



**Memorandum**

**To:** Planning Commissioners  
**From:** Rick Wixom  
**Date:** November 9, 2023  
**Re:** **November 15, 23 Planning Commission Meeting**  
**Letter of Support for Rural Communities Opportunity Grant**

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The Mayor and I were recently made aware of a possible grant opportunity that would help provide funds for preliminary architecture services and site programming for the future medical clinic building. I believe the Commission is aware that the Town has recently purchased the existing medical clinic building and has approved a lease agreement with Family Healthcare to operate a clinic in that location. The priorities the Council has set include pursuing a new, larger clinic building that will provide additional medical care for the community and visitors. These services include expanded family and urgent care, behavioral health, and pharmacy.

The Governors Office of Economic Opportunity (GOEO) has a grant opportunity currently open. The Rural Community Opportunity Grant provides funds to address economic development needs including business development and expansion and infrastructure improvements. We learned from the GOEO staff that this grant may also be used for project planning, which is the purpose for which will be applying, beginning the process to meet the Council's priority to expand the clinic.

The grant application is due on Friday, November 17<sup>th</sup>. As part of the application, an applicant must include a letter of support from the municipal Planning Commission or an Economic Opportunity Commission. Attached is the current application narrative draft and a draft letter of support from the Planning Commission. Staff requests the Commission review these documents, provide feedback on the grant application draft, and approve the issuance of a letter of support for the grant application.

The grant is a competitive grant and municipal applicants may apply for up to \$600,000 in funding assistance. We are requesting \$118,125.00 for preliminary architecture services as described in the grant narrative. As a Town, the required match for the project is 10% of total costs, or approximately \$13,125.00.

We are working with GOEO staff to ensure that the grant narrative also meets the goals and priorities of the Grant Advisory Board and ensure the application is as competitive as possible. That being the case, if the draft language draft changes before the meeting I'll provide updates to the Commission, so you have the most up to date version of the document.

Also attached is an information one-page from GOEO on the grant opportunity.

If during your review you have any questions, please feel free to contact me at the office.

## Scope of Work

For over 40 years, the Zion Canyon Medical Clinic has provided limited medical services within the Town of Springdale. Located at the south entrance to Zion National Park, the Town welcomes over 4.7 million visitors per year to the town. Many of these visitors require medical care during their visit to the National Park. The Zion Canyon Clinic estimated that 67% to 75% of their patient load was from visitors to Zion National Park and Springdale.

The Town is embarking on a project to expand medical care within the Town. We are in the process of purchasing a piece of property adjacent to the Town Hall and Canyon Community Center with the intent to construct a larger medical clinic facility that will provide increased care options, including family and urgent care, behavioral health care and pharmacy services. Urgent care in this instance is primarily the slips, trips, falls, lacerations, sprains, etc. commonly experienced by visitors to Zion National Park. The pharmacy will assist visitors who forget their prescription medications.

Family Healthcare, a non-profit health care provider in Southern Utah, is our leased tenant. This project will add to the local economy in expansion of their staffing, adding high paying jobs, contributing to construction activities, improving the visitor experience, and otherwise directly impacting the local economy in and around Springdale.

The proposed project consists of preliminary planning and design for a new 4,000 square foot medical clinic building to be built on property adjacent to the existing town hall on Lion Blvd in Springdale. The project consists of all planning and preliminary architecture and civil and mechanical engineering necessary to move forward with construction drawings and financing to bid and construct the new facility.

The new facility will include entry and reception areas, exam and treatment rooms, laboratory facilities, behavioral health therapy rooms, ambulance receiving and transport area, and pharmacy.

The Town is preparing an RFP (request for proposals) for architecture services to complete the proposed project. The selected firm will be contracted to provide the following services:

- Master planning and programming of a new 2-acre property.
- Schematic design, including:
  - Floor plans for all programmed areas,
  - Building elevations and sections, and
  - View shed preservation study.
- Design Development, including:
  - Refined sections and elevations,
  - Structural and mechanical systems,
  - Exterior building materials and finishes, and
  - Exterior lighting and dark-sky preservation strategies.
- Architect's estimate of probable costs
- Any other details or information necessary to proceed with bonding/financing.

