



**MINUTES OF THE SPRINGDALE TOWN COUNCIL
WEDNESDAY, JUNE 9, 2021
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

The Special Meeting convened at 3:38 pm

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

Motion made by Lisa Zumpft to approve the Special Meeting agenda for June 9, 2021. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

A. Closed Session

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

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Closed Session commenced at 3:41 pm

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

Closed Session ended at 4:50pm.

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

B. Action Required by Closed Session

**Motion made by Lisa Zumpft to direct staff to move forward as discussed in Closed Session.
Seconded by Adrian Player.**

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

The Council took a brief break. The Regular Meeting commenced at 5:02pm.

Pledge of allegiance led by Mayor Stanley J. Smith.

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

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

Approval of the regular meeting agenda

Motion made by Lisa Zumpft to approve the agenda. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

A. Discussion and Information

1. General announcements: On Saturday, July 3rd, Springdale would hold Fourth of July celebrations. The Lions Club would host the pancake breakfast followed by the Zion Canyon Visitors Bureau parade.

- Mayor Smith indicated Governor Cox may prohibit fireworks throughout the state.

Ms. Carlson announced the 2021 Municipal Election Declaration of Candidacy period had closed. The Town would need to conduct a primary election on August 10th for the Mayoral seat. This year Springdale has contracted with the county to print, distribute and tally ballots.

2. Zion National Park update: Superintendent Bradybaugh participated via Zoom and reported the following:

- May visitation data was not available at this time.
- Regarding tunnel maintenance, work would be completed late this week followed by final inspections. Traffic at night would continue to be regulated as crews worked on culvert and wall repair along the switchbacks. Work would also begin on the Virgin River Bridge at Canyon Junction.
- Seal coat on the asphalt driveways was recently completed in South Campground.
- Fire danger in the west and local areas was very high. The Park would keep a close eye on the conditions.
- Emergency medical assists and complex rescues were required over the last week. There was a premium on resources and personnel fatigue was a big factor.

The Town of Springdale commended efforts by the Park's search and rescue team to rescue a resident. The Town extended their deepest condolences to her family.

Ms. Elger asked about the Park's current fire restrictions.

- Open flame fires were not permitted at all. Campground visitors could use a gas appliance.

3. Council department reports:

Mr. Aton reported:

- The BLM Utah Office issued an order on May 18th prohibiting fireworks on any BLM land. Both Washington County and Springdale banned fireworks and open fires on May 1st. The Utah Department of Natural Resources issued a number of declarations as well.
- Hurricane Valley Fire District Chief Kuhlmann indicated current fire conditions were far advanced over previous years. Fire behavior was mimicking that seen in late summer. He asked all District communities enact restrictions on fireworks. Everyone needed to be very careful and attentive.
- The Streets Department continued to clean SR-9, Town roads, multi-use paths, and sidewalks. Winderland Lane, Manzanita Lane, and River Park were newly seal coated. Staff was working with Interstate Rock on design of potential new parking by the pickleball courts. The Moenave concrete trail was completed.
- May Fire and EMS totals were provided (Attachment #1).

Ms. Elger suggested the sign coming into Town reflect a message concerning fire safety and prohibitions.

Ms. Zumpft reported:

- The Zion Regional Collaborative Guiding Sub-Committee continued to meet. A number of their projects would come before the Council in upcoming months. The ZRC Core Committee would meet next week.

Mr. Player reported:

- Public Works was working on a land application at the sewer lagoons. Also, settling pond cattail removal continued.

Ms. Elger reported:

- History Center renovation work started and staff would schedule regular meetings with the contractor.
- The brick fundraiser was ongoing and easy to purchase online.
- Working on a collaborative bike effort between Zion National Park, Zion Forever Project, businesses, and the Town to push bike safety messages out to the public. Also looking at a volunteer bike ambassador program.
- A senior lunch program coordinator was still needed. Bingo at the CCC would start in July.

