



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, MARCH 13, 2019
AT TOWN HALL, 118 LION BOULEVARD, SPRINGDALE, UTAH
SPECIAL MEETING BEGINS AT 4:30PM / REGULAR MEETING BEGINS AT 5:00PM**

Special meeting convened at 4:30pm

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

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, and Town Clerk Darci Carlson recording.

Motion made by Lisa Zumpft to approve the agenda for the March 13, 2019 special meeting; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Motion made by Lisa Zumpft to go into closed session for a strategy session to discuss the purchase, exchange, or lease of real property; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Closed session commenced at 5:00pm.

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

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie and Town Clerk Darci Carlson recording.

Motion to adjourn closed session by Lisa Zumpft; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

No action was required of the closed session.

The regular meeting commenced at 5:05pm.

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

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, and Town Clerk Darci Carlson recording. See attached list for meeting attendees.

Pledge of allegiance led by Mayor Stanley J. Smith.

Motion made by Lisa Zumpft to approve the March 13, 2019 regular meeting agenda; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

A. Information/Non-Action Items

1. General announcements: Parks and Recreation Director Ryan Gubler announced a tumbleweed clean-up was scheduled for Saturday, March 30th starting at 8:30am at River Park. Volunteers should wear long sleeve shirts and gloves. Later that evening starting at 5:00pm at the Canyon Community Center there would be Town quilt reveal and community celebration.

Mr. Wixom announced there would be a Virgin River Walk on March 25th at 5:00pm. The community was invited to attend.

- The yearly public officials training was scheduled for Friday, March 29th. Town officials should RSVP to the Clerk's Office. The public was welcome to attend but must provide their own food.

Mayor Smith announced the Legislature passed a bill allowing up to 4% of county TRT funds to be used toward emergency services. Because of this the District would not have to raise taxes to cover the budget shortfall. Mayor Smith noted Brad Last and Evan Vickers sponsored the bill.

2. Zion National Park update: Cindy Purcell reported for Superintendent Bradybaugh:

- Yesterday the Zion-Mt. Carmel highway re-opened to one-way traffic, however no oversized vehicles were allowed. A traffic light would help control cars in this area. The road was expected to close again periodically once repairs began.
- Visitation during the month of February was down 19%. Total visitors year-to-date was 540,000. Park construction projects were delayed due to weather.
- The next Visitor Use Management Cooperating Agency meeting was being scheduled in the coming weeks.
- The Park's Sustainability Office planned to help with Earth Day.
- Shuttle buses were running full time along the Park and Town routes.
- The Narrows was closed and would not open until flows in the Virgin diminished to below 150cfs. Closed trails were being evaluated by geotechnical professionals.

Mayor Smith said the Town would blast alerts concerning the Virgin River flows via email or through the website. Sandbags were available across from the cemetery.

3. Report and discussion about Washington County air quality: Mayor Smith provided information on air quality (Attachment #1). He said preserving good air quality was a priority in Washington County. Ten control measures were identified to help reduce air contaminants. Purpleair.com sold air quality monitoring equipment that could be linked with locations across the globe. The state's monitoring website was www.air.utah.gov.

- The Town of Springdale could consider purchasing an air quality monitor.
- Mr. Alltucker asked about agricultural dust and burning. Mayor Smith noted the key was educating the public so individuals were aware of preventative measures to reduce pollutants. He said open burning had not been banned in the county yet.

4. Community questions and comments: Mark Chambers questioned why item C1 on the agenda was not a public hearing indicating it had been noticed as such in November. Mr. Wixom responded it was not necessary for it to be.

- Mr. Chambers voiced his objections stating the item was essentially a defacto zone change and would change lot width, size, setbacks, and create higher densities.
- Ms. Carlson clarified a development agreement did not require a public hearing per ordinance but acknowledged the previous noticing was confusing.
- Mayor Smith stated he would take public comments on item C1 but it was not a public hearing.

Mr. Chambers asked about the status of the Town's strategic plan for facilities, specifically office space.

- Mr. Wixom said the Town definitely needed more space and had engaged an architect to consider conceptual plans for a new Town Hall office building. In the meantime, the Council was considering relocating public meetings to the Community Center to better utilize the current Council room. Additionally, a graduate program assessed the Town's facilities and made recommendations for operations. Their report would be posted on the website.

B. Recognition

1. Citizen of the Season Winter 2019 – Cornelia and Maury Kallerud: Mayor Smith read a tribute:

"The Town Council is pleased to award the Winter 2019 Citizen of the Season Award to Cornelia and Maury Kallerud. Cornelia was responsible for starting the Red Rock Weavers Guild. She offers her talents monthly to teach community members the fine art of basketmaking as well as numerous other crafts. Her talents and ideas seem unlimited. She organized two community fiber art shows at the Community Center; the first displayed completed projects from community members and the second displayed heirloom items. Both shows were one of the more popular exhibits at the Community Center. Under the Red Rock Weavers Guild, Cornelia organizes the kid's craft tent at both Earth Day and the Music Festival. She and Maury not only volunteer their time but also the supplies. Cornelia is always first to offer up a donation of one of her wonderful baskets for silent auction fundraisers. Maury has been the support behind Cornelia's activities. He is always there to help set up and take down, making trips back and forth when items or equipment are needed. He graciously welcomes crafters to his home to complete projects. Both volunteer once a week to pick up garbage in Zion National Park at the Grotto. And Cornelia helps the Park curate museum items. Maury and Cornelia also participate in numerous organizations and clubs in the Canyon including the Book Club, Z-Arts, and Senior Lunch. They can be counted on to be the first to volunteer whenever something is needed. The Town Council and the Town of Springdale gratefully acknowledge their contributions to the community with this Citizen of the Season award. They both set a great example of selfless service to others. Congratulations."

