale.
  - ii. The boulders must measure a minimum of 30 inches in their smallest diameter.
- e. A minimum of 30% of the area of the landscape buffer yard must be covered in low maintenance, drought tolerant shrubs and/or perennial flowers selected from the Town's approved plant list.

### **CERTIFICATE OF POSTING**

I, Robin Romero, acting on behalf of the Town of Springdale, hereby certify that accurate copies of Ordinance 2026-03, were posted at three places within the municipality: Springdale Town Hall, Springdale Post Office, and the Canyon Community Center on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.



## ***Memorandum***

**To:** Town Council  
**From:** Thomas Dansie, Director of Community Development  
**Date:** February 6, 2026  
**Re:** Ordinance 2026-04: Changes to Section 6-1-5 Motor Vehicle Idling Restrictions

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### ***Background***

The Town encourages the protection of air quality (see General Plan Natural and Cultural Resources Sub-Goal E). The Town also seeks to preserve the natural quiet by limiting noise nuisances (See General Plan Natural and Cultural Resources Sub-Goal C). To promote these two objectives, in 2013 the Town adopted an ordinance that prohibits idling of motorized vehicles, except in limited circumstances (see [Town Code 6-1-5](#)).

The Utah State Law authorizing local governments to adopt and enforce motor vehicle idling ordinances requires such ordinances to be primarily educational (see [Utah State Code 41-6a-208\(3\)](#)). Importantly, at the time the Town's ordinance was adopted the State Law required three warning citations to be issued before a local government could issue a fine for a violation of the idling ordinance. The Town's ordinance reflects this requirement.

Several years ago the Legislature revised the State Law. Now a local government is only required to issue one warning citation before imposing a fine. This is less restrictive than the Town's current ordinance, which still requires three warning citations to be issued.

### ***Proposed Ordinance Change***

To be consistent with State Law the Town could revise section 6-1-5 to require only one warning citation to be issued, and not three. This change could help prompt more compliance with the Town's idling ordinance, which in turn could more effectively promote the General Plan goals of protecting air quality and preserving the natural quiet.

Staff notes that there is no conflict with the Town's ordinance being less restrictive than the State Law. The Town can continue to require three warning citations to be issued before imposing a fine. However, this will limit the effectiveness of the ordinance. The requirement to issue three warnings makes it very difficult to prompt compliance from a recalcitrant idling offender.

Staff has drafted a proposed ordinance that makes the Town's idling regulations consistent with State Law. The proposed change simply reduces the number of required warning citations from three to one. No other changes to the Town's idling ordinance are proposed.

***Council Action***

The Council should review the proposed change to the Town's idling regulations in Ordinance 2026-04 and determine whether or not to adopt the change from three warning citations to one warning citation.



## ORDINANCE 2026-04

### AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING THE TOWN'S MOTOR VEHICLE IDLING REGULATIONS

**Whereas**, the Town of Springdale has adopted motor vehicle idling restrictions to promote the General Plan objectives of preserving good air quality and reducing noise nuisances; and

**Whereas**, Utah State Law contains certain requirements relative to local government idling regulations, including a requirement to issue warning citations prior to imposing a fine for violations; and

**Whereas**, the State Legislature recently revised the State Law from requiring three warning citations to now requiring only one warning citation; and

**Whereas**, the Springdale Town Council desires to make the Town's idling regulations consistent with the State Law by reducing the number of warning citations required before imposing a fine;

**Now therefore be it ORDAINED** by the Springdale Town Council that section 6-1-5 of the Springdale Town Code is revised to read as follows:

Adopted by the Springdale Town Council this 11<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Barbara Bruno, Mayor

Attest:

\_\_\_\_\_  
Robin Romero, Town Clerk

#### ROLL CALL VOTE

R. Aton	Yes	No
B. Bruno	Yes	No
J. Burns	Yes	No
P. Campbell	Yes	No
K. Topham	Yes	No

## 6-1-5: MOTOR VEHICLE IDLING RESTRICTIONS:

- A. *Purpose:* The Town of Springdale discourages excessive idling of motor vehicle engines. Excessive idling contributes to air pollution, wastes fuel, and causes noise disturbances in the Town. In order to educate operators of motor vehicles about the detrimental impacts of excessive idling and to encourage responsible idling practices, the Town adopts the following policy.
- B. *Anti-idling policy:* No driver operating a motor vehicle within the Town of Springdale shall cause or permit a vehicle's engine to idle for more than five minutes, with exceptions for the following circumstances:
1. Idling while stopped at the direction of a police officer or authorized traffic control personnel.
  2. Idling required for the operation of emergency vehicles and appurtenant equipment, including police, fire, and ambulance vehicles.
  3. Idling to operate heating or air conditioning equipment inside the vehicle when the external air temperature is below 32°F or above 100°F and when the vehicle is occupied by passengers. Idling to operate heating or air conditioning equipment in unoccupied vehicles is prohibited.
  4. Idling of refrigerated delivery trucks to operate refrigeration equipment while the truck is making a delivery.
- C. *Applicability:* This policy applies to idling on all public streets and public property. The policy also applies to any private property that is open to the general public unless the private property owner:
1. Has a private business that has a drive-through service (a window or other opening in the building that allows customers to receive goods and/or services while remaining in their vehicles) as a component of the private property owner's business operations and posts a sign acceptable to the Town informing customers and the public of the Town's time limit for idling vehicle engines, or Adopts an idle reduction education policy approved by the Town.
- D. *Penalties and enforcement:* Violations of this policy will be handled in the following manner:
1. A person must be issued at least ~~three~~ one warning citations before the Town imposes a fine for violations. For the purposes of this section, a "person" is defined as:
    - a. An individual driver of a private motor vehicle, or
    - b. A company operating a fleet of commercial vehicles, such as a tour bus company, a delivery truck company, or other similar company.
  2. Fines for violations of this policy shall be assessed according to the fee structure for parking violations.
  3. This policy shall be enforced in such a manner as to provide for the safety of law enforcement officers or designees who enforce it.

### **CERTIFICATE OF POSTING**

I, Robin Romero, acting on behalf of the Town of Springdale, hereby certify that accurate copies of Ordinance 2026-04, were posted at three places within the municipality: Springdale Town Hall, Springdale Post Office, and the Canyon Community Center on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.



## **Memorandum**

**To:** Town Council  
**From:** Ryan Gubler, Director of Parks and Recreation  
**Date:** February 4, 2026  
**Re:** Code Revision to Allow Dogs Off Leash at New Park Area

This past month, staff has worked with our contractor to complete the new fenced dog-area near the playground. This is roughly 6,000 square-feet of fully-enclosed grass space with three gates, a bench, and a dog-waste station. It was intended that this would be a new space to allow people to take their dogs and allow them to play off-leash.

Currently, our Town Code allows dogs to be off-leash only in very specific areas and circumstances. It is the recommendation of staff that Town Council revise Town Code Section 5-2-13(B) to allow the fenced area directly east of the playground to be an off-leash area for dogs.





**ORDINANCE 2026-05**

**AN ORDINANCE AMENDING SECTION 5-2-13 OF SPRINGDALE TOWN CODE  
ADDING A FENCED N OFF LEASH AREA IN THE TOWN PARK AS AN OFF  
LEASH AREA FOR DOGS**

**WHEREAS**, The Springdale community has requested the Town establish a fenced off leash dog area (dog park) in or near the Town Park on Lion Blvd.; and

**WHEREAS**, a small area of the Town Park adjacent to the playground was identified by the Parks and Recreation Department as a suitable area to be used as a dog park; and

**WHEREAS**, the Springdale Town Council budgeted RAP tax funds in the fiscal year 2026 budget to provide fencing and other amenities to create the new fenced dog park; and

**WHEREAS**, the use of ignition sources including explosive and other fireworks within the Town of Springdale substantially increases the risk of fires; and

**WHEREAS**, the Parks and Recreation Department has completed work to install fencing and signage and other amenities for the use of the area as an off leash dog park; and

**WHEREAS**, the Springdale Town Council finds that section 5-2-13 of the Town Code needs to be amended to include the new fenced dog park in the areas designated in code as “off leash” areas for dogs,

**NOW THEREFORE BE IT ORDAINED** by the Springdale Town Council that section 5-2-13 of the Springdale Town Code is amended as follows:

**5-2-13: LEASH RESTRICTIONS; OFF LEASH AREAS AND RESTRICTIONS:**

- A. Notwithstanding section 5-2-1 of this chapter, dogs must be controlled by a leash not to exceed six feet in length in the following areas:

1. The entire length of Zion Park Boulevard (SR-9), including sidewalks and pavement.
  2. The entire length of Lion Boulevard, including sidewalks and pavement.
  3. Paradise Road, including sidewalks and pavement, from Zion Park Boulevard to Winderland Lane.
  4. On or within 20 feet of the Zion canyon trail or similar multiuse public trail or path.
  5. At any public event, festival or gathering.
  6. The Town ballfield, as required in subsection B. of this section, if the area is occupied by another individual or group.
  7. The George Barker River park, as required in subsection B. of this section, if the area is occupied by another individual or group.
  8. Any other area specifically designated by signage to require dogs to be on a leash.
- B. Notwithstanding section 7-6-6 of this Code, dogs shall be permitted to run off leash in Town parks and recreation areas specifically authorized as off leash areas by Town ordinance and clearly identified by signage as such. These areas are listed as follows:
1. The area of the river park that lies east of the Virgin River and designated as the Marj Bonner dog park, except as limited by subsection A. of this section.
  2. The area of Town property south of the Town cemetery and public works access road and west of the power substation access road.
  3. The area of the Town park that lies north of Black's Wash and designated as the ball field if the area is not otherwise occupied by any other individual or group.
  4. The area of the river park that lies west of the Virgin River and designated as the George Barker River park if the area is not otherwise occupied by any other individual or group.
  5. The fenced lawn area between the Canyon Community Center parking lot and Black's Canyon Wash, adjacent to the Town Park playground.
- C. The owner of a dog in an off leash area must:
1. Carry a leash not more than six feet in length sufficient to bring the dog under effective control if the dog behaves in a manner that disturbs any person or animal.
  2. Remain in effective voice or hand control of the dog and within constant sight of the dog.
  3. Not allow the dog to rush at, threaten or attack any person or animal.
  4. Not allow the dog to obstruct or interfere with any person or motor vehicle on public property.
  5. Obey control signs, erected to indicate dog off and on leash areas.

6. Not allow the dog to damage or disturb vegetation, habitat or native wildlife.
7. Remove and dispose of dog feces.

ADOPTED by the Springdale Town Council this 11<sup>th</sup> day of February 2026.

---

Barbara Bruno, Mayor

Attest:

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Robin Romero, Town Clerk

ROLL CALL VOTE		
R. Aton	Yes	No
B. Bruno	Yes	No
J. Burns	Yes	No
P. Cambell	Yes	No
K. Topham	Yes	No

**CERTIFICATE OF POSTING**

I, Robin Romero, acting on behalf of the Town of Springdale, hereby certify that accurate copies of Ordinance 2026-05, were posted at three places within the municipality: Springdale Town Hall, Springdale Post Office, and the Canyon Community Center on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.



## Memorandum

To: Town Council

From: Niall Connolly

Date: February 6, 2026

Re: Alteration to a Noncomplying Building: Cable Mountain Lodge

### Introduction

Nate Wells, General Manager of the Cable Mountain Lodge, has made a building permit application for a 108 sq ft office addition to an existing building. The office will be created by enclosing an open air area which is currently beneath the roof of the building.



Figure 1. The proposed area to be enclosed is shown in blue in the diagram above

This needs approval from the Town Council because the building is noncomplying. Section 10-21-8 of the Town Code states the following:

*A duplex, multi-family dwelling or **commercial building** or structure having nonconforming aspects, but having a use that is conforming, may be altered or added to, **with the approval of***

*the Town Council, provided such alteration or addition will not result in an expansion of any existing nonconformities or creation of new nonconformities. (Emphasis Added)*

The building is noncomplying because it is significantly larger than the maximum building size allowed in the Village Commercial (VC) Zone. If the proposed addition were to result in an expansion of this nonconformity, the Council should deny this request. If not, the Council should approve the request.

### **Analysis**

Section 10-11B-5 of the Town Code states that the gross area of a building in the VC zone shall not exceed 5,000 sq ft, or 8,000 sq ft, if it is setback at least 100 ft from SR-9. The building is setback from SR-9 by more than 100 ft, and therefore the 8,000 sq ft maximum applies. This building is actually about 9,000 sq ft. However, it was previously part of a much larger building that measured approximately 28,000 sq ft. The history of that building is summarized below.

The Town authorized the building to be constructed at 28,000 sq ft total through a conditional use permit issued in the mid 1990's. Although conditional use permits are not generally the appropriate method to authorize a deviation from a development standard, that is the tool the Town chose to use to allow the larger building size. In this way the Town provided authority to construct the building in its large size and the building was legal when it was constructed. Importantly, conditional use permits run with the land. So the legal authorization for a larger building persists on the property.

