



## 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**

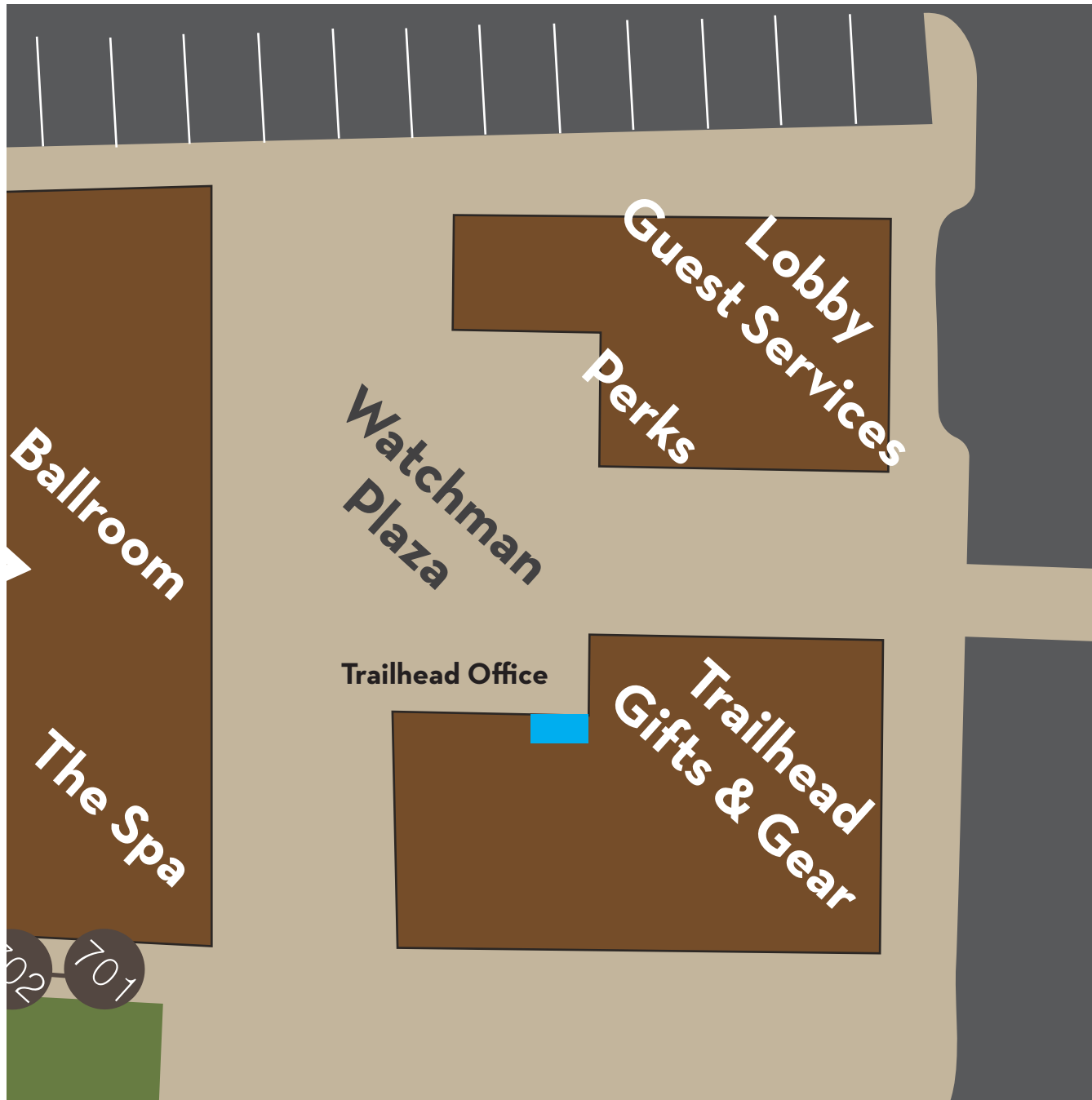
The Council is being asked for approval for an alteration to a noncomplying building. The alteration consists of enclosing an existing covered area of 108 sq ft to create an office. The existing building exceeds the maximum size allowed in the VC zone. Under today's definition of building size, this 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



