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**TOWN COUNCIL NOTICE AND AGENDA**  
**THE SPRINGDALE TOWN COUNCIL WILL HOLD A SPECIAL MEETING**  
**ON FRIDAY, DECEMBER 1, 2023**  
**AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**  
**MEETING STARTS AT 12:00PM.**

*A live broadcast of this meeting will be available to the public for viewing and listening only.  
Public comments for public hearing items may be made in person at the meeting or  
submitted two days prior to the meeting.*

**\*\*Please see the electronic login information below.**

**Approval of the meeting agenda**

**A. Administrative Action Item**

1. Canvass of the 2023 General Election.
2. Discussion of the Legislative Audit on Housing and potential response to the audit. Staff contact: Thomas Dansie.

**B. Administrative Non-Action Item**

1. Work session to discuss potential changes to Chapter 10-13F of the Town Code, the Transient Lodging Overlay Zone, altering the application process, review procedures, and land use requirements for new transient lodging facilities. Staff contact: Thomas Dansie.

**C. Closed Session**

1. Discussion of pending or reasonably imminent litigation

**D. Action Required by Closed Session**

**E. Adjourn**

**\*To access the live stream for this public meeting, please visit or click the  
YouTube link below:**

**<https://www.youtube.com/@SpringdaleTownPublicMeetings>**

APPROVED Barbara Bruno DATE 12-1-23

This agenda was posted at the Springdale Town Hall at 3:05 am/pm by A. Emerson on 11/20/23.

**NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson (435.772.3434) at least 48 hours before the meeting.**

Packet materials for agenda items will be available on the Town website at: <http://www.springdaletown.com/AgendaCenter/Town-Council-4>



**MINUTES OF THE SPRINGDALE TOWN COUNCIL  
REGULAR MEETING HELD  
WEDNESDAY, DECEMBER 13, 2023  
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD,  
SPRINGDALE, UTAH**

The Meeting convened at 5:00 p.m.

**MEMBERS PRESENT:** Mayor Barbara Bruno, Council Members Lisa Zumpft, Jack Burns, Suzanne Elger, and Randy Aton

**ALSO PRESENT:** Town Manager Rick Wixom, Director of Community Development Tom Dansie, Town Clerk Aren Emerson, and Deputy Clerk Robin Romero.

Mayor Bruno led the Pledge of Allegiance.

**Motion made by Lisa Zumpft to approve the regular meeting agenda. Seconded by Suzanne Elger.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**A. Announcements/Information/Community Questions**

**1. General Announcements:**

The Wreaths Across America ceremony would be held this Saturday at 10:00 AM. The New Year's Eve celebration and drone show would be held on Saturday, December 30<sup>th</sup>. Line dancing will begin at 6:30 PM, and the drone show will begin at 8:00 PM.

Ms. Zumpft announced a Z-Arts performance would be held at the Canyon Community Center at 7:00 PM on Friday night. At 6:00 PM, they would hold a reception and serve pie for the community.

**2. Zion National Park Update:**

Superintendent Bradybaugh reported the visitation numbers through the end of November at 4.4 million. This was 2.3% lower than last year but 2% higher in 2019 (pre-pandemic).

The lottery dates for Angel's Landing were released and could be found on the National Park's website. The lottery would open January 1, 2024, at 8:00 AM and close at midnight on January 20, 2024. Those permits would be issued on January 25, 2024.

The shuttles would begin working again in Town and in the park starting on Friday, December 22, 2023.

The park had issues with a landslide on the bridge over the Emerald Pools trail. They were working on reconstruction during the slower season. Their target was to finish the work needed by March 2024.

There was a fairly significant rockfall at the Weeping Rock area inside the park. The park would continue to evaluate the volumes of materials that came down during the fall.

Mr. Aton asked how the traffic was on Angel's Landing now that the park was doing the lottery system.

- They were able to keep people spaced out pretty well with the lottery system to try to minimize safety hazards.

**3. Council Department Reports, Questions, and Comments:** There were none.

**4. Community Questions and Comments:** There were none.

**B. Special Recognition**

**1. Acknowledgement of Suzanne Elger and Lisa Zumpft for their service as Town Council members**

Mayor Bruno acknowledged Ms. Elger and Ms. Zumpft for the time and effort they spent on the Town Council and presented them each with a plaque.