As originally constructed, the building had three wings, each connected by a covered breezeway. The main and largest wing housed a theater, the other two wings housed offices and retail shops.

In 2010, the Town Council authorized an 800 sq ft addition to the building in the area of one of the breezeways that was already covered by a roof. The Council found that the original conditional use permit issued for the property justified this expansion (more details on that request are presented later in this report).

In 2017 the Town Council allowed the 28,000 sq ft building to be remodeled. The remodel separated the main theater wing of the building from the two smaller retail / office wings of the building by removing the breezeway connections. As part of this remodel the main theater wing was remodeled into a hotel, and additional interior square footage was added such that the main theater (now hotel) wing measured approximately 27,000 sq ft (in keeping with the extent of the noncompliance on the property). The other two wings remained connected as a single building connected by a breezeway. This smaller building measured approximately 9,000 sq ft.

The proposed addition to the noncomplying building is located in the smaller, 9,000 sq ft building.

Gross area (in the VC zone) includes all building areas enclosed by walls—it does not include covered patios or walkways (e.g. breezeways or courtyard overhangs). The proposed new office is beneath the existing roof, but not within existing walls. By the current definition of gross area in the Code, enclosing

this area would increase the building size. This would result in an expansion of an existing nonconformity, and therefore would not be permitted by the Town Code.

On the other hand, at the time the building was originally constructed, building size in the VR zone *did* include all covered areas (according to the Code definition at the time). So by that definition, this proposed addition would *not* be expanding a nonconformity. The building was originally approved by a Conditional Use Permit. The Conditional Use Permit was approved with a concept drawing, which did not include a maximum building size, but which clearly anticipated a building significantly larger than the code maximum of 8,000 sq ft.

There are no Development Agreements or ordinances in place which would require the Town to consider this request under the old ordinance. In most cases, applications are determined based on the present day Code, and not regulations that existed at the time a property was originally developed.

In 2010, the Town Council approved a similar request, for an 800 sq ft conference room directly adjacent to the office which is now proposed. The building size definition in 2010 is the same as it is today. This addition was also created by enclosing an area already covered by an existing roof—the same as the present proposal. In that instance, the Council chose to apply the old ordinance's definition of building size (i.e. which was in place when the conditional use permit was issued and the building was first constructed). In so doing, the Council found that the nonconformity would not be expanded, because the building size was not technically not being increased (as per the old ordinance definition). Full details of the Council's deliberation on that occasion are in the minutes of that meeting, and are appended to this report for reference. The staff report relating to this item is also attached for reference. The report also notes that an addition of this nature could be considered in compliance with the original Conceptual Site Plan which was approved back when the complex was built, because it is all below the approved roof area.

## **Conclusion**

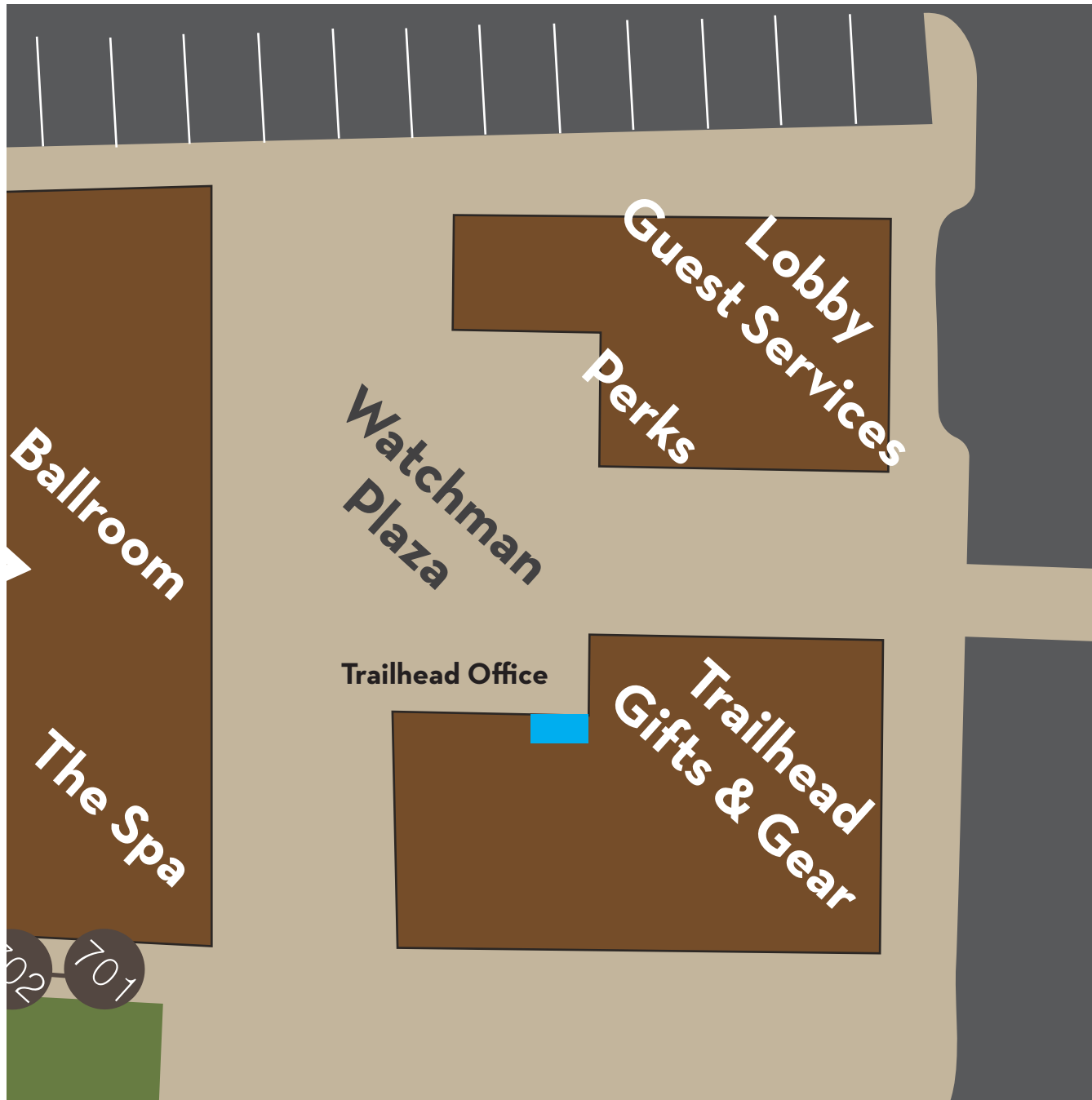
The Council is being asked for approval for an alteration to a noncomplying building. The alteration consists of enclosing an existing covered area of 108 sq ft to create an office. The existing building exceeds the maximum size allowed in the VC zone. Under today's definition of building size, this addition - though very minor in scale- would increase the overall size of the building. This would not be permitted by the Town Code. On the other hand, in 2010 the Council chose to apply the definition of building size which was in force at the time the building was originally constructed. By that definition, the proposed addition would be permissible. The Council should review this request in light of the information provided, and decide to either approve or deny the request.

## **Appendix A:**

### **Application Drawings**



# Trailhead Office Location



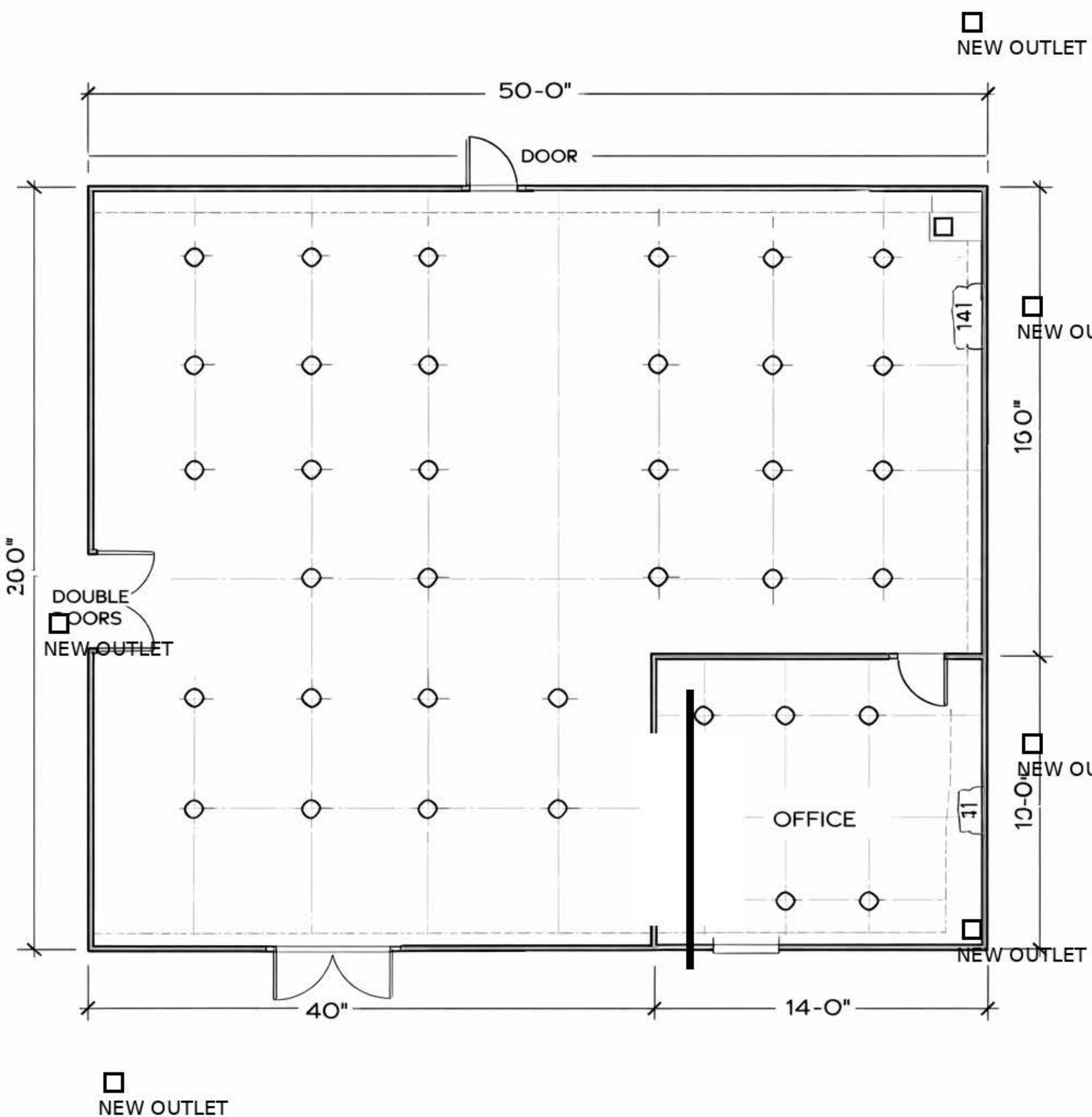
# Trailhead Office ELEVATION

**Siding: Benjamin Moore - Woodcliff Lake 980**

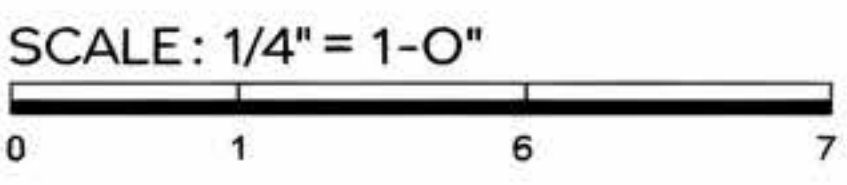
**Door: Benjamin Moore- Racoon Hollow 978**



80'-0"