Cornelia and Maury were honored with a certificate and nameplate on the perpetual plaque.

2. Acknowledgement of Chuck Passek and Jeff Carlson for their work on the Rockville/Springdale Fire Protection District: Mayor Smith acknowledged the changeover to the Hurricane Valley Fire Special Service District was emotional for all sides. The decision-making process and transition were challenging

however Chuck Passek and Jeff Carlson did it well. Both were gratefully recognized for their contributions to the community.

- As Chair of the RSFPD Board, Mr. Aton said he depended on them and appreciated their help and support.

C. Action Items – Administrative

1. Development Agreement: The Springdale Historic Preservation Commission has requested a development agreement between the Town of Springdale and the owners of the Best Western Hotel located at 668 Zion Park Boulevard. The agreement would transfer ownership of a historic building and the property on which it sits to the Town and would allow the construction of 8 additional transient lodging units on the Best Western property: Mayor Smith said the Council received a number of public comment letters representing both sides of the issue. The Council would take additional public comments tonight.

Diana Dokos submitted an email but added additional comment. She said one element that stood out was the collaborative effort between the SHPC and other organizations. Ms. Dokos would not normally favor more hotel development; however, this project directly benefitted the local community.

Mark Chambers was shocked, appalled and dismayed the Town was not holding a public hearing. To him it seemed the decision had already been made and the issue was being rammed through without due process.

Although not in favor of increasing lodging units, Cheri Ikerd supported the historic building effort and felt it important to preserve history in Town.

Lizette Byer suggested the Town slow down the approval process and be as transparent as possible in order to address concerns.

Mr. Dansie clarified the process for development agreements. As established in state and local law, the Town Council was authorized to grant incentives to property owners, in the form of modified zoning standards, in exchange for a public amenity or benefit.

For this proposal, the Best Western would give the historic yellow house to the Town in exchange for an allowance to build eight additional units. If approved, it was contemplated the property containing the historic structure would require a zone change from Central Commercial to Public Use, necessitating a public hearing. A zone change would ensure all future uses were public and not commercial, and resolve the issue of deficient lot size since the Public Use Zone did not have a minimum lot size standard. Mr. Dansie emphasized the decision tonight was whether the Council wanted to enter into a development agreement, not approve a zone change.

- Other future items related to the agreement would include a Design/Development Review, and a commitment from the County to financially support the building renovation. All must happen before the agreement was finalized and property transfer took place.

Admittedly there was confusion about the public hearing. Although always interested in gathering community input, legal counsel advised the Town not to obligate itself to a different process than what the ordinance required. In the case of a development agreement, a public hearing was not required. Arbitrarily changing process could expose the Town to legal challenges. Council was always welcome to accept written or oral comments on any agenda item at their discretion but only in a public hearing was the Town legally required to receive public testimony.

Ms. Zumpft noted the Council received a lot of worthy comments and suggested they be discussed. She recommended a decision be postponed allowing time for receipt of additional public comment.

- Mayor Smith cautioned comments were to be taken into consideration however public clamor should not dictate the vote. The public was welcome to talk with Council members or staff. The notion the public didn't have a voice in Springdale was a misconception.

Mayor Smith expressed his goal was to do what was best for Springdale. The public raised concern history was being destroyed when the Canyon Ranch was being torn down; the same happened related to the Springdale pond. Mayor Smith found it ironic tonight's fight was over process not preservation. He said other locations were considered however there were not a lot of places along SR-9. To him, the question to consider was the intrinsic value of the house. Stopping development would not stop people from coming to Zion National Park. He often heard the community wasn't the same and had changed greatly; the history of the Town and its people were important.

If retained under the current ownership, Mr. Player asked what the property could be used for.

- Any commercial use allowed in the Central Commercial Zone could be developed except for more transient lodging since the property was already maxed out.

Mr. Player asked about non-conforming setbacks, parking, and lot width.

- Mr. Dansie said these issues were not problematic until there was a parcel split. They could refurbish as long as it did not increase or create any non-complying features.

Mr. Alltucker asked if the non-conforming aspects and Public Use Zone designation would transfer should the Town sell the property in the future.

- Mr. Dansie answered 'yes' and clarified modifications made through a development agreement ran with the property not with the property ownership. He recommended language in the development agreement expressly prohibit future sale.

Mr. Alltucker asked if there was a water right component to the property.

- Water shares would not transfer automatically. Ms. Zumpft wanted the current property owners to know the Town was interested in purchasing water shares.