**C. Consent Agenda**

The Consent Agenda consisted of the following items:

1. Review of monthly invoices
2. Minutes: October 31 and November 8
3. Approval of the 2024 public meeting schedule
4. Appointment of Terry Kruschke as Planning Commission voting member
5. Appointment of Paul Zimmerman as Planning Commission voting member
6. Appointment of Rich Swanson as Planning Commission Alternate with a term expiring December 2026
7. Resolution 2023-11: A resolution amending the Town of Springdale fee schedule using increasing user rates for residential garbage. Staff Contact: Rick Wixom

**Motion made by Randy Aton to approve the Consent Agenda and direct the Mayor to sign item C7. Seconded by Jack Burns.**

**Burns: Aye**

**Elger: No**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed 4:1.**

**Ms. Elger stated that she voted no due to concerns about item C1 being incomplete.**

**D. Legislative Action Items**

- 1. Public Hearing - Ordinance 2023-08: Changes to Chapter 10-13F of the Town Code, the Transient Lodging Overlay Zone, altering the application process, review procedures, and land use requirements for new transient lodging facilities. Staff contact: Thomas Dansie.**

**Staff Presentation:**

These were proposed revisions to the Transient Lodging Overlay (TLO) zone. The Town Council adopted the original TLO zone in 2022, which required all new transient lodging in the Town to go through a legislative process for approval. The Planning Commission and Town Council had experience with the TLO zone in 2023 when reviewing the first five applications for transient lodging. Based on that experience, both the Commission and Council identified the need for revisions to the TLO zone to promote transient lodging that is more in keeping with the goals of the General Plan. General Plan Land Use and Town Appearance subgoal G highlighted that the Town would develop policies that ensured new lodging facilities would promote Springdale's unique village atmosphere and enhance the quality of life.

To more fully achieve that goal, the Planning Commission prepared revisions to the TLO zone and recommended approval to the Town Council. The Council already held a public hearing on the proposed revisions and determined more changes were needed. Since then, the Council held multiple work sessions to discuss additional revisions needed. The purpose of tonight's meeting was to hold a public hearing on the additional revisions made by the Council in the series of work meetings. The Council's job was to determine if they would be approving, denying, or tabling the proposed ordinance. If nothing gets adopted before January 1, 2024, the current TLO zone will remain in place, and the Town will begin accepting applications for new transient lodging. One public comment had been received and distributed to the Council earlier that day.

Mr. Dansie highlighted a few sections where restaurants were erroneously referenced that needed to be removed during the motion if the Council were to approve the proposed ordinance.

**Council Questions:**

Ms. Elger asked if properties with a CUP that wanted to expand and provide new lodging would be subject to the TLO zone.

- That was correct.

Mr. Aton asked if current transient lodging units on a property would factor into the total number when considering new transient lodging.

- That was correct.

**Community Questions:** None were asked.

**Motion made by Suzanne Elger to open the public hearing for ordinance 2023-08, changes to chapter 10-13F. Seconded by Randy Aton.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**Public Comment:** None were made.

**Motion made by Suzanne Elger to close the public hearing. Seconded by Randy Aton.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**Council Deliberation:**

Ms. Elger was surprised there were no public comments.

Mayor Bruno was comfortable with the changes made.

Mr. Aton was uncomfortable with the proposed ordinance factoring in existing units on a property when considering new applications. There were properties in town that could still be built out but may no longer be allowed under the new TLO zone, which would result in the town missing out on potential long-term units. He stated that earlier, he and Mr. Dansie drafted new language that would allow an exception for these types of properties for the Council to consider.

Ms. Zumpft was uncomfortable with the proposed language change. She agreed with the changes, but this was not something that should be done at the last minute. She proposed approving the proposed ordinance minus the minor changes outlined earlier and asking the new Council to consider these larger revisions in a future meeting.

Mayor Bruno agreed and wanted to see how many properties the changes might affect before consideration.

Ms. Elger agreed. She thought working with business owners and the Planning Commission would be valuable if the future Council decided revisions were needed.