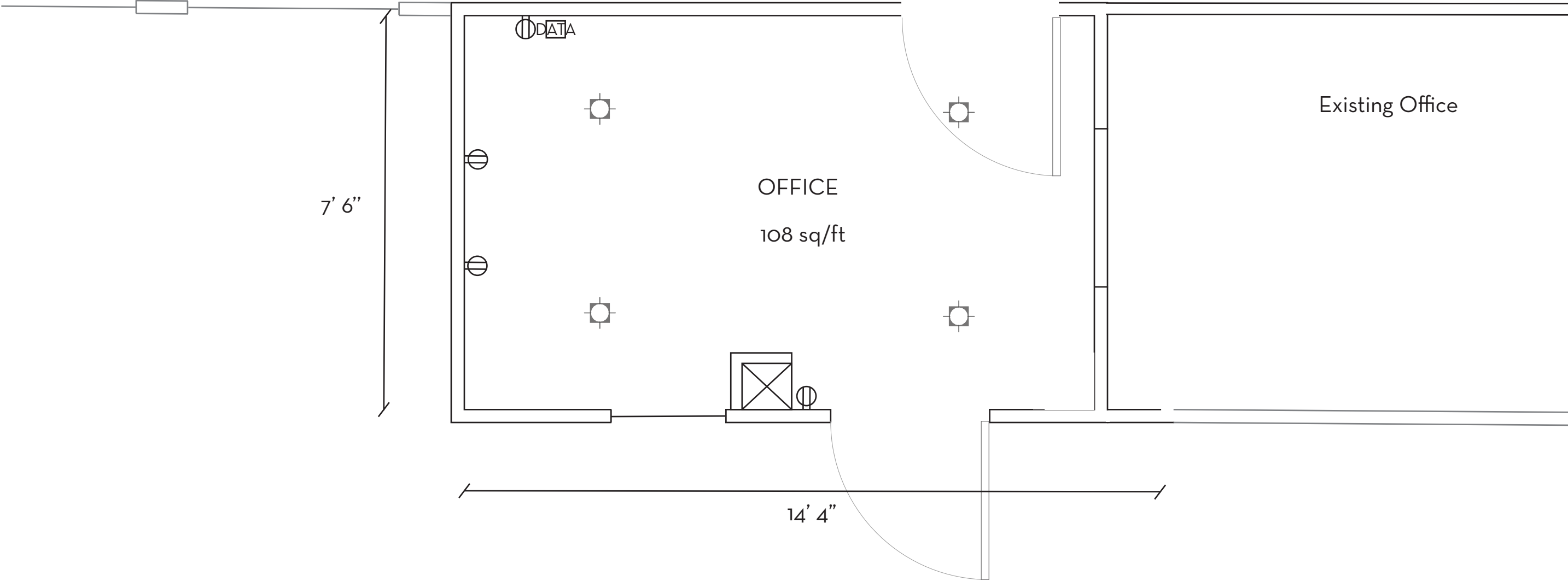
**ELECTRICAL NOTES:**  
• (6) NEW WALL OUTLETS SHOWN &



# Trailhead Gifts and Gear Office

## Zion Canyon Village

TRAILHEAD GIFTS & GEAR



**Appendix B:**

**Staff report from December 2010 Town Council meeting, along with minutes of that meeting.**



## ***Memorandum***

**To:** Town Council  
**From:** Thomas Dansie, Town Planner  
**Date:** December 6, 2010  
**Re:** **December 8, 2010 Town Council Meeting**  
**Alteration of a Non-conforming Building: Cable Mountain Lodge**

### ***Overview***

The Cable Mountain Lodge would like to add an 800 square foot conference room to the Giant Screen Theater building. The proposed conference room will be constructed under an existing roof in the area between Toaquim's Village and the main theater building. The only construction will be adding three walls to enclose the area.

The Giant Screen Theater Building is non-conforming in size (the building is over 28,000 square feet, the code maximum is 8,000 square feet). Section 10-21-9 states that non-conforming buildings may be altered or added to with the approval of the Town Council. However, such alterations or additions may not increase the non-conformity of the building or create any new non-conformities. The Council needs to determine if the proposed 800 square feet of conference room space will increase the building size non-conformity.

### ***Background***

Several months ago representatives from the Cable Mountain Lodge met with staff to discuss the proposed project. During that meeting staff informed the Cable Mountain representatives that the 800 square foot conference room could be allowed under the Conditional Use Permit for the theater. The Conditional Use Permit for the theater allowed the original construction of the 28,000 square foot theater complex. Staff informed the Cable Mountain Lodge representatives that as long as the proposed addition fit within the building size limitations of the Conditional Use Permit it could be allowed.

However, after the meeting with the Cable Mountain Lodge and upon closer inspection of the Conditional Use Permit, staff discovered that the Permit does not specifically mention building size. The only inferred reference to building size is in the "Conceptual Site Plan" which shows a very large theater and commercial complex, but does not establish definite building size maximums.

Finding that the Conditional Use Permit does not specifically mention building size, staff informed the Cable Mountain Lodge representatives that the information given in the previous meeting was inaccurate, and that the project would need to go to the Council for review as required by section 10-21-9.

The Cable Mountain Lodge is now requesting the Council approve the 800 square foot conference room as an alteration to a non-conforming building.

### ***Analysis***

The main issue for the Council to consider is whether or not the 800 square foot conference room will increase the building size non-conformity of the theater building. If so, the Council should deny the request. If not, the Council should approve the request.

The Town's current ordinance defines "Gross Area" as all are enclosed by walls. However, the ordinance in place at the time the theater building (and the Cable Mountain Lodge) was constructed defined building size as all areas enclosed by walls, plus covered walkways, patios, and porches.

The proposed addition will be constructed completely in an area that is now a covered walkway. Thus, under the old ordinance (the ordinance in place when the building was constructed) the conference room would not increase the calculation of building size, and should be allowed. On the other hand, under the new ordinance the conference room will increase the building size calculation.

The Council needs to decide which ordinance to apply to the request. In general, the town enforces current ordinances and only uses previous versions of the ordinance only when specifically required by law, agreement, or other special circumstances.

There are no laws or agreements that mandate using the old ordinance in this situation. However, there are several special circumstances the Council could consider to justify using the old ordinance (and thus finding the proposed conference room does not increase the building size non-conformity).

- 1- The original Conditional Use Permit does not specifically mention building size, but clearly intended to allow a building larger than the ordinance permitted. The fact that a 28,000 square foot building has already been approved and constructed based on the Conditional Use Permit implies that the Permit allows building size flexibility, even though the permit does not specifically mention building size maximums.
- 2- The Conceptual Site Plan included with the Conditional Use Permit shows a very large building, but no definite building size limits. The Council could use the Permit to justify allowing the proposed conference room, as long as the proposal is in compliance with the Conceptual Site Plan. The proposal will make no changes to the footprint or roofline of the building. The conference room will be completely hidden from view from all adjacent properties and the street. And the proposal is in keeping with original allowed use allowed by the Permit. Therefore, staff feels the proposal is in compliance with the Conceptual Site Plan.
- 3- The Council granted a similar request for an alteration to the theater building several years ago. In that proposal the theater was to be remodeled as a spa with a 6,000 square foot second story added in the theater building. That proposal was obviously never constructed.

### ***Recommendation***

Section 10-21-9-B allows the Giant Screen Theater building to be altered or added to, provided the alteration or expansion does not increase the non-conformity or create new non-conformities.

Under the town's current ordinance the proposed addition will increase the building size non-conformity and thus should not be allowed.

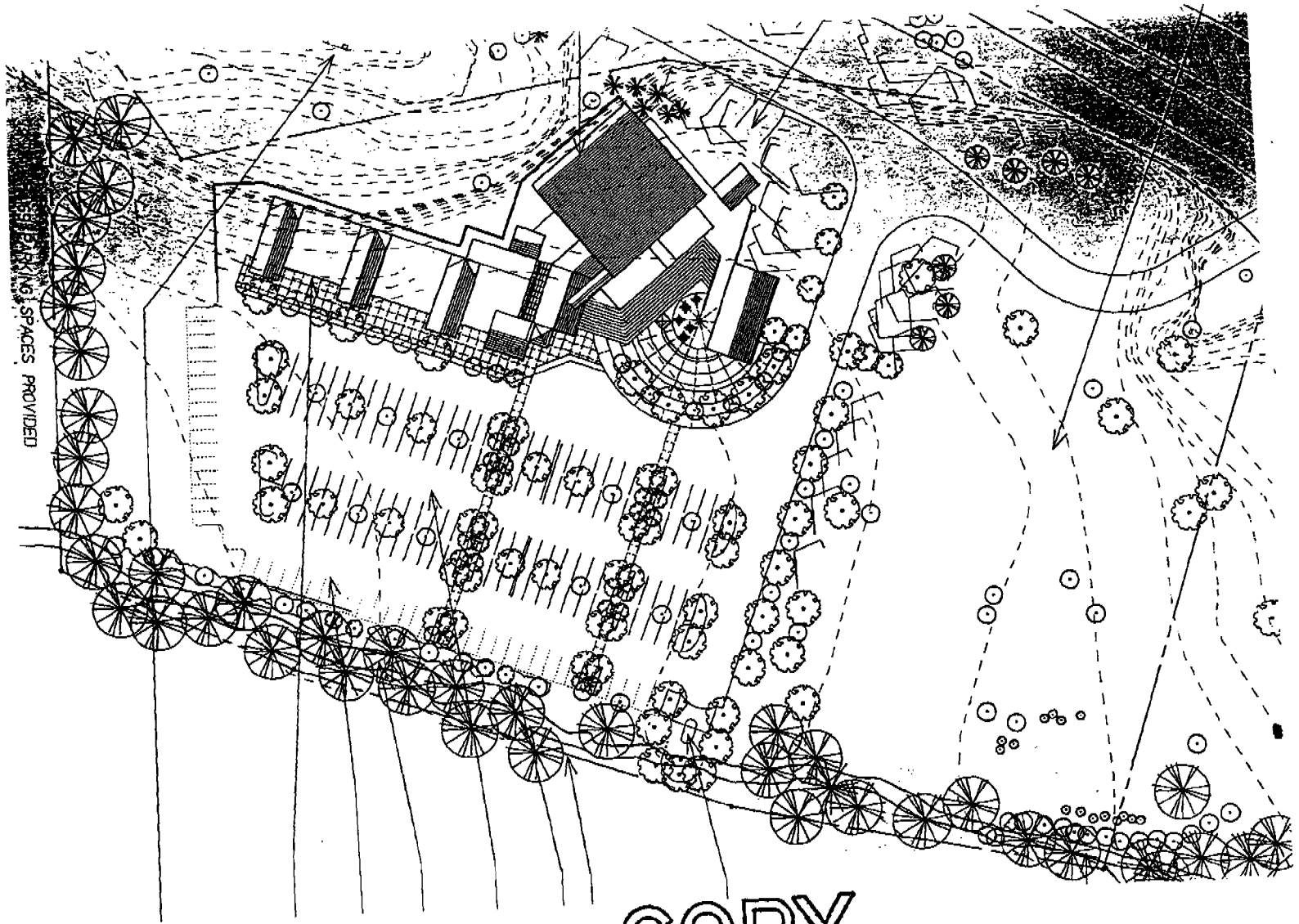
Under the town's previous ordinance, and arguably under the Conditional Use Permit, the proposed addition would not increase the building size non-conformity and should be allowed. Staff feels the

Council can be justified in allowing the proposed conference room based on the special circumstances cited above.

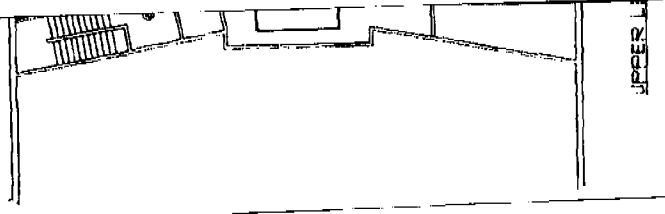


CONDITIONAL USE  
PERMIT

CONCEPTUAL SITE PLAN



COPY





## TOWN OF SPRINGDALE

P.O. Box 187 \* 118 Lion Boulevard \* Springdale, UT 84767  
435.772.3434 \* 435.772.3952 fax \* springdale@infowest.com

### TOWN COUNCIL NOTICE AND AGENDA

Revised 12/06/10 to add appointment to RSFPD Board and alteration of a non-conforming building at  
145 ZPB

**THE SPRINGDALE TOWN COUNCIL WILL HOLD A MEETING ON WEDNESDAY,  
DECEMBER 08, 2010 AT 5:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD.,  
SPRINGDALE, UTAH.**

Pledge of Allegiance  
Approval of agenda  
General discussion & announcements  
Visitors Bureau report – Dean Cook  
Zion Park update – Supt. Whitworth  
General Plan report  
Community questions

#### New Business

1. Report from Washington County Arts Council – Kim Konikow
2. Public Budget Hearing – Consideration and possible adoption of Resolution 2010-12 Opening and Amending the budget for fiscal year ending June 30, 2011
3. Approval of 2011 meeting dates
4. Alteration of a non-conforming building at 145 Zion Park Blvd. – Cable Mountain Lodge – Nate Wells
5. Appointment of the Town's Member of the Rockville Springdale Fire Protection District Board – Pat Cluff

#### Consent Agenda

Invoices, minutes of October 13, 2010

Council Discussion  
Department Reports

**Closed Meeting:** Discussion of potential and pending litigation  
Action required by Closed Meeting

#### Adjourn

APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

The foregoing agenda was posted at the Springdale Post Office, the Springdale Branch of Zions First National Bank and the Springdale Town Hall at approximately 12:15 A.M. (P.M.) on 12-06-2010 by CR Totten

The Town of Springdale, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town-sponsored public meetings, services, programs, or events should call Fay Cope, Springdale Town Clerk, at 772-3434, giving at least 24 hours notice before the meeting.