## Deliverables and Outcomes

The proposed project will support the development of a new 4,000 square foot medical clinic facility. When fully realized, the project will affect the following populations and industry sectors:

- **Tourism and Hospitality.** Expanded medical care will directly impact the traveling public who visit Zion National Park. Expanded care will improve the visitor experience. At present, any person needing care beyond very basic care must travel to either Hurricane or St. George to receive care. In addition to medical care, there are presently no pharmacy services in Springdale. Having pharmacy services available will also improve the visitor experience when prescriptions are forgotten or lost and need to be filled while traveling.
- **Architecture and Design.** The project will positively affect design services such as architecture, civil engineering, and mechanical and HVAC services. This impact will be seen during the proposed project as well as during the construction design phase of the new facility. At 4,000 square feet, it is estimated that this facility will be a nearly \$3 million construction project with architecture and design fees in the construction phase of over \$100,000.
- **Construction.** This project will directly impact the construction industry and trades during the construction phase of the project. This impact provides for increased jobs in the skilled construction workforce.
- **Health Care.** This project will provide new high-paying, permanent jobs in the healthcare sector. Family Healthcare has estimated that when the project is fully realized, the facility will add 4.9 FTEs with an annual economic impact of over \$570,000 per year in salaries and benefits. These positions include practice providers, nursing, pharmacist, pharmacy tech, and maintenance positions.

Due to the proximity of the Town to Zion National Park, the business economy of Springdale is understandably based primarily on hospitality and tourism. Economic development activities common in other areas, such as large retail or industrial areas, are not practical or feasible in Springdale. The proposed project will help to diversify the economy through expanding the health care sector.

The proposed project, focused on planning and design, will be completed over 12-18 months and involve the Town's contracted provider, the Town of Springdale and Family Healthcare. Following the proposed project, the Town will complete funding and financing tasks, including bonding for the future construction phase.

Benchmarks and deliverables for the proposed project include:

- Master planning and programming of a new 2-acre property.
- Schematic design.
- Design Development.
- Architect's estimate of probable costs.

When fully realized, the project will help to create infrastructure and improvements which will enable other future capital investments for the Town of Springdale on the new 2-acre property.

Project success will be measured by receipt of deliverables listed above. As the project is principally a planning and design effort, full realization of all economic impacts will only come after a future construction phase when the new facility is fully operational.

## **Budget**

The Town contacted two architectural firms to understand the potential costs of the proposed project and preliminary design services and included a budget of costs based on those contacts. The Town intends to draft and issue an RFP for the services provided in the project, so these costs may be estimated higher than what the actual proposed costs could be through a competitive selection process and represent a worst-case scenario for the project budget.

Administrative costs are estimated at 5% of the architectural service costs and represent staff time spent administering the project. Staff time will be tracked through the project and capped at the amount approved in the grant award.

Total costs are shown in the attached spreadsheet as \$131,250.00. The requested grant funds are \$118,125. As Springdale is a town, the required match is 10% of the project total, or approximately \$13,125. Matching funds will be provided by the Town's general fund.

**Project Revenues**

Revenue Type	Amount
Rural Community Grant Funds (90%)	\$ 118,125.00
Town Matching Funds (10%)	\$ 13,125.00
<b>Total Project Revenues</b>	<b>\$ 131,250.00</b>

**Project Expenses**

Project Task	Amount
Master Planning and Programming	\$ 70,000.00
Schematic Design	\$ 25,000.00
Design Development	\$ 30,000.00
Total Contracted Costs	\$ 125,000.00
Town Administrative Costs (5%)	\$ 6,250.00
<b>Total Project Expenses</b>	<b>\$ 131,250.00</b>



November 15, 2023

Rural Opportunity Advisory Committee  
Governor's Office of Economic Opportunity  
60 East South Temple, Suite 300  
Salt Lake City, UT 84111

Re: Letter of Support for the Town of Springdale Rural Community Opportunity Grant Application

Dear Advisory Committee Chair:

The Springdale Planning Commission understands that the Town of Springdale is submitting a Rural Community Opportunity Grant application to the State of Utah Governor's Office of Economic Opportunity (GOEO). The Commission has reviewed the draft grant application and issues this letter of support on behalf of the grant application.

