



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, JULY 10, 2019
AT TOWN HALL, 118 LION BOULEVARD, SPRINGDALE, UTAH**

Meeting convened at 5:00pm

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

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording.

Pledge of allegiance led by Mayor Stanley J. Smith.

Mayor Smith noted Mike Marriott requested the Cottage Housing Development Zone Change Request for AIL Group, LLC was withdrawn (Attachment #1).

Motion made by Lisa Zumpft to approve the agenda with Item C3 being removed; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

A. Information/Non-Action Items

1. General announcements: Mayor Smith thanked Darci Carlson for organizing “Meet the Candidates” Night. The event was informative. Primary ballots would be mailed July 23rd to registered Springdale voters and must be postmarked by August 12th to be counted.

Ms. Carlson announced public meetings would move over to the Canyon Community Center starting in August. The Town Hall Council Room area would be remodeled into additional office/meeting space.

Mayor Smith recognized the passing of Gene Gerstner. This was another loss to our community.

2. Zion National Park update: Superintendent Bradybaugh reported:

- The passing of Gene Gerstner was also acknowledged. He was a great volunteer in the Park and would be missed.
- The July 4th long weekend saw approximately 93,000 visitors to the Park. Staff repeated the queue for Angels Landing holding hikers at the Grotto Trailhead. Overall June visitation was up 26% from the previous year. Year-to-date visitation was down 6%.
- Project updates: the shuttle hub at the Visitors Center was complete; the Kolob Canyons road rebuild was close to being done, and toilets were added at parking areas.
- Trail repairs continued slowly with work on Upper Emerald Pools, Hidden Canyon and Observation Point.
- New electric shuttlebuses were anticipated in Springdale sometime in August.

- There was a baby condor chick and the two adults were actively attending to it. The Park was hopeful it would fledge in fall.

Louise Excell indicated Arches National Park received Night Sky Certification from the International Night Sky Organization. She asked if there was a movement to do the same in Zion.

- Superintendent Bradybaugh answered it had been started three years ago however other issues took priority. It was something he wanted to get done.

Last month the Park indicated their methodology for counting visitors had changed. Mike Marriott questioned if the previous methodology was being run concurrently with the new methodology.

- Superintendent Bradybaugh indicated the multiplier had changed and figures were being run concurrently. Last year 2.9 visitors per vehicle were counted versus 3.1 this year.

Suzanne Elger asked the status of the Visitor Use Management Plan.

- The Park was collecting economic data from area counties and working on an implementation plan and environmental analysis.

Town Manager Rick Wixom arrived at 5:16pm

3. Council department reports: Mr. Alltucker reported it was a busy month for the Streets Department. Both the Zion Shadows and Red Hawk road improvement projects were complete and being inspected. Staff was involved with repair of the waterline damage on SR-9, installation of street light banners, weed control, and work on a rewrite of the Town's construction standards.

Mr. Player reported on Public Works and announced the new water treatment plant was operational; however, there remained a long list for the contractor to finish. Mr. Player urged the old water treatment plant not be decommissioned until thirty days after water had been put into the new plant.

Ms. Zumpft attended the Washington County Arts Council meeting. The group was currently working on the Arts and Healing Conference. Along with Mr. Wixom, Ms. Zumpft sat in on a ULCT video conference for resort communities. Primary discussion was on housing and legislative tax reform. Ms. Zumpft also attended the transit meeting in Hurricane. She appreciated county approval of the ¼% sales tax increase to support transit.

Mr. Aton reported an RFP went out to identify a consultant for the Virgin River Management Plan. Chief Gildea was in attendance and provided the June call report for Springdale and Rockville (Attachment #2). Remodel of the fire station was complete and the new fire engine was inside. Mr. Aton said the Coral Canyon and La Verkin fire stations should be operational August 1st. Last month Springdale passed an ordinance regarding prohibition of fireworks. Hurricane Valley was working with other municipalities in the District to consider similar prohibitions while remaining compliant with the state.

- Ms. Zumpft asked the penalty for firing fireworks in prohibited areas. Chief Brecke indicated it was an infraction punishable with a fine up to \$1,000.

Mr. Aton said the District recognized delays with plan and site inspections and responded by hiring a temporary employee. This year-to-date, the District had responded to 1730 calls, 75% were EMS.