Ms. Zumpft confirmed the developer was presently maxed out and could not build any more transient lodging units. She also made it clear her mind was not made up regarding this issue. Ms. Zumpft referenced 10-1-13A indicating development agreements were negotiated on a case-by-case basis, therefore this one did not set precedence.

- When a public amenity was offered, the Town had a legal right to modify zoning standards through a development agreement.

In order to comply with parking, the yellow house property would need a reduction in the landscape requirement or an allowance to use parking at the Best Western.

Mavis Madsen, a member of the Springdale Historic Preservation Commission, addressed the Council. As a resident for over 58 years, Ms. Madsen fondly recalled community unity over division. She felt it was important to remember the people who settled the area and worked to make Springdale more livable. She asked everyone to seek a better good and not be jealous or fearful. The Town had a responsibility to hospitality and to share information about why Springdale was here. Ms. Madsen said the history center would help bring back something that had been lost.

Jeff Carlson, representing the Springdale Historic Preservation Commission, addressed the Council. He acknowledged public input was important but reiterated ordinance did not require a public hearing. It was unfair for the Commission to be held to a different standard.

- Ms. Zumpft was not advocating for a public hearing; however, this was the first time the application was before the Council. She was in favor of taking time to consider all the information and not rush a decision.
- Mayor Smith did not favor going against legal counsel's advice and wanted to follow procedure. The Council agreed.

Mark Chambers referenced state code 10-9a-205 pertaining to *Notice of public hearings and meetings on adoption or modification of land use regulation*.

- Mayor Smith indicated the Town would review the code section and follow requirements as necessary however he would not debate the issue tonight.

Mr. Alltucker commented this was the most complete, impressive proposal he had seen. He asked for clarification on the proposed history center partners.

- Mr. Carlson answered they would initially be collaborative, support partners. County Commissioners indicated funding could open up if there was a visitor center element to the project, hence conversations began with the Zion Canyon Visitors Bureau.

Regarding funding, Mr. Alltucker asked about the numbers presented.

- Mr. Carlson said estimates were created based on feedback from other Washington County museums. Grant funding was generally available after one year of operation. Information was provided to the Council (Attachment #2). There would also be a fundraising component. Mr. Carlson felt the numbers were fairly realistic.

Mr. Carlson thanked the community for submitting comments. He provided additional and clarifying information to dispel any misconceptions. Mr. Carlson stated development agreements included an intrinsic component that were not designed to be financially balanced. The proposal fell well within the ordinance requirements.

- Springdale already had 1200 motel rooms and this proposal represented a 1% increase which Mr. Carlson contended would not materially impact village scale or atmosphere. Additionally, there were settlement agreements in place that would allow the development of 200-300 more rooms in Town.
- Regarding site-specific issues, Best Western property owners were willing to work with the Town to solve parking concerns which would then resolve landscape requirements. Setbacks were already nonconforming and a parcel split would create one new non-conforming lot line.
- Mr. Carlson ran through a listing of the sections in the General Plan and ordinances that supported the proposal including Guiding Principles in Chapter 6, Title 10 Chapters 1.2, 26, and 12. In addition the SHPC and Planning Commission voted unanimously to recommend approval. Town staff also supported the acquisition of the property.
- Necessary partnerships have been made and the majority of the Town appeared to support the proposal.

The Council considered items to include in a development agreement.

Mr. Alltucker questioned if the incentives proposed were proportionate to the amenity provided. He ran through the possible financial gains the Best Western could receive. There was great pressure on the ordinances to allow commercial development and other developers were watching this item carefully. It could trigger a stream of requests.

Mr. Player agreed the proposal submission was impressive. He felt property along SR-9 would be a great acquisition for the Town. Funding assistance from the county was also appealing as was participation in the project by the Paiutes. Mr. Player felt there was justification to create a history center but was unsure if the incentive was proportionate.

Mayor Smith did not want the Council to get hung up on balancing the value of the proposal.

Mr. Aton shared his perspective on the objections. He noted the Historic Preservation Commission looked at other properties in Town but options were in the future, generally involved a lease, and did not contain an ownership component. The yellow building was ready now and could be operational soon.

- If one looked strictly at the numbers, Mr. Aton agreed the math didn't make sense. However, he noted the Town would get the taxes associated with the occupancy of the eight rooms.
- In terms of compliance, Public Use did not specify a minimum square footage and Mr. Aton did not feel a reduction in the lot width was really that important.
- The proposed eight units would be built at the back of the property and would blend in. Given the development around it, Mr. Aton said there would not be a huge visual impact.
- He supported not making a decision tonight and allowing more time to digest the information.

Ms. Zumpft expressed appreciation for the work the SHPC had done, and to the developer for their willingness to have the conversation. Given the comments, it was obvious this was an issue the community cared about.

- Ms. Zumpft said there was intrinsic value in the proposal since it would help preserve the Town's history. This was one reason why the Council created the Historic Preservation Commission. She felt this development agreement was giving the Town more than others and did not want to lose what little history was left.

Motion made by Lisa Zumpft to postpone the vote on this item until April, during that time have staff summarize the comments from the deliberation; seconded Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

The Council took a brief break. The meeting resumed at 7:40pm.