Packet materials for agenda items can soon be found here:  
[http://www.springdaletown.com/packets\\_council.html](http://www.springdaletown.com/packets_council.html)



## TOWN OF SPRINGDALE

P.O. Box 187 \* 118 Lion Boulevard \* Springdale, UT 84767  
435.772.3434 \* 435.772.3952 fax \* springdale@infowest.com

### **MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON WEDNESDAY, DECEMBER 08, 2010 AT 5:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**MEMBERS PRESENT:** Mayor Pat Cluff, Council members John Callahan, Louise Excell, Kathy LaFave and Stan Smith

**ALSO PRESENT:** Town Manager Rick Wixom, DCD Tom Dansie and Town Clerk Fay Cope, recording. Seven citizens signed; see attached list.

**Pledge of Allegiance:** Mayor Cluff

**Approval of agenda;** The Clerk said there would be no minutes on the consent agenda and Jock Whitworth wouldn't be present for a Park update, but he had given the Clerk some information to report.

**Motion by Louise Excell to approve the amended agenda with those changes, seconded by Stan**

**Smith:**

**Callahan: Aye**

**Cluff: Aye**

**Excell, Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**

**General discussion & announcements:** The Clerk announced that the Planning Commission had canceled their December meeting. The Mayor announced that the Zion Joy to the World Festival was underway and had been successful beyond anyone's expectations. The Light Parade was especially successful and a large number of people supported and participated in the parade and the Ice Cream Social afterward. There was incredible community support. People had told her they thought the festival had the potential to put Springdale on the map in December. The fact that Z-Arts, the Visitors Bureau and the Town were all partners in the event was one of the most exciting and important parts of the Festival.

#### **Visitors Bureau report:**

- Dean Cook agreed that the Joy Festival was a great partnership effort. He was particularly happy that Z-Arts was participating.
- He said ZCVB had held their end-of-the-year luncheon that day and had discussed the possibility of having monthly special events. He said the light parade was very fun and he was 'in shock and awe' by how many entries there were and how creative they were. He thought it would be great to start the advertising and preparation for the Festival much earlier in the year.
- The County Visitor and Convention Bureau would be supporting Springdale this year by sponsoring 3-4 ads in *Sunset Magazine*. Those ads always had a great reader response.
- The annual *POTY Dinner* would be held on Friday, January 28 at the Bit and Spur. Tickets were \$20 in advance, and there would be menu choices soon.

**Zion Park update:** The Clerk said Supt. Whitworth had call to say he couldn't be present but he wanted the Council to have the following information:

- The road construction project was substantially complete; they were striping the road now. They thought the road was 'good for the winter' but there was a long punch list to complete in the spring.
- Ron Terry was retiring in January. He would be missed by all. He had been with the Park Service for 39 years.
- The Visitor Center would be closed on Christmas Day but the Park would be open.
- There were no visitation figures yet, but he would make sure they got emailed as soon as they were available.
- Public information meetings for the Park's The Wild and Scenic Rivers Management Plan for the Virgin River had been sparsely attended. The best attendance was at the Salt Lake meeting; St. George was second and Springdale last. Ms. Excell said Kezia Nielsen had told her it was the first time Zion held a public information meeting that no one attended.
- Zion's Soundscape Management Plan had gone out to the world and one of the results was that Harvard Business School was working with the Park to analyze the plans and research ways to implement it.
- Mr. Whitworth and Janette Tank were performing at Music at the Mart on the upcoming Saturday from 3 -5 pm.
- He was attending the National Scenic Byway presentation with the legislature the following week; if anyone from the Town was attending, he was interested in ride-sharing. Mr. Dansie said he would be attending and updated the Council on progress with the Plan: The Five County AOG (FCAOG) had presented the plan to the participating communities. FCAOG had made significant improvements to the plan after receiving community input and were now ready to present the final draft of the plan to the State Scenic Byway Committee on December 14. He thought the final draft was much better than the draft the Council had reviewed. After the Committee reviewed the draft, it would come back to the communities for their final approval.

#### **General Plan report:**

Mr. Dansie announced that the Planning Commission had a very productive review of the entire final draft in their work meeting the night before. They were comfortable with the changes they'd made to the plan and felt fairly confident that the document addressed the public comments received in the public process. There would be a Planning Commission public hearing in January, and if they forwarded it to the Town Council, that hearing would be in February. The Town was close to adopting an updated General Plan.

Ms. Excell congratulated the Commission for completing the update so soon after their goal date. Mr. Callahan commended the Commission for the hard and difficult work they had done. He said he watched their frustration with the scarcity of ongoing public input and thought it was amazing that they were still very productive.

**Community questions:** none

#### **New Business**

**Report from Washington County Arts Council (WCAC) – Kim Konikow:** Ms. Konikow thanked the Council for their continuing support and said she would be asking for a financial contribution at least one more year. The Arts Council had produced a beautiful rack card, which she distributed to the Council. Their website was still under construction. They were working with *Now Playing Utah.com*, an events website produced by the Utah Arts & Cultural Coalition. They hoped to create a calendar that listed all the cultural events in all the communities. The website would also provide information about exhibit spaces, as well as contact information for teachers of music, dance and art. They had offered 5 professional development sessions last year. David White from New Hampshire had been most well attended. He lectured on the importance of artists being active members of their community – running for office for sitting on boards. They could only make change if they participated actively. WCAC also had a popular session on how to raise money on a local level.

WCAC was planning to 'step out from County' to become a 501(c)3 non-profit organization. Ms. Excell asked if that would mean the County would no longer fund them. Ms. Konikow said the county only provided them \$1000 a year. There was another organization possibility called an LC3, a limited liability corporation that 'fell between non-profit and for profit organizations'.

WCAC hoped to survey all the artists in the county as well as survey art aficionados. Those were huge tasks that the SUU arts administration graduate program would be spearheading. The surveys were ground work for their main objective: a .1% Arts and Recreation tax they hoped to see on the ballot next November. If it didn't pass then, they would try again in 2012. They estimated that tax would bring in approximately half a million dollars that would be used to offer re-granting opportunities to county 501(c)3 organizations as well as direct grants to county artists.

**Public Budget Hearing – Consideration and possible adoption of Resolution 2010-12:**

**Opening and amending the budget for fiscal year ending June 30, 2011:**

**Motion to open public hearing by Kathy LaFave, seconded by Louise Excell:**

**Callahan: Aye**

**Cluff: Aye**

**Excell, Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**

Ms. LaFave commended Mr. Wixom; the budget amendment was very well explained in the staff report.

For the record, Mr. Wixom explained that there were only a few changes; the energy grant, fireworks, replacing the projector at the Community Center and completing the stonework around the donor sign at the CCC.

There was a short discussion about the River Park Trail, which so far had been funded by grants from the Safe Routes to School program.

There were no public comments.

**Motion to close public hearing by Louise Excell, seconded by Kathy LaFave:**

**Callahan: Aye**

**Cluff: Aye**

**Excell, Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**

**Motion by John Callahan to adopt Resolution 2010-12 Opening and Amending the budget for fiscal year ending June 30, 2011, seconded by Louise Excell.**

**Callahan: Aye**

**Cluff: Aye**

**Excell, Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**

**Approval of 2011 meeting dates: Motion by Stan Smith to approve the 2011 meeting dates as presented, seconded by Kathy LaFave:**

**Callahan: Aye**

**Cluff: Aye**

**Excell, Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**

**Alteration of a non-conforming building at 145 Zion Park Boulevard:** Nate Wells represented Cable Mountain Lodge. He thanked the Council and staff for accommodating their request to be heard so quickly. They wanted to enclose 800 SF under the breezeway in order to add a conference room. The room would primarily serve the guests at Cable Mountain Lodge. He was hoping that the revision could be considered under the ordinance governing their original conditional use permit. Kathy LaFave said she had worked at the Theater and was familiar with the property. The courtyard was a good

protected space. The property was non-conforming and always had been. It made sense to her to review this application under the original governing ordinance. It wouldn't have any visual impact on anyone by the Cable Mountain Lodge. It already had one wall, the roof and the floor. Mr. Wells said it would be designed so it looked like it had always been there.

Mr. Smith asked if the access to Toaquim Village would be changed. Mr. Wells said one of the entrances would be eliminated, but the owner of the store was amenable. They'd have more retail space. He acknowledged there were restrictions, but common sense said there were not visual impacts. He was also concerned about the precedent.

Ms. Excell said she had been very resistant to the size of the theater project from the beginning. If this proposal wasn't essentially inside the building, she wouldn't be able to support this application under the old conditional use. She was hesitant about allowing a change of this magnitude to a non-conforming use in this community. She was also uneasy about the precedent.

Ms. LaFave said it was unlikely that any other applicant would already have a roof, a floor and one wall of a structure already in place.

Ms. Excell cautioned Mr. Wells to be judicious in requests to the Town. The Theater complex already had 20,000 square feet of space that no other business in this town could ever be able to build.

The Mayor asked if this would affect the complex's parking issues. Was the parking issue settled? Mr. Dansie said yes and no. The complex had more than enough parking for their businesses. The problems arose from the way they managed the surplus. Mr. Smith asked Mr. Wells if he would convey the town's hope that the Town's good will toward the complex would be returned by the owners to resolve the parking problems.

**Motion by Kathy LaFave to approve the alteration of a non-conforming building at 145 Zion Park Boulevard. Some of the logic behind allowing the non-conforming addition under a conditional use was that there already existed a roof, a floor, one wall and footings. The motion was based on using the Town's previous building size ordinance because that was the ordinance under which the original conditional use permit was granted; seconded by Stan Smith:**

**Callahan: Aye**

**Cluff: Aye with reservations about the issues that existed between the town and the theatre**

**Excell: Aye**

**LaFave: Aye with the reservations she already expressed**

**Smith: Aye**

**Motion passed unanimously.**

Mr. Wells stated that he would use whatever influence he had with the owners of the property to encourage good will in both directions.

**Appointment of member to the fire district:**

Ms. Excell explained that the District clerk had informed her that her term on the Fire Board expired at the end of 2010. The Board had requested that she be reappointed. Mr. Bob Orton was present and reinforced that plea. He said Ms. Excell was absolutely needed by the District. Her expertise and experience was valued highly. Ms. Excell said her term on the District Board would expire with her term on the Town Council at the end on 2011. She didn't intend to run again, in spite of her love of service to this community.

The Clerk thanked Mr. Orton for the Fire District's participation in the Light Parade. They decorated three of their response vehicles and drove them all through Springdale and Rockville. The Council also expressed their thanks. Mr. Orton said the fire fighters and EMTs voluntarily decorated and drove the vehicles.

**Motion by John Callahan to reappoint Louise Excell to the Fire Board; seconded by Stan Smith:**

**Callahan: Aye**

**Cluff: Aye**

**Excell: Aye**

**LaFave: Aye**

**Smith: Aye**  
**Motion passed unanimously.**

**Consent agenda – Invoices: Motion to approve the consent agenda by Stan Smith, seconded by Louise Excell:**

**Callahan: Aye**

**Cluff: Aye**

**Excell, Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**

<u>Inv Date</u>	<u>Inv #</u>	<u>Vendor</u>	<u>Amount</u>	<u>Bud- geted</u>	<u>Description</u>
12/3/2010	57273	Alder Sales Corporation	\$ 632.00	Y	Repair/Maintenance of CCC Movable Walls
11/22/2010	27511073	Chevron	\$ 1,944.63	Y	Monthly Vehicle Fuel
11/15/2010	2011/0688	City of St. George	\$ 1,033.71	Y*	Quarterly Dispatch Fees
11/18/2010	202476	Delco Western	\$ 1,039.00	Y	Grinder Pump Parts
10/14/2010	SD10141001	E & M Services	\$ 3,545.00	Y	Water Tank Project - Anazasi Pump Station
10/4/2010	SD09301001	E & M Services	\$ 2,448.00	Y	Water Tank Project - Irrigation Storage Tanl
11/12/2010	1259	Lantis Fireworks	\$ 3,500.00	Y	New Year's Eve Fireworks
12/1/2010	N/A	McConkie, Marshall	\$ 1,500.00	Y	Monthly Prosecution Retainer
11/30/2010	N/A	RSFPD	\$ 595.00	Y	Business Inspections
11/30/2010	Consolidated	Rocky Mountain Power	\$ 3,950.25	Y	Electric Service
10/27/2010	635875	Scholzen Products	\$ 557.51	Y	Animal Shelter Roof Steel
11/2/2010	636837	Scholzen Products	\$ 521.66	Y	Sewer Lagoon Blower Line Repair
11/19/2010	640080	Scholzen Products	\$ 598.29	Y	Water Line Replacement
10/31/2010	41989	Snow, Jensen & Reece	\$ 5,769.87	Y	Town v. Lee
12/7/2010	P.O. 1679	Stone, Steve	\$ 977.50	N	River Park/Town Hall Column Repair
11/12/2010	58953	Sunrise Engineering	\$ 680.00	Y	Engineering Services
10/12/2010	58541	Sunrise Engineering	\$ 3,829.84	Y	Water Tank Project Engineering
11/15/2010	8360051647	TCI Tire Centers	\$ 767.84	Y	Sewer Truck Tires
12/1/2010	N/A	ULCT	\$ 500.00	Y	Utah Benchmarking Project
12/8/2010	Loan P058	Utah State Division of Finance	\$ 6,800.00	Y	Repayment of State Planning Advance
11/16/2010	924463354	Verizon Wireless	\$ 904.23	Y	Cell Service
			\$ 42,094.33		
		*1/2 of Dispatch Fee Reimbursed by RSFPD			

**Council discussion:**

- Ms. Excell said she was working with Stephen Roth to design the veterans' memorial. They would be presenting plans and costs to the Planning Commission and Town Council as soon as possible.
- Ms. Excell said she had there was an unstructured expression of free speech - a 'shoe tree' - on the Dickman property. She wondered if that was the proper venue for people to throw away discarded articles of clothing. She could understand the nutty exuberance of tossing shoes, but it didn't look very good. The tree might be in the right-of-way and was probably dead. There was something to be said about protecting this community's relationship to the natural environment instead of having a statement of human presence on a beautiful old tree. It wasn't appropriate to

burn down the tree as was done in Toquerville. Mr. Dansie said if it were in the right-of-way, the Town could take care of removing the shoes. If the tree was on Mr. Dickman's land, the Town would need his permission to get on the property to remove the shoes.

