



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

TOWN COUNCIL NOTICE AND AGENDA
THE SPRINGDALE TOWN COUNCIL WILL HOLD A REGULAR MEETING
ON WEDNESDAY, JUNE 11, 2025,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH
THE REGULAR MEETING STARTS AT 5:00 PM.

A live stream of this meeting will be available to the public on YouTube.
****Please see the YouTube information below.**

Pledge of Allegiance

Approval of the Regular Meeting Agenda

A. Announcements/Information/Community Questions

1. General Announcements
2. Zion National Park Update – Superintendent Bradybaugh
3. Council Department Reports Questions and Comments
4. Community Questions and Comments

B. Consent Agenda

1. Review of Monthly Purchasing Report
2. Minutes: May 14, 2025
3. Annual Fraud Risk Assessment Report. Staff Contact: Dawn Brecke
4. Approval of RAP Tax Award Notification and Agreement for Zion Canyon Mesa. Staff Contact: Rick Wixom.
5. Approval of RAP Tax Award Notification and Agreement for Z-Arts. Staff Contact: Rick Wixom.
6. Approval of RAP Tax Award Notification and Agreement for Arts to Zion. Staff Contact: Rick Wixom.

C. Legislative Items

1. **Public Hearing – Ordinance 2025-08:** Changes to the Town's Regulations Related to Accessory Buildings and Structures, and Addition of a Limit on the Total Amount of Development (in Square Feet) Allowed on Residential Properties. Staff Contact: Thomas Dansie.
2. **Public Hearing – Ordinance 2025-09:** Modifications to the Accessory Dwelling Unit Regulations. Staff contact: Thomas Dansie.

D. Administrative Action Items

1. **Public Hearing** – on Budgeted Compensation Increases for Executive Municipal Officers Pursuant to Utah Code 10-3-818. Staff Contact: Rick Wixom.
2. **Public Budget Hearing** – Resolution 2025-06: Adoption of the Final Budget for FY 2025/2026. Staff Contact: Rick Wixom.
3. Review and Possible Approval of **Resolution 2025-07:** Revising the Public Art and Art Review Board Policy to Update the Town Policy on Murals. Staff contact: Niall Connolly
4. Approval of a Contract with VCBO Architecture for Architectural Services Related to the Medical Clinic Project. Staff Contact: Rick Wixom.
5. Discussion and Possible Approval of Proposed Hourly Billing Rate Increases for Town Attorney Snow Jensen & Reece, Effective July 1, 2025. Staff Contact: Rick Wixom.

E. Administrative Non-Action Items

1. General Council Discussion

F. 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

6-11-25

This agenda was posted at the Springdale Town Hall, Springdale Post Office, and the Canyon Community Center at 4:00 am/pmon 06/05/2025 by R. Emerson

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: <http://www.springdaletown.com/AgendaCenter>



**MINUTES OF THE SPRINGDALE TOWN COUNCIL REGULAR MEETING
HELD WEDNESDAY, JUNE 11, 2025,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

MEMBERS PRESENT: Mayor Barbara Bruno, Council Members Randy Aton, Jack Burns, Pat Campbell, and Kyla Topham

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

The Regular Meeting convened at 5:00 PM.

Mayor Bruno led the Pledge of Allegiance.

Approval of the Regular Meeting Agenda

Kyla Topham made a motion to approve the Regular Meeting Agenda. The motion was seconded by Pat Campbell.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

A. Announcements/Information/Community Questions

1. General announcements

There were no general announcements.

2. Zion National Park update – Superintendent Bradybaugh

Superintendent Bradybaugh thanked local emergency services for their support due to current staffing shortages and reported the following:

- Year-to-date visitation was 1.874 million, up 6.9% from the previous year and 25% above pre-pandemic 2019 figures.
- May visitation was 591,000, fairly consistent with the previous year.
- The Emerald Pools Bridge had reopened.
- The South Campground project and various maintenance projects continued through the summer.

In response to Mr. Aton's inquiry, equipment at Weeping Rock was for trail stabilization and cement repair, though no reopening date was provided.

In response to Ms. Topham's question about cyanobacteria, conditions in the Virgin River remained consistent, but increased temperatures may worsen conditions.

3. Council department reports questions and comments

Tyler Ames, representing the Hurricane Valley Fire District, provided a detailed report, stating that in May, there were 34 calls in Springdale, 12 in Rockville, and 13 in Zion, with calls trending upward year-to-date. He noted that last month was the busiest in the district's history, with over 600 calls, the majority of which were EMS calls, with vehicle accidents being the second-highest.