2. Public Hearing – Resolution 2019-04, Budget Hearing to open and amend the budget for FY 2018-19: Mr. Wixom explained this resolution allocated \$25,000 from the Streets Department to the Parks Department to repave the River Park parking lot. It also reallocated money to manufacture new parking/directional signs. No new money was appropriated; money was shifted between funds.

Questions from Council to staff – Mayor Smith asked about standing in the River Park parking lot. Mr. Wixom said in addition to the repave effort, the culvert at the River Park would be assessed to alleviate any blockage.

Questions from the public to staff – none were asked.

Motion made by Adrian Player to go into public hearing for Resolution 2019-04; seconded by

Randy Aton

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: No comments were made.

Motion made by Adrian Player to go out of public hearing; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Motion made by Randy Aton to adopt Resolution 2019-04 to open and amend the budget for FY 2018-19 and authorize the Mayor to sign; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

3. Continued from February 13, 2019 – Zone Change Request – Majestic View Lodge, represented by Sam Patel, requests a zone change from Valley Residential (VR) to Village Commercial (VC) on parcel S-144-NP, 2.5 acres located immediately south of the Majestic View Lodge: Mr. Alltucker said in their previous meeting the Council tasked legal to draft findings to deny the request.

The applicant Sam Patel was invited to speak. Right before the February 13th Council meeting, Mr. Patel sent a revised plan for the zone change. This revised plan was not considered at the time because it was submitted late and contained a concept substantially different from the original application. Mr. Patel asked if the Council intended to review this revised plan tonight. It was his understanding the item tonight was not a denial but a continued discussion.

- Mr. Dansie suggested there was a misunderstanding. He indicated Mr. Alltucker was correct in that the Council previously discussed the proposed development and expressed intent not to approve. Legal counsel was asked to draft language accordingly. Based on the Council's action from the previous meeting, staff moved forward in anticipation of the application being denied.

The Council recalled the applicant agreed to proceed with the current zone change process with the originally submitted application. If the current application was denied the applicant could come back with a different submittal. Per Town Code, an applicant was prohibited from making the same zone change application within a year. Mr. Dansie indicated the concept changes Mr. Patel proposed were different enough that a new application should be submitted.

Mr. Patel indicated he was OK proceeding with a new application to present the alternative idea, but wanted to preserve his rights under this zone change request and suggested he would appeal a denial. He asked if there was something else that could be done whereby the current application could be sent back to the Planning Commission.

- Mayor Smith said the Planning Commission reviewed the application and provided a recommendation. If a new concept was being proposed, a new application was required.

The Council was unsure why Mr. Patel would appeal a denial if he intended to submit a new concept.

- Mr. Patel explained there were procedural differences between the options to proceed and he did not want to forgo his rights, obligations, or due process which may have been violated with a denial. Mr. Patel indicated he had lengthy conversations with Town Attorney Devin Snow.
- Mayor Smith said the Council would not deny his rights. An appeal was the choice of the applicant. The Council could only act on what had been brought before them.

Mr. Patel raised concern there were procedural differences in how the Council considered agenda items. In particular he referenced item C1 on tonight's agenda and felt he was denied the opportunity to speak individually with Commission or Council members, or present different aspects of his proposal.

- If Mr. Patel felt he was wronged, Mayor Smith said he was welcome to appeal. The Council could only make a decision on what was presented to them, not what an applicant hoped was presented.

Mr. Patel said read a statement into the record: *"Zoning as an action under the police power must promote the general welfare and cannot be motivated by other considerations. Town of Springdale is using the general plan to make it physically and economically impossible to provide affordable housing, thereby excluding employees with limited income and resources to be a part of the community. Regulations that conflict with the general welfare, thus, defined to abuse the police power and are unconstitutional. Especially, to provide the requisite opportunity for the fair share of affordable housing. This is a violation of the constitution, substantive due process, and equal protection, and the procedural due process issues I discussed earlier and discussed with Devin Snow. I believe there is a duty by the city not to foreclose classes of people seeking affordable housing in Springdale. The town is intentionally discriminating against people of limited income and resources and not providing affordable housing within City limits. If sound planning of an area allows for the rich and middle class to live there, there also must be a realistic and practical opportunity for the poor to live there as well".*

Mr. Alltucker reiterated the process the application went through which included Planning Commission review and recommendation to deny. The Council received the same proposal, had a public hearing, and

accepted public input. The applicant had another concept; however, the Council was taking action on the original proposal submitted.

Mr. Dansie explained updated information was provided by the applicant approximately one half hour before the Council meeting began on February 13th. Those concept designs were significantly different from what was originally included in the zone change application. This new concept would have needed to go through the Planning Commission.

The Council was not denying Mr. Patel's rights of appeal. Since zone changes were legislative actions, an appeal would go directly to district court.

- Mr. Dansie would consult legal counsel whether a new application could be submitted if the first one was in appeal.

Because of Mr. Patel's concerns about procedure and process, the Council agreed legal should review the record on the current application and verify all procedures and processes had been appropriately followed.

- There was a timeline under which the Planning Commission had to make a recommendation however there was not a corresponding timeline under which the Council had to act; therefore, any action could be deferred to April.