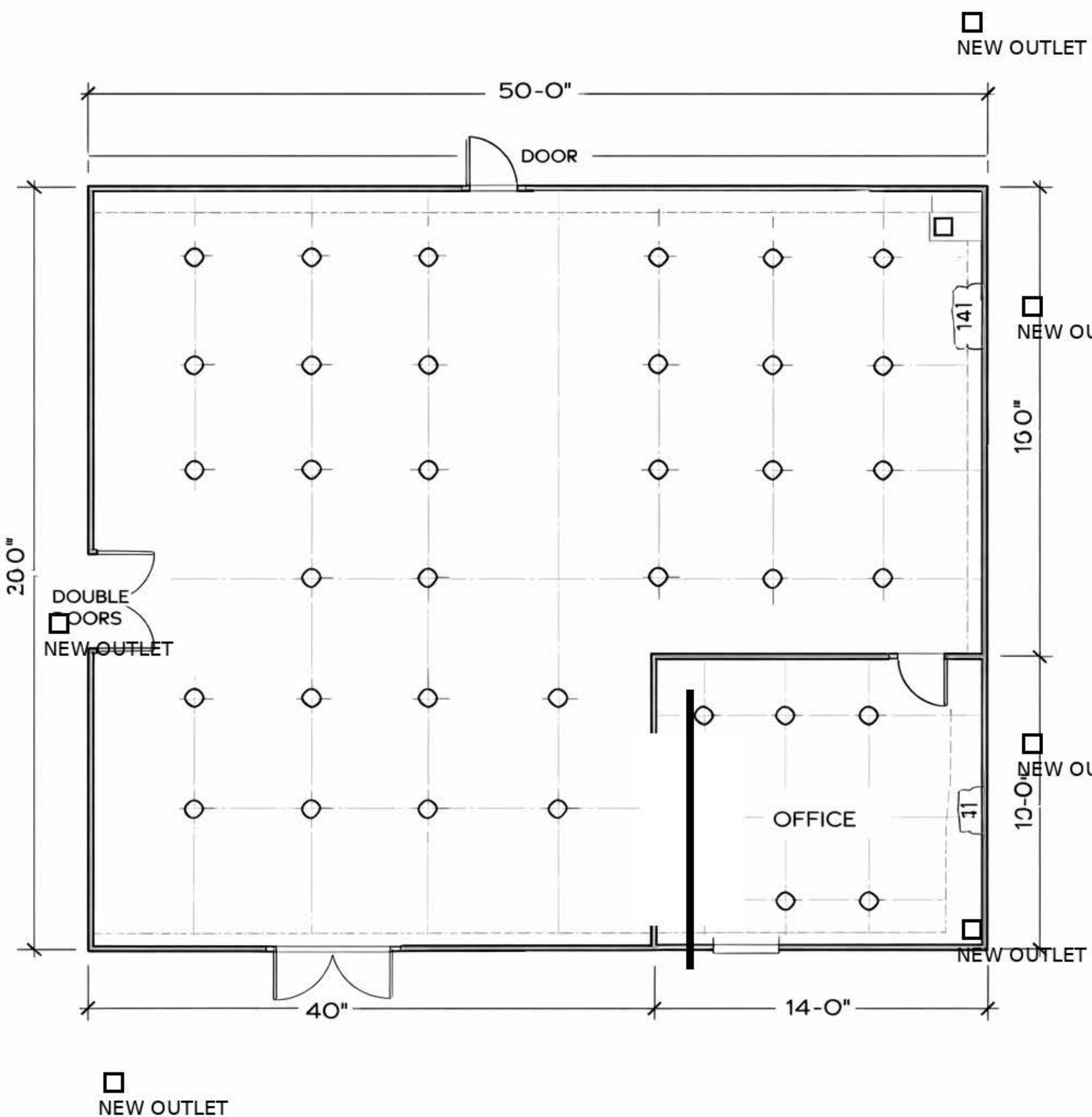
# Trailhead Office ELEVATION

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

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



80'-0"