**Motion made by Jack Burns to adopt revisions to Ordinance 2023-08 - the Transient Lodging Overlay Zone adopted in May of 2022 for new lodging development in the Town.**

**Those revisions include:**

- **How Type 1 and 2 lodging is determined based on transient lodging units within the Central Commercial and Village Commercial zones. Type 1 lodging shall have 13 or more transient lodging units. Type 2 shall have between three and 12 transient lodging units, and a new category added for Type 3 lodging that is two or fewer units on owner-occupied property.**
- **Long-term housing shall be the only mixed use to fulfill the mixed-use requirement for Type 1 and 2 lodging. There shall be one long-term residential housing unit at a minimum of 850 square feet for every four lodging units built rounded up. Owner-occupied lodging for Type 3 meets the long-term housing requirement.**

**Changes to the application process:**

- **The town will accept an unlimited number of applications for TLO zone changes between March 1 and March 31 of each even-numbered year.**
- **Submitted applications must be detailed and will require significantly more information than the current process so the Planning Commission and Town Council can make informed decisions on each application. Applicants must clearly indicate on the application how the goals and objectives of the General Plan are being met as related to transient lodging.**
- **All applications will be considered and reviewed in a single meeting involving the Planning Commission and the Town Council. A maximum of three applications may (but are not required) be approved by the town.**
- **Approval of an application for a TLO zone change is a legislative action determined by the Town Council. The Town Council may (but is not required) approve up to a maximum of three applications. The Town Council may, at its discretion, decide to approve none of the three applications submitted even if all of the standards in the ordinance are met if it has determined lodging is not needed or desired at the time of application.**
- **Once an application has been approved, the applicant must commence construction of the project and then have two additional years for the project to be completed.**

**The reference to restaurants will be stricken from the language in section 10-13-11(F)(A)(2) and in the seventh 'whereas' statement on the ordinance.**

**Adoption of the revisions to the TLO ordinance is based on the following findings:**

- **The proposed revisions further promote the goals and objectives of the General Plan as related to Land use and Town appearance for sub-goals A4, B-3-(b), C3, C4, and F and G by clearly identifying the appropriate lodging types and unit scale in the Central and Village Commercial zones while maintaining the village character of Springdale and protecting residential neighborhoods from the impacts of commercial development.**
- **A higher standard requirement for the submission of applications to be considered puts both the Planning Commission and the Town Council in a better position to make**

informed decisions that benefit both the applicant and the Town.

- The long-term housing requirement for new Type 1 and 2 furthers the goals of Chapter 3 sub-goal B in the General Plan by identifying strategies to address a top priority for the Town, and that is long-term housing for residents. The revision removes a requirement for restaurants as a mixed-use requirement and is more focused and specific to address long-term housing. The inclusion of Type 3 lodging introduces a "residential" scale of lodging that is in concert with maintaining village character, with its limited number of units, while also providing long-term housing for property owners.
- The proposed ordinance also promoted the General Plan Economic Development subgoal I, which encouraged non-consumptive tourism that complimented and added to the character of the community.

Seconded by Lisa Zumpft.

Burns: Aye

Elger: No

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed 4:1.

Ms. Elger voted no because she felt the proposed ordinance did both too much and not enough.

#### E. Administrative Action Items

1. **Resolution 2023-12: a resolution authorizing sewer revenue bonds, series 2024, in the aggregate principal amount not to exceed \$5,000,000 (the "series 2024 bonds"); to finance sewer system improvements, and related improvements, and related matters. Contact: Rick Wixom**

Mark Anderson with Zions Bank Public Finance introduced the resolution. A parameters resolution was used to start the bond process to meet the legal and statutory requirements in the state of Utah. This typically defined the parameters of the maximum amount that would be borrowed, the maximum interest rate that would be paid, and the length of time that it would be borrowed. This resolution proposed a maximum borrowing amount of 5 million dollars, with a term not to exceed 31 years and a 3% interest rate. Currently, the town has authorization from the community impact board for approximately 3.6 million dollars at a 2% interest rate for 30 years. More money was purposefully included in case the bids for the project came in higher than anticipated.

A public hearing was required for this and would be held during the next Town Council regular meeting on January 10, 2024. This would allow the public a chance to comment for or against the issuance of the bonds.