It was noted the Town had a protocol whereby information pertaining to an application must be received the Friday before a Council meeting.

Motion made by Randy Aton to table the zone change request for the Majestic View Lodge and ask the Town attorney for clarification on whether the application can be sent back to the Planning Commission or not, and then put the item back on the April agenda; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

4. Request for assistance in paying for concrete replacement at approximately 865 Zion Park Boulevard due to culinary water main break: Mayor Smith recused himself from this item because the requestors were family members. Mike Alltucker took over as Mayor Pro Tem.

Mr. Alltucker asked if there were any other claims resulting from the water main break.

- Mr. Wixom said Ms. Brecke was dealing with the insurance companies. All claims internal to the buildings were covered by insurance. The asphalt issues were the responsibility of the Town.

Kristine Young, representing Zion Park Motel and the Young Family Trust, addressed the Council. She thanked Officers Britt Ballard and Jake Bulkley for their assistance during the breakage. Ms. Young said they were a small business and did not have the resources to pay this bill.

- If the issue was the Town's problem, Mr. Player felt the Town should pay the bill. Ms. Zumpft agreed.
- Mr. Wixom said there was no negligence and no fault therefore insurance would not pay.

Motion made by Mike Alltucker that the Town pay for the concrete damage caused at the Zion Park Motel due to the water main breakage on January 20, 2019 up to a maximum of \$10,290.00 representing the difference between the low bid of \$15,290.00 and the insurance reimbursement of \$5,000.00; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Mayor Smith returned to the dais.

5. Review and possible approval of a development agreement between the Town of Springdale and the Cottage Housing Development Overlay project located at 1775 Zion Park Boulevard: There was no additional Council discussion.

Motion made by Mike Alltucker to approve the updated Development Agreement, received from Snow Jensen & Reece on March 12, 2019, between the Town and the owner developer Kaaman 1775 Zion Park, LLC, a Utah limited liability company and authorize the Mayor to sign only after the property has been titled in the entity name; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

6. Discussion and possible adoption of Canyon Community Center policy modifications: Ryan Gubler was in attendance to answer Council questions. Both Mayor Smith and Ms. Zumpft had reviewed the recommended policy changes with staff. The goal of these modifications was to better utilize the CCC for members of the community and not for those outside the canyon area.

Mr. Player asked for a definition of a non-resident property owner in Rockville.

- Mr. Gubler answered a non-resident property owner in Rockville was someone who owned either a residential or business property in that town but did not reside there. They would not qualify for the local rate.

Mr. Player asked about 501(c) organizations and if the intent was to allow any charitable, non-profit groups.

- Mr. Wixom said the objective was to be broader than just 501(c)3 organizations and focus on events that benefitted their organization and not the public.

Mr. Alltucker asked about weddings.

- Mr. Gubler said they would be allowed, however fees were high to generally discourage them.

In answer to a question about yoga classes, Mr. Gubler met with the yoga co-op and discussed solutions whereby instructors would become Town employees.

- The increase in the insurance requirements matched the Town's liability policy.
- Recycling policies would now be encouraged rather than mandated.

Motion made by Lisa Zumpft adopt the Canyon Community Center policy modifications; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

6. Review of estimates for manufacturing the street light louvers and a decision on the plan for installation: Ms. Zumpft created a spreadsheet to analyze the difference in costs between commercial manufacturing of the louvers versus being Town-produced. Based on the initial pricing analysis and the work staff already had to do, the Council agreed sending the manufacturing out was more prudent. The Town had contacted a number of manufacturers to get additional bids.

Mr. Wixom recognized the work of Jeff McKee and expressed appreciation for all his efforts.

The louvers would reduce the horizontal light and brightness by approximately 17%.

Mr. Player asked if the louvers would cause damage to the lights.

- Staff believed the additional weight of the shield would not be significant to the light or the pole, especially if the louvers were manufactured out of aluminum.

Should it be questioned, it was assumed UDOT would pass liability of the louvers to the Town.

Motion made by Mike Alltucker to authorize the outside manufacture of sixty aluminum, anodized street light louvers; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

8. Resolution 2019-03 appointing Randy Aton to serve as the Springdale representative to the Hurricane Valley Fire District Board: There was no additional Council discussion.

Motion made by Adrian Player to approve Resolution 2019-03 appointing Randy Aton to serve as the Springdale representative to the Hurricane Valley Fire District Board; seconded by Lisa Zumpft.

Aton: No

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed.

9. Granting of Local Consent for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License for Anthera located at the Cliffrose Lodge & Gardens, 281 Zion Park Boulevard: Dan Boyd from Compass Services was in attendance to represent the Cliffrose. He was consulting with the business transition.

Mayor Smith said Springdale businesses with liquor licenses had a good compliance record. He asked that Cliffrose keep this standard and follow all the rules.

- Mr. Boyd said he was familiar with the UDABC requirements had a background in training.