Mayor Smith said the recent transit meeting was well attended. Funding and operational issues were discussed. The Washington County Council of Governments was assigned administration and funding responsibilities for the transit system. During their next meeting, the transit committee would discuss shuttle stops, schedules, and routes. An RFP was being drafted to identify the operational partner; a decision should be forthcoming in the next few months. Mayor Smith reported Rocky Mountain Recycling had stockpiled material due to a significant drop in the recycling market. Over the past year, the Solid

Waste District had subsidized the program. As of last week, the contract with Rocky Mountain Recycling had been dissolved and the county was working to identify other recycling companies to continue the program. The Solid Waste District was in process of renegotiating the waste hauling, land fill and recycling contracts.

4. Community questions and comments: April Keil founder of Sivapasefika, and Shannon Harrigan-Loo, introduced their “Spirit of Polynesia” production at the OC Tanner. The show brought a cultural enhancement experience to the canyon. In a gesture of hospitality, Ms. Keil brought complementary tickets for those interested in attending. The production included a luau and show and would run every Friday and Saturday until September.

Louise Excell referenced General Plan implementation strategy 7.4.1c for the Town to take necessary steps to become certified as a Dark Sky Community. She wanted to urge the Council to follow-up on this designation and asked status of the effort.

- Mr. Dansie said the Town continued to make changes to its own lights and ordinance to better achieve dark sky goals. In terms of certification, the Consortium for Dark Sky Studies extended an offer to the Town and Park to assist with this process. If this was a priority to the Council, staff could move this process forward.
- Ms. Excell felt the community could benefit from this designation.

Ms. Excell commented Springdale was required to have a BlueCan and recycle. She said it was offensive to conscientiously participate and then have materials sent to the landfill or stockpiled. If forced to pay, the Town should be sure recycled materials were ethically, properly and responsibly managed.

Kathy LaFave wanted to personally thank Adrian Player and Delores Padilla for their annual contributions to the Peregrine Fund protecting condors.

Mr. Alltucker asked what was involved to achieve dark sky certification.

- Mr. Dansie acknowledged Springdale had better control of their lighting than some municipalities with dark sky certification. The process required staff time to submit an application. The process was started many years ago but had not progressed.

B. Action Items – Administrative

1. Granting of Local Consent for a Full-Service Restaurant Liquor License for Spotted Dog Cafe:

Restaurant manager James Wolken was in attendance to answer questions. With the passing of Larry McKown, ownership was transferred to Rebecca McKown requiring a new DABC application.

Motion made by Adrian Player to approve local consent for a Full-Service Liquor License for Spotted Dog Café, owner Rebecca McKown; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

2. Approval of the RAP Tax Award Notification and Agreement for Red Rock Weavers Guild:

The Guild wanted to complete the wall mosaic by the gazebo but had alternatively selected to work on the concrete light pole bases along Lion Boulevard.

Mr. Alltucker suggested a completion date be established.

- Jan Passek and Cornelia Kallerud suggested a two-year end date. The Commission and Guild decided on December 2021.

Motion made by Lisa Zumpft to approve the RAP Tax Award Notification and Agreement for Red Rock Weavers Guild; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

3. Consideration and possible selection of the Zion Regional Collaborative Trail Feasibility Study

Consultant: The Zion Regional Collaborative (ZRC) was spearheading a feasibility study for a trail connecting Springdale to Hurricane. Since this group did not have a financial arm, Springdale would fill this role and administer the contract. The study was primarily being funded by UDOT and communities along the proposed trail.

Through an RFP process, the ZRC selection committee recommended the contract be awarded to Fehr & Peers. Currently the contract draft was under review by the Town Attorney. If approved, the Council could authorize the Mayor to execute the contract once minor edits from legal were included.

Mr. Dansie confirmed part of the study would analyze conflicts between user groups.

Mr. Alltucker asked who besides UDOT was contributing financially.

- Mr. Dansie said Springdale, Rockville, Virgin, La Verkin, Hurricane, and possibly the county, had all expressed a desire but not committed a set financial contribution.