- Ms. Excell asked if either Mr. Dansie or Mr. Wixom and Zac would be available on the upcoming Friday to meet with her regarding cemetery issues and ideas. They arranged to meet at 2:00.
- Ms. LaFave said Sorella Gallery had a banner permanently installed on the exterior wall. Mr. Dansie said he would follow up.
- Mr. Smith said the downtown Christmas tree was absolutely beautiful. The rest of the Council agreed. They discussed having more lights on the tree and finding a way to hang them besides RMP because they had restricted how much time could be spent on decorating the tree. Mr. Smith was also thrilled with all the business's Christmas lights. The clerk said 43 businesses were participating in the Joy to the World Festival. In all the years she'd lived in Springdale she'd never seen that many businesses 'play together'. She was delighted. The Mayor said many people at the Ice Cream Social had also expressed their love of the community.
- Ms. LaFave said she was willing to take on Colin Dockstader's Council assignments.

**Department Reports:** no discussion

There was no need for a closed meeting.

**Adjourn: Motion to adjourn by Stan Smith at 6:25 PM; seconded by Kathy LaFave:**

**Callahan: Aye**

**Cluff: Aye**


**Excell: Aye**

**LaFave: Aye**

**Smith: Aye**

**Motion passed unanimously.**



  
\_\_\_\_\_  
Fay Cope, Town Clerk

APPROVAL: 





## **Memorandum**

**To:** Mayor, Town Council  
**From:** Town Clerk Robin Romero  
**Date:** February 6, 2026  
**Re:** Request to Sell and Serve Alcohol on the Springdale Town Field

**Applicant:** Cade Campbell

**Event:** St. Patrick's Day Celebration

**Location:** Field, Springdale Town Park

**Request:** Permission from the Town Council to sell and serve alcohol on the Town Field during the St. Patrick's Day event.

### **Background:**

Cade Campbell has submitted a request to sell and serve alcohol on the Springdale Town field located at 118 Lion Blvd. for the St. Patrick's Day celebration planned to be held on Saturday, March 21, 2026. In the next item, the applicant seeks the Town Council's approval (local consent) to proceed with applying for a Single Event Permit from the Utah Department of Alcoholic Beverage Services (DABS), which is required for the sale and consumption of alcohol at public events. Please see the summary of the event and intent to comply with the Town code standards attached to this staff report.

### **Staff Analysis & Recommendation:**

In accordance with the Springdale Town Code, the applicant must seek approval from the Town Council for the sale and consumption of alcohol on the ball field. Should the Town Council approve both the sale of alcohol on the ball field and the Local Consent (addressed in the subsequent agenda item), staff recommends the following conditions be imposed prior to the commencement of the event, as specified in Section 7-6-13(E) of the Springdale Town Code:

- E. The Town Council may authorize beer or wine to be sold and consumed at an event on the ball field based on the following conditions and standards:
1. The event organizer has signed an indemnity agreement, the form of which will be provided by the Town of Springdale.
  2. The event organizer has, in the opinion of the Town Council, provided proof of adequate insurance that names the Town of Springdale as an additional insured for both general liability and alcohol liability. At the Town's request, the event organizer shall provide full copies of any policies that are issued in accordance with this requirement, and if the Town determines that any policy is inadequate or is inconsistent with certificates of insurance provided to the Town, the Town Council may revoke its authorization.
  3. The event organizer has received a large outdoor event permit from the Town of Springdale under section 10-22-3 of this Code.
  4. The event organizer or alcohol retailer has received a temporary beer permit or single event permit, as applicable, from the Utah Department of Alcoholic Beverage Services.
  5. The event organizer has provided a security plan that has been approved by the Chief of Police.
  6. The event organizer has demonstrated to the satisfaction of the Town Council that the organizer has the experience and expertise needed to organize the event. The Town Council may request and consider any relevant information related to this requirement, including but not limited to the following:

- a. A list of past events organized by the same person or company, including type of permit and location of events.
  - b. A list of references from past events who can attest to the organizer's ability to comply with alcoholic beverage control standards.
- 7. The event promotes and supports the Town's identity and village character as defined in the General Plan and does not include any activity or performance that is indecent, obscene, or otherwise damaging to the Town's reputation or identity and village character as defined in the General Plan.

To the esteemed Springdale Town Council,

We are seeking authorization to sell and consume alcohol at our upcoming St. Patrick's Day event on the ball field. As long-time organizers of Springdale's annual St. Patrick's Day festival, we are committed to providing a safe and enjoyable experience for all. Each year, we strive to improve upon the last, and this year will be no exception. Our application fulfills all the necessary conditions and standards:

1. **Indemnity Agreement:** We are prepared to sign the Town of Springdale's indemnity agreement.
2. **Insurance:** We will provide proof of adequate insurance, naming the town as an additional insured for both general liability and alcohol liability. Full copies of all policies will be provided upon request.
3. **Large Outdoor Event Permit:** We have begun proceedings to secure a large outdoor event permit under section 10-22-3 of the Town Code.
4. **Alcohol Permits:** We will obtain the necessary single event permit from the Utah State Division of Alcohol and Beverage Services.
5. **Security Plan:** We will present our comprehensive security plan to the Springdale Police Chief for review and approval.
6. **Organizer Experience:** We have extensive experience organizing Springdale's St. Patrick's Day festival for many years, with a proven track record of success. We are happy to provide references who can attest to our ability to comply with alcohol beverage control standards.
7. **Town Identity:** Our St. Patrick's Day event is designed to be a fun, family-friendly celebration that aligns with Springdale's identity and village character. We will ensure that all activities and performances are appropriate and in keeping with the Town's General Plan.

We are confident that our event will continue to be a positive addition to the Springdale community. We are committed to working closely with the Town Council to ensure a safe and enjoyable experience for all.

Thank you for your time and consideration. We are happy to answer any questions you may have.

**Supporting Documents:**

- Detailed event plan
- List of past events and references for the Zion Canyon Visitors Bureau is available upon request

Warmly,

Cade Campbell

President



## **Event Plan: Springdale St. Patrick's Day Festival**

### **1. Introduction**

This plan outlines the key details for the St. Patrick's Day Festival in Springdale, including the parade, festival activities, and alcohol security measures. The event aims to provide a fun, family-friendly celebration that aligns with Springdale's identity and village character.

### **2. Event Details**

- **Date:** March 21, 2026
- **Time:** 2:00 PM to 6:00 PM
- **Location:**
  - Parade: Begins at the Canyon Community Center (CCC) and ends at Canyon Springs.
  - Festival: CCC, Park and Fields at 126 Lion Blvd, Springdale, Utah 84767.

### **3. Parade**

- **Time:** 2-3 PM
- **Route:** CCC to Canyon Springs.
- **Participants:** Local businesses, organizations, and community members
- **Highlights:** Utah Pipe Band, Flanigan's Resort, Bumbleberry Inn, Zion Peddler, etc..

### **4. Festival Activities**

- **Location:** Town Ballfields
- **Food Vendors:** A variety of food vendors offering diverse options.
- **Alcohol Vendors:** Zion Canyon Brew Pub and Water Canyon Winery plan to co-host the sales of alcoholic beverages.
- **Booth Vendors:** Local businesses and artisans showcasing their products and services.
- **Music:** Live music performances throughout the event.
- **Green Jello Eating Contest:** Hosted by Z-Arts.

### **5. Alcohol Service**

- **Permits:** Necessary permits will be obtained from the Utah State Division of Alcohol and Beverage Services.
- **Security:**
  - Local police officers will be hired to work in conjunction with 6 local volunteers for alcohol security.
  - 4-foot-tall temporary fencing will enclose the perimeter of the event area.
  - ID checks will be conducted at the single entrance and exit point as well as at the alcohol sales booths.

### **6. Security Plan**

- A comprehensive security plan will be submitted to the Springdale Police Chief for approval.
- The plan will include details on crowd control, emergency response, and alcohol security.

### **7. Parking**

- A parking permit is being applied for to use the paid on-street parking.

- Attendees will be encouraged to utilize public transportation or park in designated areas.

#### **8. Event Organizer**

- Cade Campbell, President of Zion Canyon Visitors Bureau.
- Contact: [president@zionpark.com](mailto:president@zionpark.com) 435-229-1954



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/3/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Dixie Leavitt Agency 115 North Main Street  Cedar City UT 84720	<b>CONTACT NAME:</b> Sonya Case <b>PHONE (A/C, No, Ext):</b> (435) 586-9463 <b>FAX (A/C, No):</b> (435) 586-0609 <b>E-MAIL ADDRESS:</b> sonya-case@leavitt.com
<b>INSURED</b> LJR LC, DBA: Flanigan's Inn and Spotted Dog Cafe, Inc. P.O. Box 100  Springdale UT 84767	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Midwest Family Mutual Insurance Company <b>INSURER B:</b> StarStone National Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES****CERTIFICATE NUMBER:** 25/26/27**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CPUT0560137293	2/1/2026	2/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired & Non-Owned Auto \$ 1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CPUT0560137293	5/23/2025	5/23/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A					PER STATUTE E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	<b>Liquor Liability</b>			CPUT0560137293	2/1/2026	2/1/2027	Limit 1,000,000
B	<b>Excess Liability</b>			84791E257ALI	5/23/2025	5/23/2026	Limit 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 428 Zion Park Boulevard, Springdale, UT Excess Liability limits are applicable over the Liquor Liability limits

**CERTIFICATE HOLDER****CANCELLATION**

Department of Alcohol Beverage Control 1625 S. 900 W. Salt Lake City, UT 84104	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  Sonya Case/MEBAKE  <i>Sonya Case</i>
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## Local Authority Consent for a Single Event Permit

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of a temporary single event permit for an entity/organization to store, sell, offer for sale, furnish, or allow the consumption of an alcohol product on the event premises of the applicant under the following authority: Utah Code Section 32B-9-201.

\_\_\_\_\_

hereby grants its consent for the issuance of a permit to:

**Applicant Entity/Organization:** \_\_\_\_\_

**Event Name:** \_\_\_\_\_

**Physical Location Street Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Event Start Date:** \_\_\_\_\_ **Event End Date:** \_\_\_\_\_

**Hours of Operation:** \_\_\_\_\_

**Approved to sell, offer for sale, or furnish: (check all that apply)**

Beer	Flavored Malt Beverage
Heavy Beer	Liquor
Wine	

**We are recommending this entity as conducting a civic or community enterprise:** \_\_\_\_\_

**Authorized Licensing Authority Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

This local consent document must be submitted to the DABS by the applicant as part of a complete application.



# SPRINGDALE POLICE

Utah

**To:** Mayor, Town Council  
**From:** Chief Garen A. Brecke, Springdale Police Department  
**Date:** February 5, 2026  
**Re:** Parking Service Agreement

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In December 2025, the Park@Springdale agreement between the Town and Utah Tech was presented to the council for review and approval. Park@Springdale is a convenient mobile payment solution for parking. Based on the concerns raised during that meeting, I revisited the document with the Town's legal counsel to incorporate the council's feedback.

Following a thorough review by both the Town's legal team and Utah Tech's legal counsel, the updated agreement is now ready for Town Council's review and possible approval.

Thank you,

Chief Garen A. Brecke



## **Attachment A: Scope of Work**

### **I. Scope of Work**

The principal purpose of the Springdale Parking Application (“Park@Springdale”) is to provide a convenient technology tool for visitors to Zion National Park (“Park”) to park their vehicles in the Town of Springdale (“Springdale”) when the Park is full. The application will allow visitors to scan a QR code and complete the parking transaction entirely on their mobile devices.