Mayor Smith reported:

- COVID numbers in the hospital were very manageable. Approximately 65% of county residents under 70 years of age had been vaccinated; those over 70 were at 96%. Schools would function as normal when they reopened again in August.
- A COVID spike was anticipated this fall but nothing overly concerning. Debate continued on projection rates for the vaccine.
- The St. George to Springdale transit system continued to move forward. St. George City was working on a land exchange with the BLM to get the electric bus facility going.
- The Southern Parkway was now open with a number of intersections planned for the future. SR-9 would eventually turn into a beltway. Federal money would fund interchanges off I-15. Additionally, Hurricane City was asking for an interchange at exit 17 or 18.
- Funding was being obtained for a bike path from La Verkin to Zion National Park. The project was currently being reviewed by UDOT.

5. Community questions and comments: None were asked.

B. Legislative Action Items

1. Continued from May 12, 2021 – Final Subdivision Plat: Final subdivision plat approval for the Canyon Cottonwoods Cottages subdivision (nine cottage units) at approximately 1775 Zion Park Boulevard – Luke Wilson: Ms. Elger asked for a summary of the most recent Planning Commission action related to this development project.

- The Planning Commission determined the color and material changes were substantially similar to the concept plans and DDR.

Despite understanding the reasons behind the color and material changes, Mayor Smith expressed his disappointment in the end result of this development project. The initial presentation was very different from what was built.

Ms. Elger added similar comments. Although the plat was separate from the development, the project was below expectations. When procedures were established, they needed to be followed. She said the Town needed to revisit the cottage housing overlay zone ordinance.

Motion made by Lisa Zumpft to approve the Final Subdivision Plat for the Canyon Cottonwoods Cottages subdivision (nine cottage units) at approximately 1775 Zion Park Boulevard with the following findings: 1) the final plat is in compliance with Chapter 10-14 of the Town Code including changes made from the preliminary plat. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: No

Elger: No

Motion passed 3:2.

C. Administrative Action Items

1. Public Budget Hearing – Resolution 2021-11 to discuss and adopt the final budget for FY 2021/22: The Council had reviewed the tentative budget several times in previous meetings. Tonight, a public hearing would be held to approve the final fiscal year budget. There were a few changes made to budget worksheets which had been summarized in the staff report.

Questions from Council to staff: None were asked.

Questions from public to staff: None were asked.

Motion made by Lisa Zumpft to open public hearing for Resolution 2021-11 to discuss and adopt the final budget for FY 2021/22. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

Public comment: Jake Crosson, Springdale resident, said the budget appeared to be a significant increase year-over-year and questioned if there were adequate reserves.

- Mayor Smith reassured the Town was in a good financial situation which the auditor confirmed each year.
- Because Springdale was a 'town' of less than 1,000 residents, Ms. Zumpft added the state allowed a larger percentage of our budget in the reserve account.

Motion made by Lisa Zumpft to close public hearing. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye
Smith: Aye
Player: Aye
Elger: Aye
Motion passed unanimously.

Council deliberation – There was no additional Council discussion.

Motion made by Adrian Player to approve Resolution 2021-11, a resolution adopting the final budget for FY 2021/22 and authorize the Mayor to sign. Seconded by Suzanne Elger.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Elger: Aye
Motion passed unanimously.

2. Resolution 2021-12 amending the fee schedule related to Canyon Springs Estates sewer grinder rates: Mr. Aton indicated it was not clear that the Canyon Springs Estates (CSE) sewer grinder rate was in addition to the normal residential rate.

- Mr. Wixom confirmed it would be an additional fee. Clarifying language could be added to the fee schedule.

Ms. Zumpft disclosed she was an owner in Canyon Springs.

Ms. Elger asked how expenses related to CSE would be documented.

- Invoices and timesheets would be compiled so information was available for any future rate adjustment reviews.
- Ms. Elger suggested the Town also send this information annually to the CSE HOA.

Motion made by Randy Aton to approve Resolution 2021-12, a resolution revising the fee schedule for Town operations and request that verbiage in Item 7 in Section A of Public Works related to Canyon Springs Estates subdivision be added indicating these rates are in addition to the normal residential rates. Seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Elger: Aye
Motion passed unanimously.

3. Request by Redrox Music Festival for local consent for a single event permit – Liz Pitts: Liz Pitts and Hillary McDaniel were on the call to address the Council. They were requesting local consent for a liquor license to serve beer and wine at the Redrox Music Festival November 5-6, 2021.

Ms. Pitts indicated they took their responsibility to public health seriously and were committed to strictly following all the outdoor control measures as set by the DABC.

Ms. Zumpft wanted to confirm alcohol sales would terminate at 8:30pm each night.