Motion made by Lisa Zumpft to approve the consultant Fehr & Peers to oversee the feasibility study for the Zion Regional Collaborative trail and authorize the Mayor to sign with edits from legal counsel; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

D. Action Items – Legislative

1. Public Hearing – Ordinance Revision: Changes to multiple sections of Title 10 of the Springdale Town Code removing a variety of development incentives, and repealing Chapter 10-15E, Parking Structure Overlay Zone:

The current ordinance allowed the Town to grant development incentives to a property owner if they included certain public amenities. The Planning Commission determined the incentives being offered allowed a style of development that did not keep with village character and were not balanced with the community benefit. Because of this the Planning Commission recommended the incentives, and the parking structure overlay zone, be removed from code.

Questions from Council to staff: Ms. Zumpft supported the elimination of some incentives.

She asked how these changes would affect present settlement and development agreements already in place.

- Mr. Dansie answered settlement and development agreements were entitlements that ran with the land and were not subject to subsequent changes in the land use code.

Mr. Alltucker asked if a property owner had used incentives to build employee housing.

- There were several that developed employee housing and received a deferred impact fee; however, this was separate from what this ordinance regulated.
- Mayor Smith indicated the Bumbleberry added employee housing and was allowed to construct a larger building.

Mr. Alltucker asked if any developers took advantage of the parks and trails incentive.

- Mr. Dansie said the Compagno Subdivision (Evie Lane) included an easement for the Town trail and could therefore develop three units instead of two on that property.

Mr. Dansie clarified again deferred impact fees would not be impacted by these proposed ordinance changes. The Planning Commission favored financial incentives over development incentives. Therefore, if the proposed changes passed, development agreements would still be allowed, however incentives for affordable/employee housing would not be allowed through a development agreement.

Mr. Aton asked if the Planning Commission intent was to erase incentives and start fresh, or did they view them as counter-productive to what the Town was trying to accomplish.

- Mr. Dansie said the majority of Commissioners believed incentives allowed flexibility which was injurious to village scale and generally preferred the Town have clear development standards applied across the board.

Questions from the public to staff: None were asked.

Motion made by Adrian Player to go into public hearing; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: Tyler Young noted the General Plan encouraged the use of incentives rather than strict regulatory requirements. By removing incentives wholesale, it took away flexibility for the Town to get what they wanted. Mr. Young said it would be more helpful to review each incentive and determine how it affected village scale.

Kathy LaFave submitted a letter to the Council (Attachment #3) but wanted to speak to additional points. She agreed it was unnecessary to build structures taller than twenty-six feet and that the parking structure overlay zone could be removed. Springdale was losing twenty, thirty, and forty-year old people and Ms. LaFave cautioned removing incentives that allowed a business owner to provide employee/affordable housing. In referencing code section 10-11B-5, Ms. LaFave said increasing building size in the CC zone was an incentivized use while it was an allowed use in the VC zone; she cautioned the Council not to mix the two. The VC zone already had economic challenges since only 40% of property could be developed while 60% had to be left as open space; therefore, removing incentives in this zone would have a big impact.

Luke Wilson asked if a developer met a requirement could they demand the incentive, or did the Town have discretion.

- As currently structured, if a developer met a requirement, they could receive the incentive.

Motion made by Lisa Zumpft to go out of public hearing; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council Discussion: Council did not favor a unilateral approval or denial of the changes. They preferred conducting a deliberate line-by-line analysis of the ordinance to determine which incentives were wanted and which were not. The Council decided to schedule a work session to further discuss.

Mr. Alltucker raised concerned there had been minimal public comment. Council members agreed to invite more public input by encouraging community members to attend the work meeting and submit emails.

Mayor Smith emphasized the important work of the Planning Commission. He appreciated the Commission bringing the topic of incentives to the Council for discussion.

Motion made by Lisa Zumpft to postpone the Ordinance Revision, changes to multiple sections of Title 10 of the Springdale Town Code removing a variety of development incentives, and repealing Chapter 10-15E, Parking Structure Overlay Zone to a work session to be determined by Council and Town staff; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

2. Public Hearing – Preliminary Subdivision Plat: Canyon Cottonwoods, Amended Lot 2, a nine-lot cottage housing subdivision on parcel S-CCW-2, located immediately north of the Silver Bear Rock Shop – Luke Wilson: The Cottage Housing Development Overlay Zone change and development agreement for this property had been approved previously. The purpose of a preliminary plat was to give the Town opportunity to analyze the subdivision to ensure it had complied with all land use code and restrictions in the development agreement. It also allowed the Public Works Department, Fire Marshall and Town engineer the chance to review the infrastructure.