Utah Tech University (“Utah Tech”) shall perform the following principal functions regarding Park@Springdale:

1. Create, host, and maintain Park@Springdale through the term of this agreement and provide the features as identified in Section 1 below.
2. Provide needed software, hardware, reporting, marketing, application support, and other services in support of Park@Springdale as outlined in Section 2 below.
3. Follow all technology and data security requirements as identified in Section 3 below.

#### **Section 1. Park@Springdale Application Features**

The core deliverable of the agreement is a fully responsive mobile web application, available on iOS and Android platforms, which provides a means whereby Zion National Park visitors may pay for parking in Springdale from their mobile devices via the Park@Springdale mobile web application. Park visitors who pay for their parking via Park@Springdale will receive a QR code on their mobile device which may be scanned by a parking attendant for validation.

As development and emerging technologies continue, Park@Springdale may also allow future Park visitors to:

- View available parking spots in real-time;
- Extend their parking duration remotely;
- Receive notifications when their parking is about to expire; and
- Provide text-to-pay as part of the application.

Utah Tech will be responsible for working closely with Springdale and the AIMS Parking Management Software provider to ensure seamless integration and data exchange between Park@Springdale and the AIMS system. Utah Tech will adhere to all necessary security and data privacy protocols while handling visitor information.

Springdale will be responsible for providing Utah Tech with the necessary API access, access credentials, and any other required information to facilitate the integration between Park@Springdale and the AIMS Parking Management Software is properly configured to receive and process the data transmitted by Park@Springdale.

#### **Section 2. Park@Springdale Support Services**

Utah Tech will provide the following services in support of Park@Springdale:

- a. Provide software and hardware to Springdale:

- Provide all needed software to operate Park@Springdale, including software upgrades, patches, and fixes;
- Provide thoroughly tested upgrades for Park@Springdale;
- Provide ongoing software and hardware maintenance;
- Create a dashboard of current parking usage and analysis;
- b. Reporting and Data Access:
  - Provide an easily accessible way for Springdale to generate customizable reports on parking revenue, usage, and trends to facilitate:
    - Credit card deposits and account reconciliation;
    - Researching merchant disputes;
    - Refunding transactions as needed;
    - Report or analyze data by parking area or zone (on-street zones, parking lots, etc.);
- c. Marketing/Advertising/Promotions:
  - Springdale is responsible for all marketing, advertising, and promotions pertaining to usage of Park@Springdale;
- d. Technical Support and Training:
  - Provide technical support to Springdale employees via telephone (1-888-492-1896 during regular business hours for all aspects of Park@Springdale;
  - Offer necessary training to Springdale staff upon request;
- e. Customer Support:
  - Provide customer support to Park@Springdale users via online chat, SMS, or email.

### **Section 3. Technology and Data Security**

Utah Tech will meet specific technology requirements as identified below and provide sufficient data security. Utah Tech will collect only the data that is necessary to perform required functions and will not retain sensitive data any longer than is needed to accomplish its specified purpose. All parking transaction data, user data and derivative reports remain the property of Springdale with specific rights of use granted to Utah Tech as set forth above.

Park@Springdale will meet specific technology requirements and provide sufficient data security as outlined below:

- a. General Technology Requirements
  - Park@Springdale will support the purposes set forth in this agreement and be modular, enabling new modules or applications to be developed by Utah Tech as business needs change.
  - Park@Springdale will support the use of information technology to continually improve government efficiency and effectiveness while protecting privacy and fostering openness in government.
- b. Security Standards
 

Utah Tech will take responsible steps to prevent unauthorized access to Park@Springdale. Utah Tech will apply recognized industry standards to address system vulnerability to theft, mischief, and efforts at tampering with security measures

that are in compliance with current Utah state laws and Springdale's current security and privacy policies and procedures. As determined by Springdale to be appropriate, the following specific security measures will be provided:

- Computer hardware and software controls that ensure acceptance of data from authorized networks only.
  - At Springdale's request, Utah Tech shall enact reasonable security access measures to prevent access to the Park@Springdale data by parties identified by Springdale. Springdale will notify Utah Tech of any changes to access.
  - Multi-character alphanumeric passwords, unique usernames, identification codes, and other security procedures that must be used by Springdale agency or Utah Tech personnel.
- c. Credit Card Processing, Merchant of Record, and Payment Card Industry ("PCI") Compliance
- Springdale may use any another vendor for payment processing as agreed to by all parties in writing.
  - Springdale or its designee shall register as the designated Merchant of Record for all credit card transactions and notify all parties of this designation. Springdale or its designated Merchant of Record shall negotiate and manage card processing fees as well as all reconciliations, refunds, and chargebacks.
  - As the merchant of record, Springdale shall ensure compliance with all applicable standards published by the PCI-SSC and other applicable security regulations or laws.
- d. Utah Tech shall notify Springdale of any breach in technology and/or data security within three (3) business days following such occurrence or event or within three (3) business days of its awareness of such an occurrence or event.

#### **Section 4. Design and Implementation of Parking Signs with QR Codes**

Utah Tech will be responsible for designing and implementing new parking signs as needed that incorporate QR codes, allowing visitors to easily scan and pay for parking using the Park@Springdale mobile application.

- a. Sign Design
- Utah Tech will collaborate with Springdale when necessary to create new parking sign designs with QR codes that are visually appealing and informative.
  - The sign designs will adhere to Springdale's branding guidelines and any applicable parking signage regulations.
  - When needed, Utah Tech will provide Springdale with multiple design options for review and approval.
- b. QR Code Generation
- Utah Tech will generate unique QR codes for each parking location, ensuring that visitors are directed to the correct parking payment page within the Park@Springdale application, including on-street parking zones, parking lot

locations, and parking lot locations that utilize a parking space number in the transaction.

- The QR codes will be designed to be easily scannable and will be tested for functionality across various mobile devices and scanning applications.

c. Sign Production

- Upon approval of any new sign designs by Springdale, Utah Tech will coordinate with Springdale and its preferred sign maker to produce the physical signs.
- Utah Tech will provide the sign maker with the necessary design files, specifications, and QR codes for production.
- If Springdale does not have a preferred sign maker, Utah Tech will assist in identifying and selecting a suitable vendor for sign production.
- All physical signs produced under this section remain the property of Springdale.

d. Sign Installation

- Utah Tech will work with Springdale to develop an installation plan for any new parking signs, ensuring that they are placed in optimal locations for visibility and ease of use.
- Springdale will be responsible for the physical installation of any new signs, unless otherwise agreed upon between Utah Tech and Springdale.

e. Maintenance and Updates

- Utah Tech will be responsible for maintaining the accuracy and functionality of the QR codes on the parking signs.
- If any updates or changes are required to the QR codes or sign designs, Utah Tech will coordinate with Springdale and the sign maker to implement the necessary updates.

The costs associated with the design, production, and installation of any new parking signs will be agreed upon between Utah Tech and Springdale prior to the commencement of any work related to the signs. Utah Tech will provide Springdale with detailed cost estimates for approval.

## **II. Pricing and Fees**

Utah Tech shall retain a fee of \$0.35 per each vehicle parking transaction finalized through Park@Springville. Springdale shall collect all revenue from Park@Springdale transactions and determine the fees to be charged to Park@Springdale users. Utah Tech will provide programming and options for Springdale to collect the transaction fee during the vehicle parking transaction. All expenses related to Park@Springdale must be covered by fees from Park@Springdale transactions and any additional funding allocated by Springdale for the project. Such expenses shall include, but are not limited to, payment processing fees, chargebacks, and all third-party services. No Utah Tech funds will be used to support this contract.

Utah Tech shall perform the following functions:

1. Provide ongoing maintenance, software development, hardware, support for Springdale Park@Springdale employees, and other services for supporting the Park@Springdale application and other support services.

2. Coordinate with Springdale to ensure the Park@Springdale accounting tracking and reporting module is GAAP-compliant and compatible with Springdale's financial software with sufficient periods of retention necessary for municipal audits.
3. Provide a monthly invoice to Springdale by the 15<sup>th</sup> of the following month. Each invoice will include the following items:
  - a. The total number of vehicle transactions processed through Park@Springdale for the previous month.
  - b. The total amount payable to Utah Tech is calculated by multiplying the total number of vehicle transactions by \$0.35 per transaction fee.
4. Upon receipt of a proper monthly invoice from Utah Tech, Springdale shall make payment within 30 days.



## TOWN OF SPRINGDALE PARKING SERVICES AGREEMENT

This Town of Springdale Parking Services Agreement (“Agreement”) is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (the “Effective Date”) by and between the Town of Springdale (“Springdale”) and Utah Tech University (“Utah Tech”). Springdale and Utah Tech are collectively referred to as the “Parties.”

### RECITALS

**WHEREAS**, Springdale offers on-street paid parking to the public, including seasonal visitors to Zion National Park; and

**WHEREAS**, Utah Tech has created parking management tools that have been successfully used by Springdale in a pilot program since 2024 as the Springdale Parking Application (“Park@Springdale”); and

**WHEREAS**, the Parties wish to enter into this Agreement to formalize the use, management, and ongoing maintenance and upgrades to Park@Springdale.

**NOW THEREFORE**, in consideration of their mutual promises and covenant set forth herein, and for good and valuable consideration, the Parties agree as follows:

### AGREEMENT

1. **RECITALS INCORPORATED.** All Parties acknowledge the accuracy of the above Recitals, and the Recitals are incorporated into this Agreement.
2. **TERM.** The term of this Agreement shall be for a period of three (3) years, commencing on the date of the final execution of this Agreement.
3. **OBLIGATIONS OF UTAH TECH.** Utah Tech shall provide the application, services, support, and invoicing described in Attachment A: Scope of Work, which Scope of Work and obligations of Utah Tech are incorporated herein by reference and made a part of this Agreement.
4. **OBLIGATIONS OF SPRINGDALE.** Springdale shall provide the services, approvals, and payments set forth in Attachment A: Scope of Work, which Scope of Work and

obligations of Springdale are incorporated herein by reference and made a part of this Agreement.

5. **TERMINATION**. This Agreement may be terminated with cause by either party upon written notice given by the other party as outlined in Section 9. Notice is effective three (3) calendar days after it is mailed. The party in violation will be given thirty (30) days after written notice is given to correct and cease the violations, after which this Agreement may be terminated for cause immediately and subject to the requirements set forth in Section 6. Termination for cause includes, but is not limited to, system outages of five (5) or more consecutive calendar days, any confirmed data breach, or failure to make payments as set forth in the Scope of Work (see Exhibit A).

This Agreement may also be terminated without cause by either party upon written notice to the other party as outlined in Section 9. Notice is effective three (3) calendar days after it is mailed. At sixty (60) days, the parking application will be deactivated by Utah Tech, and the Parties are subject to the requirements set forth in Section 6.

6. **ACTIONS AFTER NOTICE OF TERMINATION**. If either party sends a notice of termination, with or without cause, Springdale will continue to utilize the parking application until the termination date. Transaction fees, as described in the Scope of Work (see Exhibit A), shall be collected and invoiced up to the termination date when the application is deactivated.

Within ten (10) days after the termination date, Utah Tech shall provide Springdale copies of all data collected in the performance of its duties for the current fiscal year and the three (3) fiscal years prior to the termination date as set forth in the Scope of Work (see Exhibit A). Such data shall be provided in the format as requested by Springdale and shall include, but is not limited to, historical transactions, user accounts, reporting datasets, QR codes with mappings, weblinks, and all other related intellectual and digital properties as created and utilized under this Agreement.

7. **INDEMNIFICATION**. Both Parties to this Agreement are government entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this Agreement shall be construed as a waiver by the Parties of any rights, limits, protections or defenses provided to each of them by the Act. Nor shall this Agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this Agreement is otherwise entitled. Subject to and consistent with the Act, each party will be responsible for its own actions or negligence and will defend against any claims or lawsuit brought against it. There are no indemnity obligations between the Parties.

8. **SUCCESSORS AND ASSIGNS.** This Agreement may not be assigned. Any attempted assignment is void. There are no third-party beneficiaries to this Agreement.
9. **METHOD OF NOTICE.** Wherever in this Agreement it shall be required or permitted that notice or demand be given or served by any party to this Agreement to or on another, such notice or demand shall not be deemed to have been duly given or served unless made in writing and delivered by certified mail. Addresses for each party are listed below:

SPRINGDALE:

Town Manager  
Town of Springdale  
P.O. Box 187  
118 Lion Blvd.  
Springdale, UT 84767

UTAH TECH:

Paul Morris  
Vice President of Academic Affairs  
Utah Tech University  
225 South University Avenue  
St. George, UT 84770

10. **QR CODES.** Regardless of any other provisions in this Agreement, the Parties agree that at all times Springdale shall retain full ownership rights of all QR codes, weblinks, and related intellectual and digital property created and utilized under this Agreement used to direct Park@Springdale users to Springdale parking related online services.
11. **DISPUTE RESOLUTION.** If the Parties have a dispute about the interpretation of this Agreement or the performance of its terms, the Parties agree that the dispute must first be submitted to mediation and both Parties must, in good faith, submit to at least one (1) session of mediation. The mediator, who shall be legally trained (i.e., a licensed Utah attorney or sitting or retired Utah district or appellate court judge), shall be jointly selected by the Parties. The Parties shall each pay one-half of all fees charged by the mediator. If the mediation is unsuccessful, either party may thereafter file a civil action in a court of competent jurisdiction as set forth herein to enforce the terms of this Agreement.