Motion made by Lisa Zumpft to grant Local Consent for a Full-Service Restaurant Liquor License and an On-Premise Banquet Liquor License for Anthera located at the Cliffrose Lodge & Gardens, 281 Zion Park Boulevard; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Consent Agenda

Invoices:

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
1/30/2019	19004	Bowler, Odean	\$ 300.00	Yes	Public Defender Contract
2/6/2019	02/06/19 Deposit	Gibsons Houzz of Floors	4,027.60	Yes	Carpet for CCC Auditorium - 50% Deposit
1/31/2019	11361*01	SunRoc	4,116.03	Yes	Asphalt Repair - Zion Park Motel
2/1/2019	2/1/2019	Weiland, Zac	800.00	Yes	Monthly Prosecution Retainer
12/4/2019	1709242	Fire Protection Service Corp	6,933.10	Yes	WTP Fire Alarm Installation Service
1/31/2019	0233-000628238	Republic Services	1,032.79	Yes	Dumpster Services
2/12/2019	52926	Roadrunner Muffler & Auto Repair	770.12	Yes	Parks Vehicle Service
1/31/2019	2019 Annual Assessment	Springdale Consolidated Irrigation	5,568.00	Yes	2019 Annual Assessment
1/31/2019	72415	Washington County Solid Waste	3,736.80	Yes	Garbage Billing
2/5/2019	CR16654	Century Equipment	990.00	Yes	Case 580SN Backhoe Lease
12/17/2018	J002704	Dorsett Technologies	4,131.00	Yes	WTP Pay Request #14
1/31/2019	13052678	Kimley-Horn & Associates	1,568.00	Yes	Signage/Wayfinding Plan
8/17/2018	59917	Mountain West Computers	2,451.00	Yes	WTP Pay Request #14
10/24/2018	60751	Mountain West Computers	1,198.00	Yes	WTP Pay Request #14
11/30/2018	61086	Mountain West Computers	805.00	Yes	WTP Pay Request #14
1/10/2019	61478	Mountain West Computers	799.00	Yes	WTP Pay Request #14
2/12/2019	02/12/19 Consolidated	Rocky Mountain Power	5,740.66	Yes	Electric Services
1/31/2019	98353	Snow Jensen & Reece	1,025.00	Yes	Springdale V. Irrigation Company
1/31/2019	98354	Snow Jensen & Reece	428.00	Yes	Springdale V. Canyon Springs Estates Owners Assoc.
1/31/2019	98352	Snow Jensen & Reece	60.00	Yes	Springdale V. Allan & Kristin Staker
1/31/2019	98351	Snow Jensen & Reece	11,075.57	Yes	General Representation
12/18/2018	99367	Sunrise Engineering	13,847.05	Yes	WTP Pay Request #14
1/14/2019	100043	Sunrise Engineering	8,786.66	Yes	WTP Pay Request #14
2/8/2019	100726	Sunrise Engineering	21,252.63	Yes	WTP Pay Request #14
2/15/2019	2/15/2019	Terracon	720.00	Yes	Review of Geotechnical Report for Thai Sapa Development
1/31/2019	1742-012	VanCon Inc	165,013.23	Yes	WTP Pay Request #14
2/28/2019	1018	Harold, Phil	1,960.00	Yes	Barley Straw Injection
2/28/2019	19001	Hoskins Engineering & Development	3,424.00	Yes	Moenave Traffic Study
2/12/2019	84301	KV Electric	500.00	Yes	Installation of Street Light Shields
2/10/2019	9476	Lee, Bud & Sons	512.44	Yes	Water Leak Sand/Roadbase - Zion Park Motel
			\$273,571.68		

Motion made by Lisa Zumpft to approve the consent agenda; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye.

Motion passed unanimously.

Administrative Non-Action Items

Council Department Reports and General Discussion: Mr. Alltucker reported on the projects of the Streets Department which included obtaining quotes from contractors, snow plowing, street sweeping, water meter reading, flagging at the school, fixing a water break at Cliffrose, working with Blue Stakes, and doing a barley injection at the sewer ponds.

Mr. Wixom discussed the water meter replacement project. Staff was in process of obtaining bids from several providers. The Town planned a test scenario to assess what worked and what did not prior to presenting a recommendation to the Council.

Mr. Player said the recent Mosquito Abatement Board meeting was canceled. The next meeting was in May. Mr. Player reported the water treatment plant was operational but the Town had not yet received a license from the state.

Ms. Zumpft reported the first Canyon Community Center steering committee meeting was held in an effort to get feedback on community center programming. She asked Council members to participate in the River Park clean-up and quilt reveal events on Saturday, March 30th. Ms. Zumpft also encouraged Council members to attend the Public Officials training and ULCT conference.

Ms. Zumpft asked for an update on the lodging committee.

- Mr. Dansie said the BYU students were in process of preparing their report for Planning Commission review. The students indicated they were willing to facilitate one or two additional community meetings.

With the passing of the earlier Resolution, Mr. Aton would attend the Hurricane Valley Fire Special Service District Board meetings. He provided a report on the monthly EMS calls (Attachment #3). Mr. Aton said the Virgin River Management Plan was being edited by Betsy Byrne and the final plan review

would be done by the committee tomorrow. On March 25th the Town would sponsor a River Walk to introduce and discuss the plan with the community.