Mr. Dansie said the Planning Commission found the preliminary plat was compliant and recommended approval subject to conditions outlined in the staff report.

Questions from Council to staff: Mr. Aton asked if UDOT looked at the access.

- Mr. Dansie said UDOT had granted preliminary approval.

Mr. Alltucker asked about the sanitary sewer system approval as called out in the feasibility study.

- This approval would come from the Public Works Department and Town engineer.

Mr. Aton asked if there were any steps between the preliminary and final plat.

- Normal inspections of the infrastructure would occur. In addition, the Council would approve the final plat in a future agenda.

Mr. Alltucker asked where in code ownership of infrastructure improvements was spelled out.

- The utilities, sewer and streets sections of code each detailed the maintenance responsibility. If the Council wanted to be more explicit, they could specifically stipulate it in the motion.

If the developer went away, Mr. Aton asked how the Town would be protected.

- Luke Wilson explained both the CCR's and the final plat contained a 'hold harmless' disclaimer. He said as long as engineer recommendations were specifically followed and inspected, their insurance policy would likely be the foothold. The development agreement had been reviewed and approved by both attorneys.

Mr. Alltucker asked about maintenance of the flood hazard infrastructure and if the Town would be indemnified.

- Perpetual maintenance of the flood hazard infrastructure transferred to the HOA. The development agreement contained remedies should the HOA fail to act.

Questions from the public to staff: None were asked.

Summary explanation and presentation of the hearing item by the applicant: None was made.

Questions to applicant from Council: Mr. Alltucker asked about roadway access to buildings 6, 7, 8, 9.

- Mr. Wilson said there wasn't road access to these cottages. He said a firetruck had to get within 150' of the building. Parking did not line up exactly with the homes; the concept was to create a park-like, neighborly feel.

Mr. Dansie clarified a building permit would not be issued until the final plat was recorded.

Mr. Wilson indicated the current access to the subdivision was shared with the four-plex. This would be abandoned and replaced with a different access off SR-9 to minimize congestion. UDOT had given preliminary approval of this revised access.

Questions to the applicant from the public: None were asked.

Motion made by Lisa Zumpft to open public hearing for Preliminary Subdivision Plat: Canyon Cottonwoods, Amended Lot 2, a nine-lot cottage housing subdivision on parcel S-CCW-2, located immediately north of the Silver Bear Rock Shop; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: None were made.

Motion made by Adrian Player to go out of public hearing; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council discussion: Mr. Alltucker wanted to include the Planning Commission findings and conditions in the motion.

Motion made by Mike Alltucker to approve the preliminary subdivision plat for Canyon Cottonwoods, Amended Lot 2, a nine-lot cottage housing subdivision on parcel S-CCW-2, located immediately north of the Silver Bear Rock Shop for Luke Wilson. The Council accepts the findings and conditions the Planning Commission has published. With the additional condition that prior to the preliminary plat approval, all approvals from UDOT, the Fire Marshall, the Town Engineer and Public Works must be obtained. It is clearly stated that this approval is conditioned that all sanitary sewer infrastructure, excepting the new manholes built on the Town line, would be private and not accepted by the Town. And, all roads and parking lots on the site would also be classified as private and not a Town responsibility. The extensions of the water system would fall under Town Code as far as public or private delineation; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

3. Continued discussion from June 12, 2019: Zone Change Request: AIL Group, LLC, represented by Mike Marriott, requests a zone change from Valley Residential (VR) to Valley Residential – Cottage Housing Development Overlay (VR-CHD) on parcel S-141-NP (immediately south of

~~Canyon Vista Bed and Breakfast). The zone change will allow the development of 11 cottages on 2.28 acres.~~ Request was withdrawn by the applicant.

The Council took a brief break. The meeting resumed at 7:25pm.

4. Continued discussion from June 12, 2019: Ordinance 2019-01 – Changes to Title 10, Chapter 22 of the Town Code regulating temporary uses and special events: Ms. Zumpft clarified that fundraising events with over 100 people would require an outdoor event permit.