12. **ATTORNEY FEES.** If a court action is commenced to interpret or enforce any term of this Agreement, the prevailing party in that suit is entitled to recover from the other party reasonable attorney's fees and costs incurred in the action, including fees and costs incurred during an appeal.
13. **CONTRACT AS INCLUDING ENTIRE AGREEMENT.** This Agreement, inclusive of its referenced Exhibit A, embodies the whole agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties.
14. **MODIFICATION OF AGREEMENT.** Any modification of, or amendment to, any provision contained in this Agreement is effective only if the modification or amendment is in writing and signed by both Parties. Any oral representation or modification concerning this Agreement is of no force or effect.
15. **INTERPRETATION AND SEVERABILITY.** Whenever possible, this Agreement must be interpreted so that each provision is valid under applicable law. If any part of this Agreement is held invalid or prohibited under applicable law, that part must not invalidate the remainder of the provision in which it is located, nor must it invalidate the remaining provisions of this Agreement.
16. **APPLICABLE LAW; JURISDICTION; VENUE.** This Agreement will be governed, interpreted, and construed by the laws of the State of Utah, including all procedural laws and applicable statutes of limitations. Any breach of this Agreement will be deemed to have occurred in the State of Utah. The state or federal courts sitting in Washington County, Utah will have jurisdiction to enforce this Agreement. Venue for mediation or any civil action to enforce the terms of this Agreement will be in Washington County, Utah.
17. **PARTNERSHIP NOT INTENDED OR CREATED.** Notwithstanding any other express or implied provision of this Agreement, it is understood that Springdale does not in any way claim to be or propose a partnership or joint venture with Utah Tech in the conduct of Springdale's municipal business and operations.
18. **OPPORTUNITY TO REVIEW.** The Parties acknowledge that they have had an opportunity to fully examine this Agreement and completely understand its terms.
19. **COUNTERPARTS.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

20. **EXHIBITS AND SCHEDULES.** All exhibits and schedules attached to this Agreement are hereby incorporated by reference.
21. **TITLES AND HEADINGS.** Titles and headings of paragraphs in this Agreement are for convenience of the reference only and must not affect the construction of any provisions of this Agreement.
22. **AUTHORITY TO SIGN.** The persons signing this Agreement on behalf of the Parties represent and warrant that they have full authority to sign the Agreement and bind the Parties to the terms of this Agreement.

DATED as of the Effective Date first set forth above.

TOWN OF SPRINGDALE

UTAH TECH UNIVERSITY

\_\_\_\_\_  
Barbara Bruno, Mayor

\_\_\_\_\_  
By:  
Its:

Attest:

\_\_\_\_\_  
Robin Romero, Town Clerk



## **Memorandum**

**To:** Town Council  
**From:** Ryan Gubler, Director of Parks and Recreation  
**Date:** February 4, 2026  
**Re:** Revisions to Park Rental Policy

Over the past several months, staff has recognized the need to include a parking provision in our existing park rental policies. This provision will lay out what parking is available to applicants who rent certain facilities. This will provide consistency and order for staff across multiple departments and will help users when planning events or functions at our park spaces.

A draft showing the proposed revisions (highlighted in red, section I) is available for council to view on the following pages. It is the recommendation from staff that the Town Council approve this new version of the park rental policies, including a new provision for parking.



## ***Park Use and Event Policy***

This policy outlines standards for the use and rental of the Town park facilities. It also establishes criteria for temporary uses on Town owned facilities.

### ***General Policy***

Town park facilities are provided for the use and enjoyment of Town residents, guests, and visitors. The Town desires to keep the park facilities open and available to the public as much as possible. The Town also desires to ensure park uses and users do not negatively impact the general public's access to or enjoyment of park facilities. The specific standards established in this policy are intended to help accomplish this general policy. Additionally, all use of park facilities must comply with the standards contained in Title 7, Chapter 6 of the Town Code.

### ***Rental and Reservation Policy***

The field and gazebo area are individual facilities that may be rented for events or gatherings pursuant to the standards set forth in paragraph A below. These park facilities may also be rented to host larger events, festivals, and commercial events in conjunction with the Town's Event and Temporary Uses standards in section 10-22-3 of the Town Code and pursuant to the standards set forth in paragraph B below. Other outdoor facilities such as the tennis/pickleball courts, volleyball pit and River Park are not available to rent and will remain open to the public on a first-come, first-served basis. The George A. Barker River Park may not be occupied in such a way as to preclude other people from using the park with the exception of Town hosted events.

- A. The following standards apply to rentals of park facilities for private events and public/non-profit events with attendance under 100:
  - 1. A rental fee is required for each facility being rented, which price is to be determined by the classification of the applicant (local vs. non-local) and the nature of the event. Information on rental prices can be found on the following table.

	Local	Non-Local
Public	No Rental Fee	No Rental Fee
Private	\$50.00: 4-hour block \$100.00: 8-hour block \$150.00: All-day block (7:00 am to 10:00 pm)	\$200.00: 4-hour block \$300.00: 8-hour block \$400.00: All-day block (7:00 am to 10:00 pm)
Commercial	\$200.00: 4-hour block \$300.00: 8-hour block \$500.00: All-day block (7:00 am to 10:00 pm)	\$500.00: 4-hour block \$700.00: 8-hour block \$800.00: All-day block (7:00 am to 10:00 pm)

2. A completed rental application and rental fee must be submitted to the Town before a reservation for park facilities can be secured.
  3. Reservations are taken on a first-come, first-served basis.
  4. Events may have up to 100 people. Events with more than 100 people will require the appropriate event permit required by section 10-22-3 of the Town Code and are subject to the standards in paragraph B below.
  5. All temporary structures must be of an appropriate size (10' x 10' or smaller) and must be secured without the use of stakes driven into the ground.
  6. Events with vendors (food trucks, etc.) and/or exhibitors will require a Large Outdoor Event Permit as outlined in section 10-22-3 of the Town Code, and are subject to the standards in Paragraph B below.
  7. Any event that charges a fee for attendance is categorized as a commercial event.
  8. No vehicles may be driven on the field or other non-paved areas at any time, including for set-up and take-down, unless otherwise permitted by the Parks and Recreation Director.
  9. All vehicles must be parked in designated parking stalls or on Lion Blvd.
  10. No alcohol or any other controlled substance may be consumed in any Town park facilities without appropriate authorization from the Town (see chapter 6, section 7-6-13).
  11. The Town may reduce or waive rental rates in instances of partnerships with organizations that provide a direct benefit to the Town. These partnerships are on a case-by-case basis and are subject to approval by the Director of Parks and Recreation.
- B. The standards set forth in paragraph A do not apply to festivals or events with more than 100 people. Such events must be permitted through the Town's Events and Temporary Uses procedure. The following standards apply to events permitted through the Temporary Use procedure:

1. A rental fee is required for each facility being rented, which price is to be determined by the classification of the applicant (local vs. non-local) and the nature of the event. Information on rental prices can be found on the table below and are on a per-day basis.

	Local	Non-Local
Public	No Rental Fee	No Rental Fee
Private	\$100.00: 4-hour block \$200.00: 8-hour block \$400: All-day block (7:00 am to 10:00 pm)	\$400.00: 4-hour block \$600.00: 8-hour block \$800.00: All-day block (7:00 am to 10:00 pm)
Commercial	\$200.00: 4-hour block \$400.00: 8-hour block \$600.00: All-day block (7:00 am to 10:00 pm)	\$800.00: 4-hour block \$1,000.00: 8-hour block \$1,200.00: All-day block (7:00 am to 10:00 pm)

2. Reservations are taken on a first-come, first-served basis, determined by the time a complete park rental application and associated fees have been submitted to the Town.
3. A rental application will not be considered complete until the appropriate event permit application and required permit application fee, pursuant to section 10-22-3 of the Town Code, have been submitted to the Community Development Department for review.
4. If the event will require police support for crowd control, traffic control, or general security, additional police coverage charge will be required. The Town fee schedule lists the rates for police coverage.
5. The Town Manager must approve any use of or connections to the Town's electric outlets to serve the event.
6. The event must provide a parking plan that demonstrates sufficient parking will be available for the event participants.
7. The event must provide temporary toilets, if either the nature of the event or the number of participants demands such.
8. A waste management plan must be submitted and approved by the Director of Parks and Recreation.
9. The Town may reduce or waive rental rates in instances of partnerships with organizations that provide a direct benefit to the Town. These partnerships are on a case-by-case basis and are subject to approval by the Director of Parks and Recreation.

C. Event organizers may reserve multiple park facilities. However, only one event requiring rental of park facilities may take place at park facilities at any given time. For example, if an event organizer reserves the gazebo, the field may not be rented or reserved for an unrelated event during the same time as the event at the gazebo.

D. Park facilities that are not rented will remain open and accessible to the community at large on a first-come, first-served basis. Events that reserve a park facility may not monopolize use of or

exclude other users from enjoying other park facilities that have not been rented. Event organizers that want to minimize potential for disturbance from other park users during their event are encouraged to rent multiple park facilities.

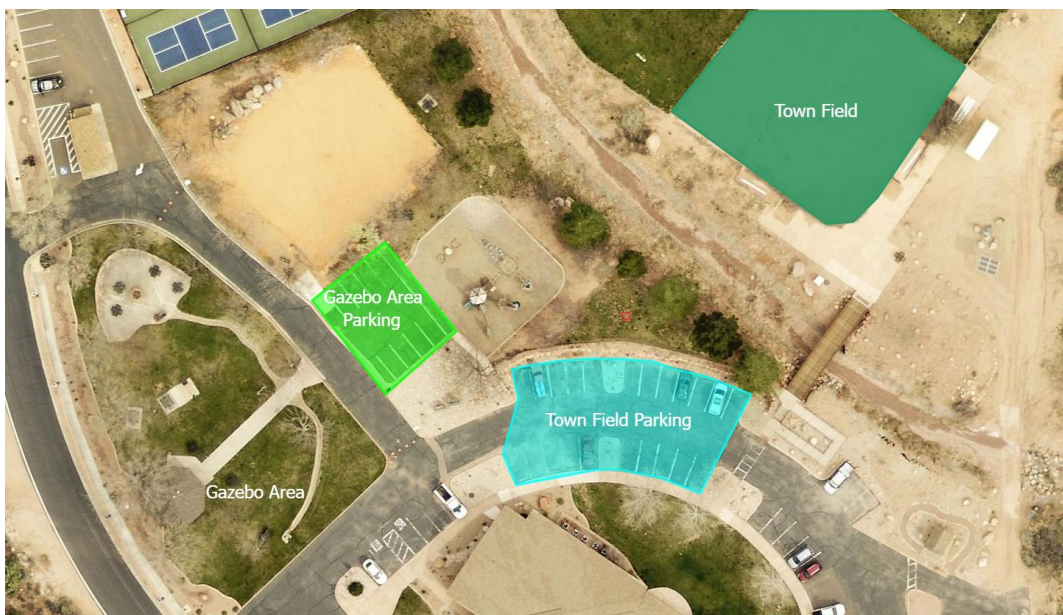
E. A damage deposit is required for all rentals of park facilities. The damage deposit is fully refundable one week after the event if no damage to park facilities has been done. All deposit refunds will be issued by check to the original applicant or appropriate organization. The damage deposit is \$150.00 for rentals of the gazebo and for small private parties (under 100 people) at the field. The damage deposit for rentals permitted under section 10-22-3 of the Town Code that use the field or Town Park is \$1,000.00.

F. The River Park is intended to stay open and accessible to the community at large during all regular park hours established by ordinance. The River Park may not be rented or reserved at any time with the exception of Town organized events. The Park is open to non-commercial, private events on a first-come, first-served basis. However, no single event may expressly or constructively exclude any other users or groups from enjoying and using the park facilities. No temporary structures may be erected in conjunction with any use of the River Park. No group or event may utilize park facilities beyond the extent necessary to accommodate the members of the group or event that are physically present to participate in the event.

G. Rentable park facilities may be reserved between the hours of **7:00 am** and **10:00 pm** all days of the week.

H. All rentals must comply with Town noise standards (see chapter 4-3B of Town Code).

I. Designated parking is available for all rentable park facilities. Rentals at the Town field are allotted 22 parking spaces at the rear of the Canyon Community Center (see map). Rentals at the gazebo area are allotted 9 parking spaces adjacent to the playground (see map). Parking in library patron parking is prohibited. All excess parking must pay for parking along Lion Blvd. Special exceptions to this rule may be made at the discretion of the Parks and Recreation Director.