Ms. Elger pointed out that she and Ms. Zumpft would no longer be serving on the Town Council, so the resolution may need to be updated with both new Council members' information.

Motion made by Lisa Zumpft to approve Resolution 2023-12 authorizing sewer revenue bonds, series 2024, in the aggregate principal amount not to exceed \$5,000,000 (the "series 2024 bonds"); to finance sewer system improvements, and related improvements, and related matters. Seconded by Suzanne Elger.

Burns: Aye

Elger: Aye

Bruno: Aye

Zumpft: Aye

Aton: Aye

The motion passed unanimously.

2. **Audit presentation for the FY2022-2023 budget – Caleb Rees, Rees CPA. Staff Contact: Dawn Brecke**

Caleb Rees, from Rees CPA, appreciated the opportunity to come and present the audit and financial statements. He expressed appreciation for the staff and stated that they made it very easy for him to do his job.

He presented his report on the accuracy of the financial audit and announced that the Town of Springdale received the highest report available, which was called an “unqualified opinion.” The financial statements as presented were materially correct as of June 30, 2023.

He presented the report on internal controls. This report was to ensure there was accurate segregation of duties and proper oversight. He reminded the Council of their role in reviewing expenditures and encouraged them to ask questions if they had any.

He presented the compliance section of the report, which reviewed things like budgetary compliance and fund balance. He was happy to report no findings during his report.

Ms. Elger asked about a note on page 50 of the report stating that the actual expenditures were under the total budgeted expenditures, but the general government and public safety departments exceeded the budget. She inquired about the sources of the excess expenditures over budget.

- Mr. Rees did not recall them being capital expenditures. He recalled them being depreciation. He was happy to provide more detailed information once he was able to pull up his detailed sheet at his office and took Ms. Elger’s email address to assist her.

Ms. Elger asked if the exceeded budget of the public safety department could have been related to a salary increase for the Police Department in January 2023.

- Mr. Rees stated it was possible that a salary increase combined with other items that fell in the public safety department budget could have resulted in the overage but would not have been the sole source of it. There were many general items that fell into the public safety budget.

Ms. Elger asked if Mr. Rees was satisfied with the separation of duties when conducting his audit of internal controls.

- Mr. Rees stated that he was.

Ms. Elger asked if Mr. Rees considered reporting relationships when making his assessments.

- Mr. Rees stated that information was considered.

Ms. Elger asked if Mr. Rees was aware of all the familial relationships in the organization.

- Mr. Rees replied that he was not aware of every single one.

Ms. Elger asked if Mr. Rees considered familial relationships during his review.

- Mr. Rees stated that he did.

Ms. Elger asked if Mr. Rees audited any other municipalities in the state of Utah.

- Mr. Rees replied that he does.

Ms. Elger asked if, in the other municipalities he audited, the elected officials were provided a financial overview like this Council was.

- Mr. Rees stated that they were.

Ms. Elger asked Mr. Rees if he was aware that the Council did not see a complete list of expenditures.

- Mr. Wixom explained that the state code required transactions over \$1,000 to be reported. He stated that the Town Treasurer provided the Council with expenditures above \$500 and believed that Ms. Elger’s point was that the Council was not provided expenditures under \$500.

Mr. Rees asked if a detailed list would be provided if any member of the Council requested it.

- Ms. Elger did not know and stated that she had not asked for it.

- Mr. Wixom replied that it would be available upon request.

Ms. Elger asked if Mr. Rees was satisfied that the Town of Springdale had adequate internal controls in place.

- If the reports are available upon request, then yes. Mr. Rees outlined that during his audit, he separated the internal controls portion into three segments. One was cash disbursements, the second was cash receipts, and the third was payroll. His job was to ensure proper internal controls were in place for each category. He would choose a healthy amount of samples to ensure that proper internal controls were in place.

Ms. Elger asked if Mr. Rees was aware that the Council was not provided a payroll list unless they asked for one.

- He was not aware.

Ms. Zumpft expressed her appreciation for all the work Mr. Rees has done for the town over the last seven years. She also expressed appreciation for the staff for working so diligently with Mr. Rees.