Mr. Aton asked if there was a standard application fee for temporary structures and large outdoor events.

- The Council set a not-to-exceed fee of \$25.00 for private outdoor events to keep these permits inexpensive, however other permit fees would be set by resolution.

Mr. Alltucker asked the penalty if someone violated the ordinance.

- Section 10-22-4B was added specifically to address this issue. This gave officers ability to take enforcement action.

Motion made by Randy Aton to adopt Ordinance 2019-01, Changes to Title 10, Chapter 22 of the Town Code regulating temporary uses and special events and authorize the Mayor to sign; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

5. Continued discussion from June 12, 2019: Ordinance 2019-02 – Revising Title 4, Chapter 3B of Town Code regulating noise: Mayor Smith preferred neighbors worked out issues but unfortunately this wasn't happening. The primary intent of the ordinance was not to regulate normal life sounds but amplified music at events.

Mr. Alltucker felt this ordinance was like killing a mosquito with a sled hammer. He questioned the decibel levels in Canyon Springs when music was played at local commercial facilities.

- Ms. Zumpft expressed frustration she could hear DJs at her home with windows closed.

Mr. Aton appreciated the silence however he agreed with Mr. Alltucker. Nearby cliffs amplified sound. The goal was to deal with noisy parties and give enforcement officers a way to control them.

The Council discussed approving the ordinance, then assessing and adjusting later as needed. Ordinance language came from researching what other municipalities had done. Council members said it was a good first effort which tried to address noise from normal life.

Ms. Zumpft referenced articles about two-stroke lawn maintenance equipment and their propensity for being loud and polluting. She suggested the Council consider discussing electric/battery-operated equipment for staff use.

Motion made by Adrian Player to approve Ordinance 2019-02, Revising Title 4, Chapter 3B of Town Code regulating noise and authorizing the Mayor to sign; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: No

Motion passed.

Mr. Alltucker explained his vote. He said it was over-reaching, did not focus on the problem, and created enormous unintended consequences.

Consent Agenda

Invoices:

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
5/1/2019	511666	Jenkins Oil	728.00	Yes	Shop Diesel
5/29/2019	IV110367	Parkeon Services	2,160.00	Yes	Monthly Kiosk Operation
5/29/2019	05/29/19 WTP	Rocky Mountain Power	652.59	Yes	WTP Electric Service
6/3/2019	11433	Specialized Communication Services	1,345.00	Yes	WTP Phone Line
4/5/2019	17691	Twin D Inc	14,991.06	Yes	Annual Sewer Cleaning
6/1/2019	6/1/2019	Zac Weiland	800.00	Yes	Monthly Prosecution Retainer
3/14/2019	21055	Wheeler Machinery	3,783.23	Yes	Generator Regulator Rebuild
6/6/2019	CR16706	Century Equipment Company	990.00	Yes	Backhoe Rental
6/7/2019	6719	Phil Harold	3,920.00	Yes	Barley Straw Injection
4/30/2019	207723	Landmark Testing & Engineering	3,495.00	Yes	Zion Shadows/Red Hawk Pay Request #3
5/31/2019	207749	Landmark Testing & Engineering	5,265.00	Yes	Trees Ranch Trail Geotechnical
5/31/2019	208082	Landmark Testing & Engineering	5,732.00	Yes	Zion Shadows/Red Hawk Pay Request #3
5/1/2019	8000-9090-0957-9686 05/01/19	Purchase Power	520.99	Yes	Postage
6/1/2019	8000-9090-0957-9686 06/01/19	Purchase Power	550.98	Yes	Postage
5/18/2019	43603	R & R Environmental	2,945.00	Yes	History Center Inspection
5/31/2019	0233-000634651	Republic Services	576.24	Yes	Dumpster Services
5/31/2019	3588	Royal T Enterprises	20,467.50	Yes	Zion Shadows/Red Hawk Pay Request #3
6/7/2019	101029	Snow Jensen & Reece	9,231.48	Yes	Town v. Springdale Lodging LLC
6/7/2019	101028	Snow Jensen & Reece	420.75	Yes	Town v. Canyon Springs Estates Owners Assoc
6/7/2019	101027	Snow Jensen & Reece	3,870.00	Yes	Town v. Allan & Kristi Staker
6/7/2019	101026	Snow Jensen & Reece	260.00	Yes	Historic Cemetery Quiet Title Action
6/7/2019	101025	Snow Jensen & Reece	3,759.00	Yes	General Representation
5/16/2019	103264	Sunrise Engineering	10,279.24	Yes	WTP Pay Request #16
6/11/2019	103724	Sunrise Engineering	4,207.50	Yes	WTP Pay Request #16
6/11/2019	103729	Sunrise Engineering	3,725.99	Yes	Design Standard Manual Update
6/11/2019	103720	Sunrise Engineering	16,982.91	Yes	Zion Shadows/Red Hawk Pay Request #3
6/11/2019	5049602	Thatcher Company	3,582.40	Yes	Aluminum Sulfate
5/31/2019	76345	Washington County Solid Waste	3,792.16	Yes	Garbage Billing
5/31/2019	SS000225706	Wheeler Machinery Co	725.13	Yes	Skid Steer Maintenance
6/19/2019	19012	Odean Bowler	300.00	Yes	Public Defender Contract
5/31/2019	1030	Genesis Construction	1,164.00	Yes	CCC Bike Rack/Gazebo Sidewalk Repair
5/31/2019	1028	Genesis Construction	4,177.50	Yes	Single-Track Trail Repair
5/31/2019	1029	Genesis Construction	920.00	Yes	Parking Meter Base Concrete
6/10/2019	Consolidated 06/10/19	Rocky Mountain Power	5,803.96	Yes	Electric Service
5/30/2019	6387632	Scholzen Products Company	1,598.10	Yes	Shop Restock
6/27/2019	1485	Mark Schraut	800.00	Yes	Landslide Monitoring
6/16/2019	9832282996	Verizon	1,897.74	Yes	Cell Service
			\$ 146,420.45		