## ***Use Policy***

All park users should respect the park facilities by keeping them neat, clean and in good repair. Park users should be courteous to other park users. In addition to regulations found in Title 7, Chapter 6 of the Town Code, all park users (including those who have rented park facilities and those who have not) shall abide by the following policies:

1. Park users shall clean up all trash and debris that their use of the park creates, which failure to do so may result in forfeiture of rental deposit
2. Park users shall leave park facilities in a neat, clean and tidy state, which failure to do so may result in forfeiture of rental deposit
3. Park users shall not make any changes or alterations to any park facilities. This includes changes to electrical outlets, breakers, other electrical devices at park, trees, structures, etc., which failure to do so may result in forfeiture of rental deposit
4. Park users must only use park areas between the hours of 6:00 am and 11:00 pm

## ***Definitions***

As used in this policy, these terms shall have the following meanings:

*Field:* The portion of the Town Park on the northeast side of Black's Canyon Wash which contains a grass open space.

*Event, Commercial:* An event which involves the collection of money for profit or fundraising, or which charges for goods and services, or to which an admission or entry fee is required for participation.

*Event, Private:* An event where the host has invited a limited number of participants to attend, and where the general public is excluded.

*Event, Public/Non-profit:* An event that is free and open to the public for the primary purpose of serving the local community.

*Gazebo:* The area of the Town Park to the north west of the Canyon Community Center, including the gazebo structure itself, picnic tables, patio area and barbeque. The gazebo does not include the playground, sand volleyball courts, tennis/pickleball courts, or community garden.

*Local:* Residents of Springdale, Rockville or Zion National Park. Local also includes Springdale property owners, owners of business in Springdale, and employees of business in Springdale (employees must work an average of 20 hours per week/ 1040 hours per year).

*River Park:* The George A Barker River Park and Marge Bonner Dog Park, including all picnic areas, barbeques, trails, and restroom facilities.

*Temporary Structure:* Anything that requires location on the ground and is intended to remain in



the park for a limited period not exceeding one week. Examples include: tents, awnings, shade canopies, stages, vendor booths, moveable bleachers, recreation and play structures, etc.

*Town Park:* The park area surrounding the Canyon Community Center and including the gazebo, picnic areas, tennis/pickleball courts, volleyball courts, playground, field, and other associated areas.



### ***Memorandum***

**To:** Town Council  
**From:** Kyndal Sagers, Zoning Administrator  
**Date:** February 4, 2026  
**Re:** Partnership with Preservation Utah

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### ***Introduction***

The Preservation Utah Tours App is a self-guided mobile platform available on Apple and Android devices. It is a gateway to sharing the stories of Utah's historic places with a statewide – and even global – audience. The Preservation Utah Tour App helps residents and visitors explore Utah's historic architecture, cultural sites, and local stories through walking and driving tours. Preservation Utah is looking for partners that will make history accessible to a broader audience, provide a resource for local heritage tourism with an easy-to-use digital tool, preserve and share the stories that make Springdale's community unique, and contribute to statewide archive of meaningful places and memories.

Potential properties for the tour could include the tithing granary, irrigation ditch, Town Jail, and Pioneer Cemetery. The inclusion of the Pioneer Cemetery is of some concern to Staff due to the delicate nature of the headstones and cemetery overall.

The Agreement with Preservation Utah is to develop and publish a digital historic tour through the Preservation Utah Tours mobile app. Standard contractual provisions typically included in the Town's contracts with third parties are not included in this Agreement. The Town attorney has reviewed the agreement and confirmed that it's an agreement and not a contract, many of the contractual terms are not included. There is no cost to the town, no money is exchanged, participation is voluntary, and for that reason contractual terms are not required.

### ***Historic Preservation Commission***

**Rich Levin made a motion to enter into a partnership with Preservation Utah Tours for the walking tour concept. Jean Krause made a substitute motion to recommend to the Town Council that the Town enter into a partnership with Preservation Utah Tours, as discussed in the Commission meeting on November 13, 2025. This motion was based on the following findings:**

- 1. The Historic Preservation Commission had wanted a walking tour for years, but had been unable to bring it to fruition. The partnership with Preservation Utah Tours would make it happen.**
- 2. The partnership would save Springdale the time, effort, and money to create the walking tour on their own.**

3. The partnership would support the General Plan Natural and Cultural Resources Goals, Sub-Goal D (3)

The motion was seconded by Rich Levin

Vote on the motion:

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

The motion passed unanimously.

***App Partnership***

The Town chooses a tour theme and format (walking or driving), provides stories, images, and details for each stop, designates a point person for coordination, submits a signed agreement, and finalizes materials. Preservation Utah will develop and launch Springdale's tour on the app, produce audio narration for the town's approved content, host and maintain the tour for a minimum of two years, with the possibility of extension, and tell Springdale's story alongside Utah's most treasured places.

***How the App Works***

The Homepage of the app (see Figure 1) allows users to choose between a walking or driving tour (see Figure 2). Whether the user selects "walking" or "driving," a comprehensive list is provided (see Figure 3). Once a tour is selected, a brief overview of the tour, or the beginning property, is shown (see Figure 4). There is information on the property, hours open, admission details, contact information, address, research credit, photography credit, audio credit, and acknowledgment of support. Users are encouraged to download the tour, where they can go through several photos and audio files (see Figures 5 and 6).



Discover Utah history and culture at your own pace with the Preservation Utah Tour App! This self-guided mobile app offers engaging tours of historic sites, architectural gems, and heritage neighborhoods across the state. With interactive maps and easy-to-use features, you can explore Utah's past whenever and wherever you choose.

Please keep in mind that places are constantly changing, and sites in these tours may have changed since the content was created. You can help us keep our tours up to date. If you notice that a building on one of our tours has been demolished or significantly altered compared to the photos in the app, please [fill out this form](#) and let us know.

Thank You,

The Preservation Utah Team



Figure 1

Since the content was created, you can help us keep our tours up to date. If you notice that a building on one of our tours has been demolished or significantly altered compared to the photos in the app, please [fill out this form](#) and let us know.

Thank You,

The Preservation Utah Team



Figure 2

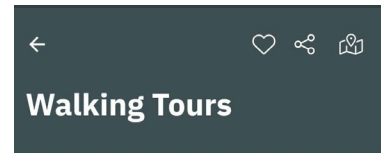


Figure 3



## Beaver: Historic Courthouse Museum

22 Stops Museum

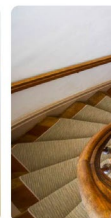
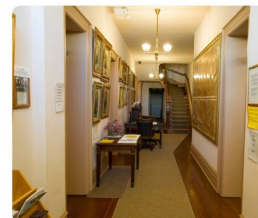
Beaver County Historic Courthouse was designed by architect Richard K.A. Kletting in the Queen Ann Victorian style. Union soldier William Stokes, stationed at nearby Fort Cameron, oversaw construction which began in 1876 and was completed in 1882. The original cost of construction was \$10,900.

The three-storied courthouse has a deep basement made of black volcanic rock and an upper portion of red brick. A prominent clock tower faces all four directions, and pink sandstone vaults and county jail were later added. The grounds also include a statue of Philo T. Farnsworth, the inventor of television and native of Beaver. The statue is identical to the one in

Download Tour (41 MB)



Figure 4



## Introduction on the Courthouse Steps

Welcome to the Beaver County Historic Courthouse. This tour has an audio component for each stop which you can listen to in addition to reading the stop descriptions. Listen as Director of the Museum Bonnie Ames takes you through the museum.

At the time it was built, the courthouse served as the center of justice for the expansive Utah Territory bordered by the Colorado River on the east and south and Nevada to the west. Beaver County



## 1) Front Hallway & Staircase

Welcome to the front hallway of the courthouse. Photographs of some of the early pioneers who settled Beaver, Utah are hung through the hall. In one of the display cases, you will see a silver sacramental service (pictured above) used in the old Beaver Stake House. The set was made in 1886 and was owned by Martha Beaumont who donated it to the museum in 1956.

At the end of the hall you will see the hand-carved staircase and banister. The stairs and banister travel



Figure 5

Figure 6

***Town Council Action***

The Town Council should review the proposed partnership with Preservation Utah. Staff recommends the Council approve the Agreement with Preservation Utah and authorize the Mayor to sign the document.

The Preservation Utah Tours App Partnership Agreement is attached for reference.



# Preservation Utah Tours App Partnership Agreement

This agreement is entered into by **Preservation Utah** and the partnering organization (hereafter referred to as the "**Partner**") to develop and publish a digital historic tour through the **Preservation Utah Tours mobile app**.

## Purpose

The Preservation Utah Tours app is a statewide resource that showcases Utah's historic architecture, cultural landmarks, and community stories. Through partnerships with local organizations and communities, the app highlights the state's heritage and makes history accessible to the public through engaging self-guided walking and driving tours.

This partnership allows organizations and communities to share their local history on a professional platform, promoting preservation, education, and tourism.

## Partnership Goals and Benefits

Together, Preservation Utah and the Partner aim to:

- Increase awareness and appreciation of Utah's historic places
- Provide a digital platform to share community stories
- Support heritage tourism and educational programming
- Strengthen the statewide network of preservation advocates

As a partner, you will:

- Share your history with a broader audience
- Benefit from Preservation Utah's expertise in research and storytelling
- Contribute to a lasting resource for residents, educators, and visitors

## Partner Responsibilities

The Partner agrees to:

- Appoint a project manager as the main point of contact
- Submit accurate and sourced historical content
- Notify Preservation Utah of significant changes to tour sites (e.g., demolition or major alterations)
- Determine if the tour is a walking or driving experience and supply content accordingly

## Tour Content Requirements

- To ensure a consistent, high-quality user experience and historical accuracy, all tours submitted to the Preservation Utah Tours App must follow the content guidelines outlined below.
- Each tour must include the following:
  - Tour Name: Ideally, it should begin with the city or neighborhood name (e.g., Logan Historic Downtown Tour).
  - Tour Description/Introduction: A concise overview of the tour's theme, focus, or geographical area.
  - Main Tour Image: A high-resolution image (1920x1080 px) representing the tour overall. Include appropriate photo credit.
  - Estimated Duration: The approximate time needed to complete the tour, based on the number of stops and type (walking or driving).

## Site Stop Requirements

Each stop within the tour must include a detailed entry. A “historic site” may include buildings, structures, monuments, or cultural/archaeological landscapes over 50 years old that retain historic integrity, or are of significant cultural importance to the community.

Each stop should contain the following information:

- **Stop Name:** A recognizable or descriptive name for the site.
- **Age of the Site:** Year built or approximate date of construction (e.g., “circa 1910”).
- **Architect** (*if known*): Name of the architect or builder responsible for the design or construction.
- **Physical Address:** The site’s street address or general location if unnumbered (especially for rural or archaeological stops).
- **Site Description:** A historical narrative that may include:
  - The architectural style, materials, and features
  - Notable occupants, owners, or events associated with the site
  - Contextual information about the surrounding area or neighborhood
  - Any known changes to the structure over time
  - Community relevance or anecdotal stories, where appropriate
- **Photographs:**
  - At least one high-resolution image per stop (up to 10 may be submitted)
  - Images should be clear and relevant, preferably taken from public access points.
  - Include photo credit information: name of the photographer or source (e.g., “Courtesy of the Smith Family Collection” or “Photo by Jane Doe”)

## Content Considerations

- All information must be historically accurate and properly sourced.
- Avoid promotional, speculative, or opinion-based content.
- Sites featured must be publicly viewable or accessible from a public right-of-way (e.g., sidewalk or road).
- Preservation Utah reserves the right to edit or decline content.

## Photo Use and Credit

By submitting images for the tour, the Partner grants Preservation Utah the right to use these images for marketing and promotional purposes—including print, web, social media, and other public materials. The Partner must provide accurate credit information for each photo. Preservation Utah will include the provided credit wherever feasible.

Preservation Utah reserves the right to exclude content that does not meet editorial or historical standards. Content may be submitted via email or Google Form (if requested).

## Preservation Utah Responsibilities

Once all materials and a signed agreement are received, Preservation Utah will:

- Develop the digital tour and incorporate partner materials
- Provide audio narration after final content approval
- Host and maintain the app and tour content
- Ensure the tour remains live for a minimum of two years, with possible extension or removal based on:
  - App updates
  - Outdated or inaccurate content
  - Demolition or significant changes to sites

## Editorial Control

Preservation Utah retains final editorial authority to ensure historical accuracy and quality. If necessary, Preservation Utah may:

- Modify or remove content
- Remove a tour from the app with written notice to the Partner, stating the reason.
- Offer the Partner an opportunity to update or revise the tour before removal.

## Term and Termination

This agreement becomes effective upon signature and remains in effect until either party submits a written notice of termination.

### Signed:

#### Preservation Utah Representative

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

#### Partner Organization Representative

Organization: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_