**ELECTRICAL NOTES:**

- (6) NEW WALL OUTLETS SHOWN &

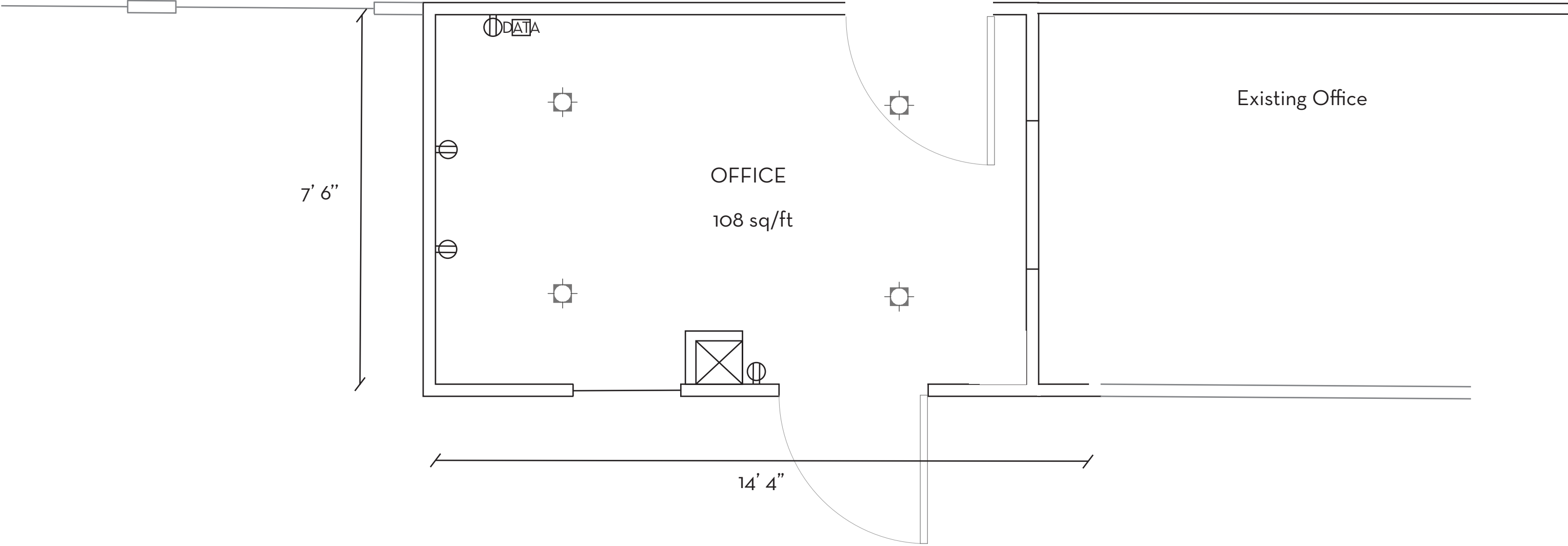
SCALE: 1/4" = 1'-0"