- Ms. Pitts said in order to comply with the Town's noise ordinance, the event would end by 8pm, therefore 'last call' would likely be at 7:30pm.

Motion made by Lisa Zumpft to approve the request by Redrox Music Festival for local consent for a single event permit contingent upon the organizers receiving approval of the large event permit. Seconded by Suzanne Elger.

Aton: Aye
Zumpft: Aye

Smith: Aye
Player: Aye
Elger: Aye
Motion passed unanimously.

4. Modification of a non-complying building at 54 Juniper Lane – Max Gregoric: Maria Gonzalez represented the applicant. She indicated a second floor would be added to 54 Juniper Lane. That parcel and the Sol Foods parcel would be combined. The non-conforming area would add a new roof.

- Mr. Dansie confirmed 54 Juniper Lane and the Sol Foods Market parcel would be combined so the existing non-complying setback on 54 Juniper Lane would be eliminated.

Motion made by Randy Aton to approve the modification of the non-complying building at 54 Juniper Lane. Seconded by Lisa Zumpft.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Elger: Aye
Motion passed unanimously.

5. Review and approval of the Springdale Wastewater Master Plan – Sunrise Engineering: Blaine Worrell from Sunrise Engineering provided a brief overview. The Wastewater Master Plan contained historical usage, growth rates, and information related to the capacity of the collection system and treatment facility. Analysis and recommendations on facility performance was also included. The system would be able to carry sewage for the population for many years.

Mr. Worrell indicated many pipes were old and their lifespan deteriorating. Camera data was used to identify which pipes should be replaced now versus those that could wait. He said the treatment facility worked as designed hydraulically, however there was an issue with algae and the number of solids in the sewer lagoons. This caused problems with reporting, and water quality being discharged into the river was out of compliance. The Town was working on a variety of solutions. Mr. Worrell said since the plant was constructed, the state of Utah changed requirements concerning phosphorus levels. Currently the Town met these levels however based on projections, the facility would fall out of compliance within five years.

Referencing estimated costs from the list of recommendations, Ms. Zumpft asked staff the process to implement the plan, begin addressing the immediate requirements, and how they would be paid for.

- Each year the staff and Council reviewed the capital facilities project list and identified higher priority projects. When considering higher dollar recommendations from the plan, the Town would have to approach the DEQ and state for funding sources. Debt service would be paid back through the sewer fund.
- The Town would also look at increasing rates in the future. In the Town's sewer agreement with Zion National Park, there was recognition big projects could affect their rates as well.

Mayor Smith advised the Council to begin work on the recommendations near term.

Motion made by Adrian Player to accept the Springdale Wastewater Master Plan as submitted by Sunrise Engineering. Seconded by Randy Aton.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Elger: Aye
Motion passed unanimously.

6. Review and approval of the Springdale Stormwater Master Plan: Nathan Wallentine from Sunrise Engineering addressed the Council. He said the geography of the valley was heavily influenced by stormwater. Staff's knowledge of the history of stormwater in Town was useful to the plan. Many recommendations related to the management of stormwater flow included options allowing the Town to consider appearance of the community.

Mr. Wallentine indicated many of the stormwater issues in Town had been addressed; however, the plan presented additional recommendations to implement now and in the future.

Ms. Zumpft appreciated that baffles were not suggested as a stormwater solution, and that a number of small project recommendations would reduce staff work in the future.

Many of the road improvements done coincident with the SR-9 reconstruction project handled a number of stormwater problems that existed in Town. Staff would continue to work through remaining problematic drainage and sediment-collecting areas.

Motion made by Randy Aton to approve the Springdale Stormwater Master Plan. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Player: Aye

Elger: Aye

Smith: Aye

Motion passed unanimously.

7. Discussion and possible direction to the Planning Commission regarding changes to Home Occupation standards: Since the ordinance was adopted, changing societal conditions and unintended consequences affected the Town's home occupation standards. For these reasons staff recommended the Council direct the Planning Commission to revisit the ordinance in order to better accomplish the purpose of permit standards.

As stated in the current ordinance, the purpose of the home occupation permit was to assure compliance with provisions of the title and to protect the character of residential neighborhoods in Town, while allowing limited conduct of business in the residential districts.

Ms. Elger asked if state code required home occupation permits.