Motion made by Adrian Player to approve the consent agenda; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye.

Motion passed unanimously.

Administrative Non-Action Items

Council Discussion: Mayor Smith wanted an item pertaining to Night Sky on the next Council agenda.

Ms. Zumpft heard from residents frustrated about the length of time it took to enforce some code violations.

- Issues that created an immediate threat to health, safety and welfare could be acted on immediately, but other issues, such as land use violations, required notice.
- Ms. Zumpft asked if Town code or State code prevented faster action.
- Mayor Smith said some delay was a result of the court system which was out of the Town's control. Enforcement took time.

Currently the Town used a criminal process to process violations. Mr. Dansie said the Town could consider a civil process to gain some efficiencies. Minimum noticing timelines were a due process issue but there may be ways to investigate a quicker process. Staff could research options for Council consideration.

Adjourn

Motion to adjourn made by Adrian Player; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 8-14-19 _____

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 Town Council Meeting Date 7/10/19

Jeff Carlson
Name (please print)

Name (please print)

April Keil
Name (please print)

Name (please print)

Shannon Harrigan-Loo
Name (please print)

Name (please print)

Kathy LaFave
Name (please print)

Name (please print)

Coke Wilson
Name (please print)

Name (please print)

James Walker
Name (please print)

Name (please print)

Corbetta Paulson
Name (please print)

Name (please print)

Tyler Young
Name (please print)

Name (please print)

Suzanne Elger
Name (please print)

Name (please print)

Louise Excell
Name (please print)

Name (please print)

Mike Marrett
Name (please print)

Name (please print)

From: dcd@infowest.com on behalf of tdansie@springdaletown.com
To: ssmith@springdaletown.com; "Mike Alltucker"; lzumpft@springdaletown.com; aplayer@springdaletown.com; "Randy Aton Town Council"
Cc: "Darci Carlson"; "Rick Wixom"
Subject: FW: CHD Zone Change Request Withdrawl
Date: Wednesday, July 10, 2019 9:16:01 AM
Attachments: [Scan 308.pdf](#)

Council Members-

Please see the email below and attached document regarding the AIL Cottage Housing Zone Change application.

Thanks.

Tom

-----Original Message-----

From: marriott@infowest.com <marriott@infowest.com>
Sent: Tuesday, July 9, 2019 10:56 PM
To: Tom Dansie <dcd@infowest.com>
Subject: CHD Zone Change Request Withdrawl

Tom,
Could you please forward the attached letter to the Town Council. As the letter indicates, we would like to withdraw our zone change application/request at this time.