Mr. Burns asked about the nature of EMS calls, with Mr. Ames clarifying they were predominantly slips, trips, falls, and inter-facility transfers, along with heat-related and traumatic injuries during summer.

Mr. Aton asked about the fire mitigation program. Mr. Ames explained that the wildland captain, Tyler Hirschfeld, had completed mitigation projects in Springdale and Rockville, helping meet the in-kind hours for state match contributions, which allows the state to cover the cost of wildfires if the town participates in the mitigation program.

4. Community questions and comments

No public comments were made.

B. Consent Agenda

The Consent Agenda consisted of the following items:

1. Review of Monthly Purchasing Report
2. Minutes: May 14, 2025
3. Annual Fraud Risk Assessment Report. Staff Contact: Dawn Brecke
4. Approval of RAP Tax Award Notification and Agreement for Zion Canyon Mesa. Staff Contact: Rick Wixom.
5. Approval of RAP Tax Award Notification and Agreement for Z-Arts. Staff Contact: Rick Wixom.
6. Approval of RAP Tax Award Notification and Agreement for Arts to Zion. Staff Contact: Rick Wixom.

Randy Aton made a motion to approve the Consent Agenda. The motion was seconded by Kyla Topham.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

C. Legislative Items

1. **Public Hearing – Ordinance 2025-08: Changes to the Town's Regulations Related to Accessory Buildings and Structures, and Addition of a Limit on the Total Amount of Development (in Square Feet) Allowed on Residential Properties. Staff Contact: Thomas Dansie.**

Community Development Director Thomas Dansie introduced the item and stated that the same standards that governed primary structures also applied to accessory buildings and structures. The Planning Commission identified this as a potential issue that could impact the town's village character and created the ordinance to follow the goals and objectives of the General Plan.

The proposed ordinance was intended to:

Establish development standards for accessory structures to minimize their visual impact on adjacent properties and streets.

- Increase setbacks for accessory structures taller than 12 feet.
- Require placement of accessory structures to preserve views from adjacent properties to the extent possible.
- Set height limits for accessory structures on parcels where view obstruction or high visual impact is a concern.
- Allow the Planning Commission to grant exceptions to these standards when an exception would reduce visual impact.

Limit the total development allowed on residential properties.

- Establish a cap on total development square footage, based on zoning and property size.
- Limit the number of structures that may be developed on a single property.

Mr. Burns asked for more information on the intention behind the exception. Mr. Dansie explained that the Planning Commission was concerned about unintended consequences. They wanted to ensure there would be a way to address situations where applying the standards might actually increase the visual impact on a property. The intent of the exception is not to circumvent the standards but to allow flexibility when needed to mitigate visual impacts better.

Mr. Campbell asked whether all of the standards would need to be met in order for a variation to be considered. Mr. Dansie stated they were intended to be all-inclusive.

Mayor Bruno opened the item for public questions. There were no questions from the public.

Jack Burns made a motion to open the public hearing. The motion was seconded by Pat Campbell.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

Public Comment: No comments were made.

Jack Burns made a motion to open the public hearing. The motion was seconded by Pat Campbell.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

Mr. Campbell commended the Planning Commission for their work on this item. He expressed concern about requiring additional information, such as photo simulations, from applicants for minor structures like small sheds.

Ms. Topham suggested considering a size threshold to determine when additional criteria, such as requiring photo simulations, would apply.

Mayor Bruno suggested adding a size limit of 150 square feet, noting that this would align with the threshold used in the erosion hazard zone for consistency.

Mr. Campbell suggested the addition of the term "hilltop" to the list in the ordinance for consistency in the code.

Mayor Bruno asked for clarification regarding the bonus height provisions. Mr. Dansie noted that Section 10-15(F) allows a bonus in both height and size if the applicant complies with certain color and design requirements. He pointed out that the proposed ordinance addresses the height bonus but does not mention the size bonus.

Mayor Bruno commended the Planning Commission for their work on the item.

Kyla Topham made a motion to approve Ordinance 2025-08, changes to the Town's regulations related to accessory buildings and structures, as well as the addition of a limit on the total amount of development in square footage permitted on residential properties, as discussed in the Town Council meeting on June 11, 2025.