Mr. Rees encouraged the Council members to read the report and reach out to him or staff with questions.

**3. Consideration and possible approval of an engagement letter from Rees CPA for auditor services for the fiscal year 2023-24. Staff Contact: Dawn Brecke**

Mr. Rees had no additional comments.

Mr. Burns asked if the engagement letter had an increase in payment.

- Mr. Rees replied that there was an increase of about \$1,500.

**Motion made by Lisa Zumpft to accept the engagement letter from Rees CPA for auditor services for the fiscal year 2023-24 and direct management to sign. Seconded by Suzanne Elger.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**4. Review and possible approval of an extension to the deferred impact fee agreement for the Mesa project. Applicant: Louise Excell. Staff contact: Thomas Dansie.**

The Town previously deferred the culinary water impact fees for the Mesa project. About a year and a half ago, the Town formalized those impact fee deferrals and established a timeline for what was known as phase one of the project, which was the commons building and an artist duplex. The timeline of completion for phase one was January 2024. The commons building was completed in October 2023, and the artist residence was nearing completion but would not be complete by the timeline established. The Mesa requested an extension of that deferred impact fee to allow the duplex to be completed. If the Council did not approve the impact fee deferral, those fees would become due and payable on January 2, 2024, and the impact fee was \$12,120. If the impact fee deferral were to be approved, the Mesa would have six months (until July 1, 2024) to complete the duplex. If it is not complete by July 1, 2024, the impact fee will become payable.

Ms. Elger asked if the original deferral of the impact fee was started in December 2022.

- Yes, that was correct.

Ms. Elger asked if six months would be enough time to complete the project.

- Logan Hebner stated that six months would be enough time.

Mr. Hebner explained that there had been issues with the duplexes. They found a solution that would work; it was going to take more time. He wanted to get the project done right.

**Motion made by Randy Aton to approve an extension to the deferred impact fee agreement for the Mesa project from January 1, 2024, to July 1, 2024. Seconded by Suzanne Elger.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

## **5. Housing RFP award of proposal. Staff Contact: Thomas Dansie**

The Town acquired eight properties to be used as affordable housing. The Town issued an RFP to select a partner to assist in the development, administration, and management of the eight properties. Two responses were received to the RFP. The housing committee served as the selection committee in reviewing those proposals. Based on the proposals and applicant presentations, the housing committee recommended Mountain Country Home Solutions be selected as the town's housing partner. If the Council approves Mountain Country Home Solutions to be the housing provider, the Town Attorney will continue drafting a formal agreement for the Council to consider in the January Town Council meeting.

Sharlene Wilde was in attendance to introduce Mountain Country Home Solutions and answer any questions the Council had.

Mr. Aton addressed Ms. Wilde's proposal and let her know that Springdale was a Town, not a city.

Mr. Aton requested that the same language seeking members of the workforce in Springdale be added to the rented units the same way it was outlined in the owned units.

- Ms. Wilde stated that was their intent, and it could be added to the agreement. The only caveat requested was to widen the search if there were no applications from the workforce.

Mr. Burns was concerned that the people they were trying to target might not meet all of the requirements.

- The rentable units would be targeted to the 25%-60% area median income. The homeownership aspect was what they would be striving to get those renters to. The homeownership units would be targeted to the 125% area median income or up to a family of four earning up to \$114,000.

Ms. Wilde explained that they had a counseling program in their organization to help people become more financially responsible. Their program assisted over 1,600 families in the state of Utah this year.

Mr. Dansie elaborated that the income range listed was for four-member households. When the Town recently sold the home in Redhawk, most of the applicants were two-member households, and the income range looked much differently for those households.

Mr. Burns asked what a homeowner realized as the gain of the sale of the home since they would not own the land.

- The price of the home would be set based on the income, not necessarily the value of the home. Once ready to sell, the family would get all of the equity they have paid in their mortgage plus one of the three formulas used by housing providers. The most typical formula was a flat rate of equity gained per year. This kept the houses in that affordable range.

Ms. Elger asked about the relationship between Mountain Country Home Solutions and the Southwest Community Land Trust.

- The community land trust hired Mountain Country Home Solutions to run the day-to-day operations.