- From a land use perspective there was nothing in state code that required a permit; there were however, provisions regarding home-based business licenses. Mr. Dansie indicated municipalities commonly required a permit to allow a home office or piano lesson-type activity.

Motion made by Lisa Zumpft to direct the Planning Commission to review the current home occupation standards and make necessary adjustments in light of recent home occupation concerns and changes in societal notions about the separation of home and workplace.

Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

8. Discussion and direction to the Planning Commission about possible changes to Chapter 10-22-13 Outdoor Display Ordinance: Mr. Player discussed the general standards of the ordinance and the required setback for outdoor displays. Some buildings in Town were nonconforming and therefore unable to comply with these setback standards. Given current enforcement efforts, some businesses were identified as out-of-compliance even though they had outdoor displays for many years.

Since the SR-9 reconstruction efforts, sidewalks were wider and more walkable. Displays were inviting and encouraged as long as they did not impede pedestrian flow.

Motion made by Adrian Player to direct the Planning Commission to review possible changes to Chapter 10-22-13 Outdoor Display Ordinance. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

9. Consideration of compensation for Springdale elected and appointed officials pursuant to Section 1-6-5 and determination of a public hearing date: As the budget was considered, compensation for public officials was discussed. A current ordinance provided compensation for the Mayor, but not Council or Planning Commission members. In order to make a change to this ordinance the Council would have to set a public hearing and motion to review.

Ms. Brecke indicated public officials receiving compensation would become employees of the Town and require I9's, W4's and withholding. They could however, opt-out of payment.

Staff researched information from other municipalities concerning public official compensation. Springdale was an outlier in that officials did not currently receive compensation. Council members agreed public officials dedicated a lot of time to their positions.

Motion made by Lisa Zumpft to have staff review the compensation schedule for elected and appointed officials for Section 1-6-5 and set the public hearing to be June 23rd at 10:00am.

Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

10. Approval of the RAP Tax Award Notification and Agreement for Zion Canyon Mesa: This agreement outlined conditions associated with the RAP Tax funding. The agreement had been reviewed by Zion Canyon Mesa Chair Louise Excell.

Motion made by Randy Aton to approve the RAP Tax Award Notification and Agreement for Zion Canyon Mesa and direct the Mayor to sign. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Elger: Aye

Motion passed unanimously.

D. Consent Agenda

Motion made by Lisa Zumpft to approve the Consent Agenda. Seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Elger: Aye

Player: Aye

Smith: Aye

Motion passed unanimously.

E. Administrative Non-Action Items

1. General Council Discussion – There was no further Council discussion.

Adjourn

Motion to adjourn at 7:42pm made by Lisa Zumpft. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Elger: Aye

Player: Aye

Smith: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: _____

[Signature]

DATE: _____

7-14-21

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





PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Town Council Date 6/9/21

IN PERSON ATTENDEES:

REMOTE ATTENDEES:
(Clerk will complete)

BARBARA BRUNO
Name (please print)

Tom Kenaston
Name (please print)

Jay Crosson
Name (please print)

Kurt Wilson
Name (please print)

Blaine Worrell
Name (please print)

Liz Pitts
Name (please print)

MARU WILSON
Name (please print)

Eric Rioux
Name (please print)

Nate Wallentine
Name (please print)

Hillary
Name (please print)

Name (please print)

Jeff
Name (please print)

Meserin Del Villan
Name (please print)

Marin Gonzales
Name (please print)

Coke & Jana Wilson
Name (please print)

Name (please print)

Name (please print)

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Name (please print)

MAY 2021 TOTALS
ROCKVILLE

| | |
|--------------------|----------|
| Medical Transports | 2 |
| Medical Refusals | 2 |
| CPTA | <u>1</u> |
| Total | 5 |
| Fire Responses | 1 |

MAY 2021 TOTALS
SPRINGDALE

| | |
|--------------------|----------|
| Medical Transports | 10 |
| Medical Refusals | 11 |
| CPTA | <u>3</u> |
| Total | 24 |
| Fire Responses | 4 |

MAY 2021 TOTALS
ZION

| | |
|--------------------|----------|
| Medical Transports | 4 |
| Medical Refusals | 1 |
| CPTA | <u>0</u> |
| Total | 5 |
| Fire Responses | 1 |