This motion is based on the following findings, which support and further the goals and objectives of the General Plan:

- Land Use Sub-goal A3: The Town will adopt use regulations that encourage development that is light on the land, with an emphasis on the natural environment over built environment.
- Land Use Sub-goal B1: The Planning Commission will update the Town's architectural standards and design guidelines to require that the appearance and design of all new development promote the Town's village character. These policies and ordinances concerning the design and appearance of new development will use effective and precise language to ensure that such policies achieve their intended outcomes.
- Land Use Sub-goal B2: The Planning Commission will update and enforce land use regulations to minimize the visual impacts of new development on views of Zion Canyon, ridgelines, hillsides, and other natural views within the Town.

The motion was seconded by Jack Burns.

Discussion of the motion:

Mayor Bruno suggested the following additions to the motion:

In addition, the motion includes the following amendments to the ordinance:

- In Section 10-20-8(A)(3), the word "hilltops" will be added.
- In Section 10-20-8(F)(3), where the building exceeds 150 square feet, the requirement for two sets of photo simulations will be included.

Ms. Topham accepted the amendments to the motion.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

1. **Public Hearing – Ordinance 2025-09: Modifications to the Accessory Dwelling Unit Regulations. Staff contact: Thomas Dansie.**

Mr. Dansie introduced the item, explaining that last year the Council reviewed proposed revisions to the Town's Accessory Dwelling Unit (ADU) regulations from the Planning Commission but ultimately did not adopt the ordinance. The Council directed the Housing Committee to identify and retain portions of the proposal they supported without revisiting the issue of external ADUs in the FR zone. The Housing Committee prepared recommended revisions, which were reviewed by the Planning Commission and forwarded to the Council with a recommendation for adoption.

Mr. Dansie summarized the proposed revisions:

- Added height limits for external ADUs.
- Increased the required lot size for external ADUs from 6,000 sq ft to 0.5 acres.
- Clarified the definition of "guest house" and extended guest stays from 60 to 90 days.
- Non-paying family members may stay without an ADU license; all others require licensing.
- Reduced the maximum size to 50% of the primary dwelling's size up to 1,500 sq ft.
- Clarified the minimum rental periods for internal and external ADUs
- Clarified parking requirements (all parking must be on-site).
- Identified a clerical error requiring 10-22-9(D)(7) to be moved to 10-22-9(E)(1)(c).

Mr. Burns asked what circumstances would be considered breaking the lease. Mr. Dansie explained that the Planning Commission chose not to address those specific details and instead focused primarily on the required time period between leases.

Mr. Campbell asked if ADUs could be used if granted approval for a zone change to the Transient Lodging Overlay (TLO) zone. Mr. Dansie explained that the TLO zone was only permitted in the commercial zones.

Mr. Burns asked why the property owner is required to reside on the property, expressing that removing this requirement might create more housing opportunities.

Mayor Bruno suggested that if the Council wishes to consider changing the owner-occupancy requirement, it should be discussed and potentially acted upon in a future meeting.

Mayor Bruno opened the item for public questions. There were no questions from the public.

Randy Aton made a motion to open the public hearing. The motion was seconded by Pat Campbell.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

Public Comment: No Comments were made.

Pat Campbell made a motion to open the public hearing. The motion was seconded by Randy Aton.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

Mr. Aton expressed disappointment that the requirement to rent ADUs to the workforce of Springdale and Zion National Park was not included in the latest version of the ordinance. He highlighted the first sentence of the ordinance, which stated that "The Town of Springdale allows accessory dwelling units (ADUs) to help diversify the range of housing options in the Town, and to provide housing options that are more affordable to Springdale's workforce."

Mr. Burns suggested revisiting the removal of the requirement for a property owner to reside on the property to create more long-term housing in Springdale, potentially.

The Council determined to table the ordinance and appoint two members of the Town Council to work with staff to research the addition of a potential workforce requirement and research legal questions regarding enforceability, retroactivity, and avoiding deed restrictions.

Randy Aton made a motion to table ordinance 2025-09 and direct Randy and Pat to work with staff to modify the language to bring back to the Council. The motion was seconded by Jack Burns.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

D. Administrative Action Items

1. Public Hearing – on Budgeted Compensation Increases for Executive Municipal Officers Pursuant to Utah Code 10-3-818. Staff Contact: Rick Wixom.

Town Manager Rick Wixom introduced the item, explaining that during the 2024 legislative session, the State adopted a new section of code requiring a public hearing on compensation increases for municipal executive officers prior to the final adoption of the budget.