Mayor Smith said the St. George to Springdale Transit Committee would meet March 19th. They were shooting for a decision in May on the RFP proposals. Mayor Smith indicated the I-15 interchange was set to be done in November and UDOT was considering an interchange at exit 11. Also, he reported the Rockville Bridge reconstruction project was completed. The weight limit on the bridge was twenty-five (25) tons.

The Town was looking into runoff issues on Winderland.

Adjourn

Motion to adjourn at 9:31pm made by Lisa Zumpft; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Darci Carlson, Town Clerk

APPROVAL: _____ DATE: _____

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



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Gown Council Date 3/13/19

Kristine Young
Name (please print)

Name (please print)

Eric Sherr
Name (please print)

Name (please print)

Karen Rains
Name (please print)

Name (please print)

Lila Moss
Name (please print)

Name (please print)

Joe Pitt
Name (please print)

Name (please print)

Mark Chambers
Name (please print)

Name (please print)

POTNILLA NALLERUD
Name (please print)

Name (please print)

MAURITZ KALLERUD
Name (please print)

Name (please print)

Diana H Dokcy
Name (please print)

Name (please print)

Suzanne Elger
Name (please print)

Name (please print)

Sam Patel
Name (please print)

Name (please print)

Vic Patel
Name (please print)

Name (please print)

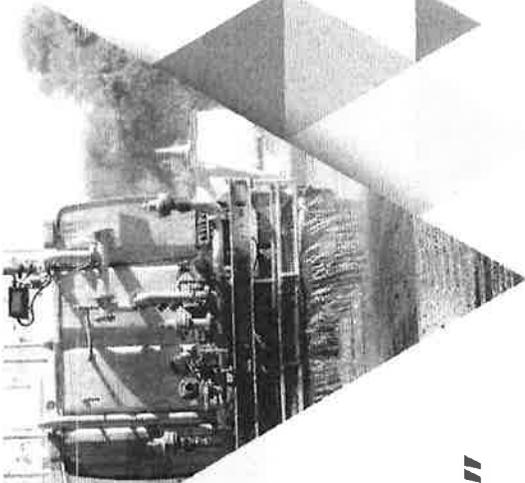
Chen Ikard
Name (please print)

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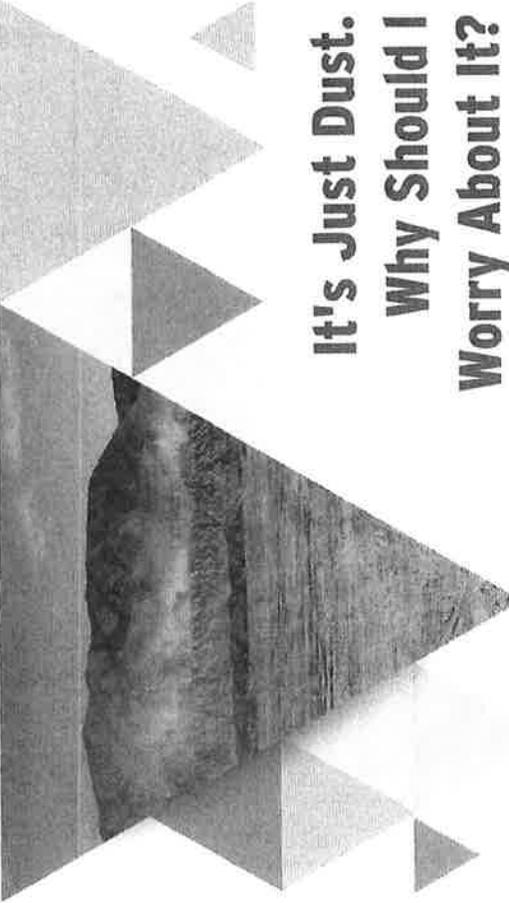
Lizette Byer
Name (please print)

Name (please print)

"Be Part of the Solution, Not the Problem"



It's Just Dust. Why Should I Worry About It?



TOP TEN DUST CONTROL MEASURES

1. Create and follow a Dust Control Plan.
2. Pre-water area prior to excavation activities.
3. Install and maintain Track-Out Pads on jobsites.
4. Establish designated parking for jobsite personnel.
5. Limit access points for construction site.
6. Cover truck material loads on public highways.
7. Reduce speeds on haul roads. (Max. Speed 10 mph.)
8. Maintain water systems on crusher plant operations.
9. Create crusting of top soil on non-working projects.
10. Stop operations on high wind days (30 mph+).

This has been the attitude of some in the development and construction industries, but air quality regulations and increasing public pressure to curb fugitive dust are changing the way we look at air quality.

The public and employees of industry are becoming more aware of the health hazards of dust. Particulate matter (PM10) particles have been linked to increased health effects.

Activities of aggregate operations, development projects that clear land, material transport activities on unpaved roads and other factors add to the ever increasing problems associated with fugitive dust.

Together we need to focus on preserving our air quality. We can only achieve this through a conservative effort by all.

We Support and Believe in Air Quality for Southern Utah



SUPPORTING ORGANIZATIONS

Associated General Contractors of Utah	Knolls Residents	Santa Clara City
Department of Environmental Quality	LaVerkin City	Southwest Utah Public Health
Apple Valley	Leeds	Rockville
City of Hurricane		St. George City
Ivins City		Washington City
		Washington County



March 8, 2019

Attached is a brief overview of what grants we could get and a dollar range.