Thanks,

Mike

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BEGIN-ANTISPAM-VOTING-LINKS

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Teach InfoWest Spam Trap if this mail (ID 070z3g0tk) is spam:

Spam: <https://spamtrap.infowest.com/canit/b.php?c=s&i=070z3g0tk&m=4396450b43fc&t=20190710>

Not spam: <https://spamtrap.infowest.com/canit/b.php?c=n&i=070z3g0tk&m=4396450b43fc&t=20190710>

Forget vote: <https://spamtrap.infowest.com/canit/b.php?c=f&i=070z3g0tk&m=4396450b43fc&t=20190710>

REMEMBER: Never give out your account information, password, or other personal information over e-mail.

END-ANTISPAM-VOTING-LINKS

July 9, 2019

Dear Springdale Town Council,

Thank you for considering our CHD overlay zone change request. While we firmly believe cottage housing is in so many ways the very best development option for parcel S-141-NP and the surrounding neighborhood, it is also a much more expensive option to build. Consequently, we hereby withdraw our request and ask to be removed from the July 10, 2019 meeting agenda. Instead, we plan to pursue the duplex concept presented in June. We believe this project can be developed more cost effectively, thereby better enabling us to achieve what has always been our primary objective - affordable housing for those who work in town. Hopefully, this alternative can achieve that end. Again, thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Marriott", with a long horizontal flourish extending to the right.

Mike Marriott

Fire & EMS calls

June, 2019

Springdale:

Refusals	5
Transports	5
Fires	5
TOTAL CALLS	15

Rockville:

Refusals	0
Transports	2
Fires	3
TOTAL CALLS	5

Zion National Park:

Refusals	1
Transports	0
Fires	1
TOTAL CALLS	2

From: info@lafavegallery.com
To: dcarlson@springdaletown.com
Subject: July 10 Town Council Meeting
Date: Tuesday, July 9, 2019 1:49:13 PM

Town of Springdale, Town Council Members, and Planning Commission Members:

First, I would like to thank the Planning Commission Members for taking time to review the town code regarding incentives and how they may relate to village scale.

As feedback, I having the following comments.

1. With respect to incentives for higher building heights, I agree that building heights in the Town of Springdale should never exceed 26 feet.
2. With respect to incentives for employee housing and affordable housing, I think that is an appropriate time to have consideration for incentives; however, never would I agree that a building height should be increased for either of those items.
3. With respect to a reduction of landscaping in exchange for public parking, I agree with the Planning Commission. With the addition of so many parking lots in town I do not think it is in the best interest of Springdale to provide this allowance.

With respect to the following:

Title 10-11B-5

- A. Building Size: To ensure village scale development, the gross area of each individual building or structure on a lot or parcel within the VC zone shall not exceed five thousand (5,000) square feet. Gross area shall include all attached structures and exclude basements. Buildings or structures not exceeding eight thousand (8,000) square feet may be allowed if said structure is located a minimum of one hundred (100) linear feet from SR-9 (Zion Park Boulevard) and/or a residential zone (VR or FR zone). The linear distance requirements may contain other buildings or structures and should not be substituted for the unobstructed yard (setback) requirements of section 10-11B-6 of this article.

This section of Title 10 is not an incentive. It provides for a larger size building when the setback is such that it would still promote Village Scale.

Having been a business owner in Springdale under the Village Commercial guidelines, it is more challenging to develop a business that is financially sustainable. Business owners in Village Commercial are required to maintain 60% of their property as open space (a combination of natural and landscape space). I think that the requirement of maintaining 60% open space alone creates a village scale property. Allowing a building to be the size of a building allowed in Central Commercial of 8,000 sf when that building is set back a minimum of 100 linear feet from residential zones and SR9 is reasonable. It is important to maintain village scale but we also want to allow businesses in the Village Commercial zones to be financially competitive with businesses in the Central Commercial zones.

I would encourage the Town Council to approve the restriction of building heights to 26 feet. I would caution the council against removing all incentives as it relates to employee housing and affordable housing. Additionally, I would encourage you to leave the allowance of 8,000 sf buildings in Village Commercial when businesses can provide a setback of 100 linear feet.

Thank you for your consideration.

Kathy LaFave



Town Resident

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