Ms. Elger asked what the asset value was for the houses and properties.

- The asset value would be what the Town paid for them. The lots were donated to the Town and had not been appraised.

Ms. Elger asked if municipalities usually kept ownership of those assets.

- Not in a community land trust.

Mr. Burns asked how property taxes worked.

- The property owner paid for the taxes for the building on top of the land. The taxes on the property would normally be waived by the County.

Ms. Elger asked what percentage of the organization was counseling and what percentage was housing.

- Most of the organization was concerned with the housing aspect. They had about 17 million dollars in projects throughout the state. They did have a robust counseling program.

Ms. Zumpft stated that when she started on the Town Council, housing was a high priority for her, and she was excited to see this project come to life.

Ms. Elger expressed her discomfort with voting on something that she would have nothing to do with moving forward and suggested tabling the item. She asked how many people the RFP was sent to.

- The RFP was submitted on the Town's website and a number of job board websites for industry groups and specifically sent to at least four housing providers whom the Town had previous communications with.

Mayor Bruno was on the housing committee and stated that they were not settling. Their concerns had been addressed by the housing provider. She explained that there were people in the workforce waiting for a place to live in the Town. She did not want to hold up the project.

Ms. Zumpft used Redhawk as an example and explained that even though the Council at that time did not know what would happen, the Town received a great benefit from that.

Mr. Burns supported this and explained that this was one of a number of solutions to consider to address housing for residents and employees.

**Motion made by Lisa Zumpft to appoint Mountain Country Home Solutions as the town's housing partner pursuant to the town's affordable housing request for proposal staff will bring the agreement between the Town and Mountain Country Home Solutions to the Council in a future meeting for approval. This agreement will formalize and memorialize the relationship between the Town and Mountain Country Home Solutions. Seconded by Randy Aton.**

**Burns: Aye**

**Elger: Abstain**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed.**

**Ms. Elger explained that she abstained due to neither being opposed nor in favor.**

**6. Discussion and possible adoption of a Parks Master Plan for the Town of Springdale. Staff Contact: Ryan Gubler**

Last month, the Council reviewed the draft of the Parks Master Plan for the Town of Springdale and asked for an additional month to gather public input. One comment letter has been received since then.

Mr. Burns stated that the one public comment letter received made a few good points. He liked the suggestion to address the needs relevant to Springdale and less than what stats might indicate. He also thought it would be a good idea to eventually update the plan to include external efforts that the Town was involved in.

**Motion made by Suzanne Elger to adopt the Parks Master Plan for the Town of Springdale. Seconded by Randy Aton.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**7. Direction to the Planning Commission to review the zoning standards for the Village Commercial zone (busing height, size, setbacks, etc.). Staff contact: Thomas Dansie**

During the discussion of revisions to the TLO zone, the Council expressed interest in looking at potential revisions to the development standards in the Village Commercial (VC) zone. The potential revisions would be to ensure the zoning standards are aligned with the goals and intent of the VC zone. To accomplish this, the Council would need to direct the Planning Commission to work on revisions to the zoning standards in the VC zone.

Mayor Bruno asked if the specific items the Council wanted the Commission to focus on should be in the motion.

- Mr. Dansie stated that it would be appropriate to add the specific items to the motion for the Planning Commission.

Mr. Burns suggested being specific when directing the Planning Commission to ensure the intent is captured. He asked the Commission to consider items discussed during the TLO work meetings as they relate to all commercial development in the Village Commercial zone. He suggested all development in the VC zone be limited to one story with a height not to exceed 17 feet.

He wanted to ensure the Planning Commissioners understood why the Council was directing them to review and potentially revise these standards. There had been concern for a long time about the scale, type, and density of development allowed in the VC zone being closely aligned with development allowed in the Central Commercial (CC) zone. There should be a step down in size and scale to meet the goals and objectives of VC as well as to protect residential neighborhoods from the impacts of commercial development. He was hoping to set a path for what Springdale should look like in the next 20 years that would further protect the small village character of Springdale.

Ms. Elger stated that it would be good to visually feel the difference between the VC and CC zones.

Mayor Bruno would also like to look at what could be seen from SR-9. She hoped consideration for what is aesthetically pleasing to view from SR-9. She asked that things like having parking lots be located behind buildings be considered when revising the standards.