Mr. Burns asked whether the proposed increases would be absorbed into the budget. Mr. Wixom confirmed that the figures had been included in previous budget discussions and were part of the tentative budget adopted in May.

Mr. Campbell inquired if the increases were merit-based. Mr. Wixom clarified that the proposal included a 2.5% merit increase tied to the annual performance review process, as well as a 2% cost-of-living adjustment (COLA).

Mr. Campbell then asked about the timing of the increases. Mr. Wixom responded that both the merit and COLA adjustments would take effect with the first pay period in July.

Mr. Burns asked if holding a public hearing on these increases would be required every year. Mr. Wixom explained that while the Town has historically included merit and COLA increases in the budget process, a new state requirement adopted during the 2024 legislative session now mandates a public hearing on municipal executive officer compensation increases prior to final budget adoption.

Mr. Burns explained that his interest in discussing this item during the budget item stemmed from the fact that no new positions had been included in the proposed budget. He emphasized that the Parks and Recreation Department was in need of a seasonal staff position and, with the completion of the new Downtown Plaza approaching, he felt it was critical to allocate funding for that role.

Ms. Topham said that the budget would be the right time to talk about staffing needs since no formal action was being taken on this item. She clarified that this item was to fulfill the state's requirement to hold a public hearing.

Mayor Bruno opened the item for public questions. There were no questions from the public.

Kyla Topham made a motion to open the public hearing. The motion was seconded by Randy Aton.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

Public Comment: No public comments were made.

Kyla Topham made a motion to open the public hearing. The motion was seconded by Randy Aton.

2. Public Budget Hearing – Resolution 2025-06: Adoption of the Final Budget for FY 2025/2026. Staff Contact: Rick Wixom.

Town Manager Rick Wixom presented the final proposed budget for the 2025-2026 fiscal year. He noted that the General Fund budget totals \$6,371,037 and is balanced. No new taxes or fee increases were included in the budget. Mr. Wixom explained that the preparation process included several work sessions with the Council, during which priorities and feedback from each department head were incorporated. The budget includes capital project allocations, maintenance needs, and standard operating expenses across departments.

He emphasized that no new full-time positions were being added in this fiscal year, but adjustments were made to support existing staff and seasonal needs. One topic of particular discussion was the need for additional assistance in the Parks and Recreation Department, particularly as the Town continues to expand public amenities such as the new plaza space.

Mayor Bruno opened the item for public questions. There were no questions from the public.

Kyla Topham made a motion to open the public hearing. The motion was seconded by Pat Campbell.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

Public Comment: No Comments were made.

Randy Aton made a motion to open the public hearing. The motion was seconded by Pat Campbell.

Vote on the motion:

Burns: Aye
Aton: Aye
Bruno: Aye
Campbell: Aye
Topham: Aye
The motion passed unanimously.

Mr. Burns emphasized the need for a seasonal part-time employee in the Parks Department and proposed funding a six-month position within the existing budget to maintain public spaces, including the Downtown Plaza. He noted that this request had been brought forward for several years and questioned why it had not yet been addressed. Mr. Burns also remarked that the continued delay might stem from a perception that the town is already adequately staffed, which was not the case.

Mr. Burns suggested reviewing the COLA increases for Town employees to see if there might be any wiggle room to fund a potential new position.

Mayor Bruno stated that if the Council wanted to review the wages section of the budget, they should focus on merit increases rather than COLA, since COLA adjustments are tied to the cost of living.

Mayor Bruno and Mr. Burns expressed appreciation for the staff, and Mr. Burns stated that he would not be inquiring about the position if it were not truly needed.

Mr. Aton agreed and stated that the Town's responsibility to maintain its newly improved public spaces necessitated additional labor support. Ms. Topham and Mr. Campbell also voiced support, noting that the existing maintenance crew is stretched thin, and the community's expectations for clean, welcoming spaces require proactive planning.

Mr. Burns asked whether the Council would consider reallocating funds from the Chalk and Earth Fest budget to support a seasonal position. The remaining Council members expressed interest in using that funding to create a part-time seasonal role in the Parks and Recreation Department.

Mr. Gubler noted that, if the Council chose to proceed, the cost could potentially be absorbed by reallocating resources from another line item within his department's budget. The Council agreed to move forward with this approach.

Jack Burns made a motion to approve the Fiscal Year 2025-2026 final budget, Resolution 2025-06 to approve the town budget with the following direction to the Parks and Recreation Supervisor to ensure operational efficiency within the department to fund a part-time six month seasonal position funded within his existing budget. Seconded by Pat Campbell.