These are just from Washington County and Utah Arts and Museums.

I have included the key points but the information for each type of grant is extensive.

The General Operating grant has the same criteria for applying as the Arts division but with different questions.

I have included specifics required to qualify for each.

In most cases having been in service for at least a year is a common requirement.

I did not include private sources that may be available as they require one on one interfaces to build a case for funding.

I hope this helps put the package together.

Thanks

Michelle

Michelle Giardina

[REDACTED]

[REDACTED]

UTAH ARTS AND MUSEUMS GRANTS

Museum General Operating Support (GOS) Grants

- Filing deadline is March 22 yearly
- Award amounts are issued in July/August time
- These grants have a wide range with the average of \$5000-\$10000 since this is the Under \$300000 category

WHO CAN APPLY (MUST MEET ALL REQUIREMENTS BELOW)

- Museums open to the public for at least one year prior to application
 - Museums must be a 501(c)(3) nonprofit or government agency
 - Fiscally sponsored organizations are not eligible to apply
- Museums with operating budgets **under \$300,000**
- Museums with current [Certified Utah Museum](#) status with the Utah Division of Arts & Museums
- Museums that are open more than 1,000 hours annually (average more than 20 hours per week). Museums that are open fewer than 1,000 hours annually must apply for a Small Museums Project Grant.

CERTIFIED MUSEUMS

The 2008 State Legislature enacted a bill creating a Certified Utah Museum designation. Museums must be certified to be eligible for Arts & Museum grants. Certified Utah Museums pay a reduced \$65 fee for their annual Charitable Solicitations Permit. A site visit is required for all new applicants to the Certified Utah Museum program. The division reserves the right to review certifications at any time to ensure compliance with the program provisions. Certified status lasts for 5 years.

[Utah Certified Museum application](#)

- **Government Agencies and Municipalities:** New this year, cultural organizations that exist under the same governmental entity are eligible to apply when they have different and distinct mission or purpose statements.

This grant provides a small sum but could be utilized in specific scenarios

- Filing deadline is March 22 yearly
- Award amounts are issued in July/August time

Small Museum Project Request Amount: Up to \$1,000

WHO CAN APPLY?

- Museums that have been open to the public for at least one year prior to application
- Applicants that have [Certified Utah Museum¹](#) status with the Utah Division of Arts & Museums
- Museums that have completed a final report for funds awarded in FY18 (if applicable)

UTAH STATE HISTORY DIVISION OF UAM

Utah Historic Preservation Tax Credits

The [Utah State Historic Preservation Tax Credit](#) program offers a 20% tax credit (not just deduction) to owners who rehabilitate qualified buildings listed on the National Register of Historic Places. In addition to being listed the program requires:

- Project costs exceed \$10,000
- The rehabilitation follows the [Secretary of the Interior's Standards for Rehabilitation](#). For guidance on how to apply the Standards, see the [Secretary of the Interior's Guidelines for Rehabilitation](#).
- The building is used for residential purposes going forward. In the case of residential rental properties, the State credit can sometimes be combined with the Federal credit, resulting in a 40% tax credit.

We strongly recommend that you submit an application before starting work to avoid increased costs. Any work you begin without prior SHPO approval is done at your own risk.

Utah Tax Credit Application Part 1 & 2

Utah Tax Credit Application Part 3

Other Resources

[Preservation Utah](#) provides low-interest loans as well as information on other resources available for rehabilitation projects.

The [Division of Housing and Community Development](#) (801-468-0145) has information on low-income housing tax credits (for developers) or low-interest, first-time home buyer programs.

Washington County Rap Tax Grants

- Filing deadline is September each year Date not yet posted for 2019
- Grant funding announced mid-January the next date being 2020
- Award amounts vary from \$3000 to over a \$100000 with the average between \$5000 and \$15000

Guidelines are less specific for museums but they do fund.

Qualifications for RAP Tax Funding for Cultural Organizations

Types of

Activities:

Art, music, theater, dance, cultural arts, or natural history

Either non-profit organizations/institutions having as their primary purpose the advancement and preservation of the types of activities listed above, or a Municipal or County Cultural Council having as its primary purpose the coordination of the county or respective municipalities' efforts to advance and/or preserve the types of activities listed above.

Types of

Organizations:

Non-profit organizations/institutions must submit a copy of the IRS letter of determination of 501(c)(3) status or similar IRS letter for whatever entity is serving as their financial sponsor for the purposes of qualifying for 501(c)(3) status.

A Municipal or County Cultural Council must be created by Washington County, or a municipality located within Washington County, and must provide documentation from the County or respective municipality of their cultural council status.

Uses of Funds:

RAP funds may be requested for either operating expenses or capital projects. Funds may be requested for either specific standalone projects or supplements to the organization's annual operating budget.

Fire/Medical Calls

February, 2019

Rockville

Medical-Refusal 0

Medical-Transport 1

Fire-1

Springdale

Medical-Refusal 3

Medical-Transport 1

Fire-2