**Motion made by Lisa Zumpft to direct the Planning Commission to review the zoning standards for the Village Commercial zone and recommend revisions based on the discussion in the December 13, 2023, Town Council meeting. Seconded by Randy Aton.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**8. Consideration and possible adoption of a Memorandum of Understanding with Hansen Planning Group to update the Town’s subdivision ordinance as required by SB174. Staff Contact: Thomas Dansie**

In the last legislative session, the state legislature passed SB-174, which required all local governments to update the way they reviewed and approved subdivisions. This bill removed both the Planning Commission and Town Council from the review and approval process. This was mandated by the state to be updated by late 2024. Staff was approached by Hansen Planning Group, who had been successful in securing state funding to assist local governments in making these changes. This was something they would do for the Town at no cost to the Town. If the Council was interested in taking this route, the Memorandum of Understanding would need to be signed. This would allow them to update the ordinance, review the application processes, and review the checklists.

Mr. Burns asked if this would result in a significant change to the ordinance.

- Mr. Dansie confirmed that it would result in a significant change.

Mr. Aton asked if the Council would have any say on the applications received.

- Mr. Dansie clarified that the Council would be adopting the ordinance and could proceed fairly normally with revisions to the ordinance, but the state mandated that the Council and Commission could not be the approving body.

Ms. Elger asked who the approving body would be for subdivisions.

- There were several options to choose from as long as it was not the Town Council or Planning Commission.

**Motion made by Suzanne Elger to adopt the Memorandum of Understanding with Hansen Planning Group to update the Town’s subdivision ordinance and direct the Mayor to sign. Seconded by Lisa Zumpft.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

**9. Adoption of an update to the Town of Springdale Culinary Water Management Plan incorporating changes requested by the State of Utah Division of Drinking Water. Staff Contact: Rick Wixom**

Last March, the Council held a public hearing as required by state code. The Council approved an update to the Water Management Conservation plan, which was sent on to the state for review. The state returned comments and requested updates to be made to the plan. The staff report highlighted all of the changes requested by the state.

Mr. Aton noted a few of the staffing updates in the plan that Ms. Elger originally pointed out that needed to be changed.

**Motion made by Lisa Zumpft to adopt the updates to the Town of Springdale Culinary Water Management plan incorporating changes requested by the State of Utah Division of Drinking Water. Seconded by Randy Aton.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**  
**The motion passed unanimously.**

**F. Administrative Non-Action Items**

**1. General Council Discussion**

Ms. Zumpft felt honored to be able to serve the residents of Springdale for the last eight years. She was pleased to say she had never missed a regular meeting. She planned to be active in the community as a resident and encourage the new Town Council and staff to continue to do what was best for the residents. She asked the residents to stay active in the community. She thanked the staff and said they were very committed and hardworking.

Ms. Elger stated that it was an honor and privilege to serve for the past four years. The staff was great, and it was a good experience.

Mr. Burns hoped that Ms. Zumpft and Ms. Elger continued to stay involved and encouraged residents to get involved with the community. He thanked them both for their time on Council.

Mr. Burns asked staff if the Town Council and Planning Commission could have joint meetings at the beginning of the year to learn more about things such as development and settlement agreements to better understand and make more informed decisions on what is best for Springdale.

**G. Adjourn**

**Motion made by Lisa Zumpft to adjourn at 07:18 p.m. Seconded by Suzanne Elger.**

**Burns: Aye**

**Elger: Aye**

**Bruno: Aye**

**Zumpft: Aye**

**Aton: Aye**

**The motion passed unanimously.**

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Aren Emerson, Town Clerk

**APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_**

**A recording of the public meeting is available by accessing the Town's YouTube channel at <https://www.youtube.com/@SpringdaleTownPublicMeetings>**



PO Box 187 118 Lion Blvd Springdale UT 84767

## ATTENDANCE RECORD

Please print your name below

Meeting TOWN COUNCIL SPECIAL MEETING Date 12/01/23

### IN-PERSON ATTENDEES:

KYLA TUPHAM  
Name (please print)

\_\_\_\_\_  
Name (please print)