# 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.

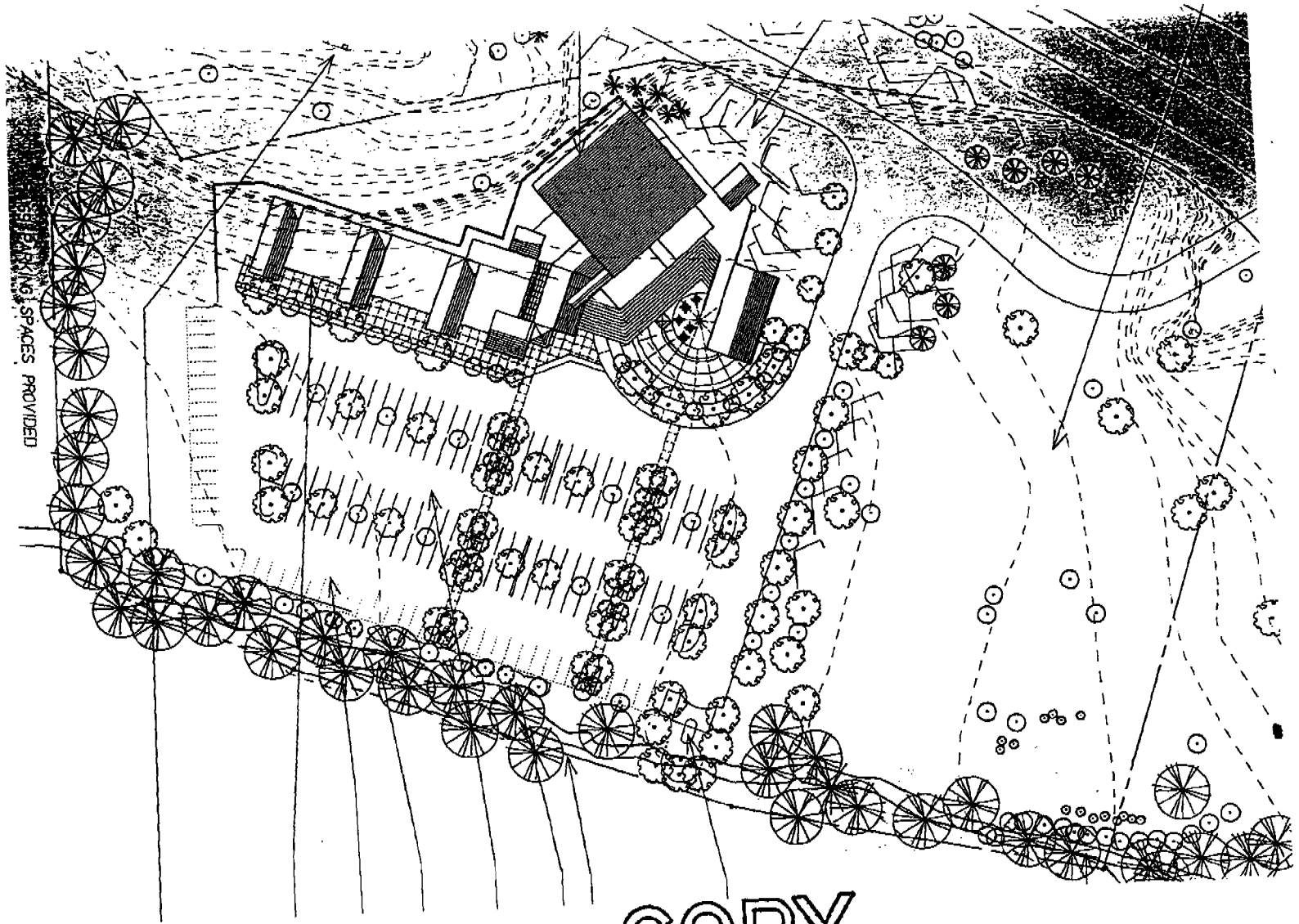
Under the town's previous ordinance, and arguably under the Conditional Use Permit, the proposed addition would not increase the building size non-conformity and should be allowed. Staff feels the

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

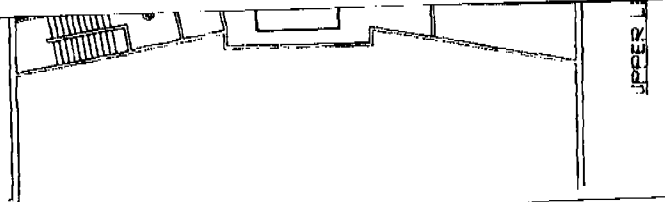


CONDITIONAL USE  
PERMIT

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: 