Vote on the motion:

Burns: Aye
Aton: Aye
Bruno: Aye
Campbell: Aye
Topham: Aye
The motion passed unanimously.

3. Review and Possible Approval of Resolution 2025-07: Revising the Public Art and Art Review Board Policy to Update the Town Policy on Murals. Staff contact: Niall Connolly.

Mr. Dansie introduced the item. This proposed revision pertained to murals and did not affect the other sections of the policy. Last year, the Planning Commission proposed changes to the Art Policy. The Town Council reviewed those proposed changes and wanted the input of the Art Review Board first. The Art

Review Board reviewed those proposed changes to the policy and made a recommendation to the Town Council.

A summary of the proposed changes included:

- Color Palette: The color palette for murals will be the Town's color palette for buildings and structures, with exceptions allowed for artistic highlights. This differs from the Planning Commission's draft, which initially proposed the signage color palette.
- Residential Zones: Murals will not be allowed in residential zones unless they are not visible from neighboring properties or the street.
- Illumination: The illumination of murals is prohibited.
- Materials: Reflective and high-gloss materials are prohibited in murals.
- Maintenance: The revised policy now addresses the maintenance of murals to ensure they remain in good condition. If they deteriorate, they may need to be removed.
- Application Fee: The Art Review Board recommends an application fee of \$150 for mural applications. Staff recommends that the exact fee is not specified in the policy, but could be included in an updated fee schedule.
- Content: Political or religious messages are not allowed on murals.

The Town Attorney recommended removing the provision related to political or religious messaging.

The members of the Town Council did not have any concerns. They

Jack Burns made a motion to approve Resolution 2025-07, changes to the Public Art and Art Review Board Policy, with the following change:

1. Remove the following verbiage from the policy. "Murals should not contain political or religious messages, as such expressions would not be inclusive."

The motion was seconded by Kyla Topham.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

4. **Approval of a Contract with VCBO Architecture for Architectural Services Related to the Medical Clinic Project. Staff Contact: Rick Wixom.**

Mr. Wixom presented a contract proposal with VCBO Architecture for design and architectural services related to the new Springdale Medical Clinic project. The Council expressed support for moving forward with this long-anticipated public facility.

Randy Aton made a motion to approve a contract with VCBO Architecture for Architectural services related to the medical clinic project. The motion was seconded by Kyla Topham.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

5. Discussion and Possible Approval of Proposed Hourly Billing Rate Increases for Town Attorney Snow Jensen & Reece, Effective July 1, 2025. Staff Contact: Rick Wixom.

Mr. Wixom reported that the Town Attorney's office had submitted a request to revise their hourly billing rates, effective July 1, 2025, to reflect current market conditions and attorney compensation adjustments. The Council reviewed the proposed increases and accepted them as reasonable.

Pat Campbell made a motion to approve the proposal by Snow Jensen & Reece from \$250 an hour to \$300 an hour for both litigation and general representation matters starting July 1, 2025. The motion was seconded by Randy Aton.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.

E. Administrative Non-Action Items

1. General Council Discussion

Mr. Burns commended the Public Works Department, specifically Joe Barker and Greyson Wolsleger, for their prompt and effective response to the recent water leak on Anasazi Way. He also recognized Niall Connolly and Kyndal Sagers for their efforts in securing recommendations for two sites to be listed on the National Register of Historic Places.

Mr. Burns noted the recent passing of longtime resident Nina Rodriguez and suggested naming the pickleball courts in her honor, or having the Parks Department propose another meaningful way to commemorate her contributions to the community. The Council supported this.

Additionally, Mr. Burns raised the need to select an official name for the former ballfield site.

F. Adjourn

Randy Aton made a motion to adjourn at 07:26 p.m. The motion was seconded by Kyla Topham.

Vote on the motion:

Burns: Aye

Aton: Aye

Bruno: Aye

Campbell: Aye

Topham: Aye

The motion passed unanimously.



Aren Emerson

Aren Emerson, Town Clerk

Barbara Bruno DATE: 7-9-25

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 REGULAR MEETING Date 06/11/2025

ATTENDEES:

Janet Possek

Name (please print)

Tyler Ames

Name (please print)

ATTENDEES:

Name (please print)

Hurricane Valley Fire District Incident Statistics

Incidents in May 2024 vs May 2025



YTD Incidents (Jan 1 - June 10)