The Town of Springdale leadership understands that intentionally creating new infrastructure is necessary to diversify and expand high wage workforce opportunities in the local economy outside of hospitality & tourism.

Medical services are vitally important to the health and prosperity of a community. By creating the proposed medical facility infrastructure that will house physical health and mental health provider businesses Springdale will significantly grow the life sciences and healthcare industry which is one of the five targeted industries in the state of Utah. This new and needed updated space will in turn increase high wage jobs in this sector while providing services that are in high demand and important to the health and prosperity of the community.

The proposed project, funded through the grant, will be a resource and positively impact the health and wellness of the 4.7 million annual visitors to Zion National Park as well as the residents of Springdale as well as. The Commission supports the Town's grant application and expresses our hope that the GOEO and the Rural Opportunity Advisory Committee will award the requested grant.

Best regards,

TOWN OF SPRINGDALE

Kyla Topham  
Planning Commission Chair



## Governor's Office of Economic Opportunity

# Rural Communities Opportunity Grant

Go Utah's Center for Rural Development administers the Rural Communities Opportunity Grant (RCOG). These grants are available to rural counties, cities, and towns to support unique economic development projects and activities. The Rural Opportunity Advisory Committee oversees the funding opportunities.

### Grant Purpose

The RCOG empowers rural communities to take responsibility for economic development planning, projects, and activities and to manage their unique opportunities. The grant addresses the economic development needs of rural communities, which include:

- Business recruitment, development, and expansion
- Workforce training and development
- Infrastructure and capital facilities improvements for business development

### Eligible Communities

Eligible rural communities include:

- Counties of the third, fourth, fifth, and sixth class
- Cities, towns, and metro townships located within those counties, and
- Municipalities with a population of 10,000 or less in counties of the second class.

Rural communities may qualify to receive grant funding of up to \$600,000.

### Competitive Application

The RCOG is competitive and requires a funding match based on the community's population. Applications are scored based on their quality, proposed budget, economic development projects and activities descriptions, and the purposes, goals, and measurable outcomes related to improving the community's overall economy. Applicants are required to justify the economic development need for the grant and the amount of funding requested.





## Prioritization

The Advisory Committee may prioritize applications that demonstrate any combination of the following:

1. The community has or is actively pursuing the creation of an effective strategic economic development plan
2. Consistency with local economic development priorities
3. Economic need
4. Utilization of local financial resources in combination with a grant
5. Evidence that the grant will help create jobs
6. Evidence that there will be a positive return on investment

## Qualifying Communities

The Utah rural counties are listed below by classification. All counties, cities, and towns within their boundaries qualify for the Rural Communities Opportunity Grant.

### Counties of the Third Class (population of 40,000 or more but less than 175,000):

- Box Elder County
- Cache County
- Iron County
- Summit County
- Tooele County

### Counties of the Fourth Class (population of 11,000 or more but less than 40,000):

- Carbon County
- Duchesne County
- Juab County
- Millard County
- Morgan County
- San Juan County
- Sanpete County
- Sevier County
- Uintah County
- Wasatch County

### Counties of the Fifth Class (population of 4,000 or more but less than 11,000):

- Beaver County
- Emery County
- Garfield County
- Grand County
- Kane County

### Counties of the Sixth Class (population less than 4,000):

- Daggett County
- Piute County
- Rich County
- Wayne County

*Qualifying Cities & Towns with populations less than 10,000 in Counties of the Second Class:*

### Utah County:

- Benjamin
- Cedar Fort
- Elk Ridge
- Genola
- Goshen
- Salem
- Vineyard
- Woodland Hills

### Davis County:

- Fruit Heights
- South Weber
- Sunset City
- West Bountiful

### Weber County:

- Farr West
- Harrisville
- Hooper
- Huntsville
- Marriott-Slaterville
- Plain City
- Riverdale
- Uintah
- Washington Terrace

### Washington County:

- Apple Valley
- Hildale
- Ivins
- LaVerkin
- Leeds
- New Harmony
- Rockville
- Santa Clara
- Springdale
- Toquerville
- Virgin