SPRINGDALE
Utah

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TOWN COUNCIL NOTICE AND AGENDA

THE SPRINGDALE TOWN COUNCIL WILL HOLD A SPECIAL MEETING ON TUESDAY, SEPTEMBER 16, 2025, AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH THE SPECIAL MEETING STARTS AT 10:00 AM.

A live stream of this meeting will be available to the public on YouTube.

****Please see the YouTube information below.**

Approval of the Special Meeting Agenda

A. Announcements/Information

1. General Announcements

B. Administrative Action Items

1. Discussion and Possible Direction to Staff Regarding a Partnership with Switchpoint Community Resources to Develop Parcel S-100-C as Multi-Family Residential Rental Housing Targeted to Springdale Workforce. Staff Contact: Thomas Dansie.

C. 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 9-16-2025

This agenda was posted at the Springdale Canyon Community Center and Town Hall at 2:30 am/pm by R. Emerson on 09/12/2025

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

DRAFT

MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING
HELD WEDNESDAY, SEPTEMBER 16, 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: Director of Community Development Thomas Dansie, Deputy Clerk Robin Romero and Town Clerk Aren Emerson, recording.

The Special Meeting convened at 10:12 am.

Approval of the Special Meeting agenda

Randy Aton made a motion to approve the Special Meeting Agenda. The motion was seconded by Pat Campbell.

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

A. Announcements/Information/Community Questions

1. General announcements

Director of Community Development Thomas Dansie announced an Emergency Preparedness Fair on Thursday, September 18 at 4:00 pm, and a Community Development "two-cent" event scheduled for Wednesday, September 24.

B. Administrative Action Item

1. Discussion and Possible Direction to Staff Regarding a Partnership with Switchpoint Community Resources to Develop Parcel S-100-C as Multi-Family Residential Rental Housing Targeted to Springdale Workforce

Mr. Dansie shared history of the subject property in the Central Commercial Zone, including an access and utility easement extending from the end of Trapper Circle (Moenave Subdivision) into the property. Mayor Bruno commented that the Town Council denied a request a few years ago to turn the property into a parking lot for shuttles for an adventure company because the Council believed the use would have too much impact on the existing residential area. The Town acquired the property in 2023 to create workforce housing.

Mr. Dansie said a request for proposals (RFP) was issued in 2023 to select a housing partner to develop the parcel as affordable workforce housing, along with several parcels in the Redhawk Subdivision (two existing and five vacant). The Town received two proposals in response to the RFP, and Mountain Country Home Solutions (MCHS) was selected to partner with the Town. Since that time, MCHS had been wholly

focused on developing the Redhawk parcels, with the seven lots placed in a Community Land Trust. Mr. Dansie spoke of administrative hangups and development difficulties caused by the Geologic Hazard Overlay Zone with the five vacant Redhawk parcels.

Mr. Dansie said the Housing Committee had discussed whether it would be advantageous to seek another partner to work on Parcel S-100-C, while MCHS continued to work on the Redhawk portion of the project. He said the Mayor contacted a number of different housing providers, none of whom expressed interest in participating. The Mayor was referred to Switchpoint Community Resource Center, who expressed enthusiasm for partnering with Springdale on the project. Mr. Dansie reported on a site visit with Switchpoint representatives and said Switchpoint had made the Town aware of a funding opportunity, with an application deadline of October 1, 2025. He said Sharlene Wilde from MCHS supported the Town moving forward in partnership with Switchpoint for Parcel S-100-C. At the previous Town Council Meeting, the Council expressed a desire for more information about the potential partnership.

Responding to a question from Mr. Campbell, Mr. Dansie said the second respondent to the RFP was a resident of Springdale who was a member of the Utah County Housing Authority. He had proposed building the homes himself and selling them back to the Town to set up a housing authority. Mr. Dansie said the proposal had not been selected because the Town had not wanted to be in the housing authority business.

Mr. Burns thanked Mr. Dansie for the background information, and said he took back his comments of disappointment expressed at the previous meeting. Mayor Bruno listed entities she had contacted in looking for another partner, and emphasized the decision would ultimately be made by the Town Council. Mr. Burns suggested groups like the Housing Committee periodically report to the Town Council.

Mr. Campbell asked why other housing providers had not been interested in partnering with the Town on Parcel S-100-C. Mr. Dansie responded that developing affordable housing was not easy and required a lot of creative financing and funding. Trying to make the funding pencil out for only ten units made the project even more difficult. He said most affordable housing contractors were in Northern Utah along the Wasatch Front. Mr. Dansie said that initial construction costs on a small scale were tricky, and ongoing oversight and management of rental units added another complication. Mr. Dansie read aloud the description of what was wanted from the project included in the 2023 RFP.

Jeff Quayle, representing Switchpoint, stated that Switchpoint was happy to partner with the Town, regardless of whether the October 1 application deadline was met, and acknowledged the importance of eliminating a long commute for even just eight to ten workers. He said he looked forward to seeing where the opportunity could go. Mayor Bruno spoke of the benefit of workers in the community being part of the community. Mr. Quayle said Switchpoint started as a homeless shelter service, and six years ago started moving in a different direction to add housing options in communities. He said Switchpoint was currently starting on its twelfth workforce housing project.

Responding to a question from Mayor Bruno, Mr. Dansie said he believed the area median income (AMI) in Washington County for a family of two was close to $90,000. Mr. Quayle said Switchpoint was committed to helping Springdale with the workforce housing project and mentioned that the architect partnering with Switchpoint was familiar with Springdale and the Redhawk area.

Mr. Quayle answered questions about the funding application due October 1 and said it was probably too late to meet the deadline in 2025. He answered questions from Mr. Campbell regarding previous Switchpoint projects and experience with both Low-Income Housing Tax Credit (LIHTC) and workforce housing, emphasizing that Switchpoint was well-versed in all types of housing projects. Mayor Bruno said the Town would not want the project to include LIHTC restrictions. Mr. Quayle spoke of philanthropic funding possibilities. He said Switchpoint, or its property management partner, would manage the project after development. Mr. Quayle emphasized Springdale would not be expected to act as property manager. He said the goal would be to have a local contact for residents.

Ms. Topham asked if Switchpoint already had a list of requirements for occupants to qualify as “workforce.” Mr. Quayle said they did not. He said he could present examples of what he had seen in other communities.

Mayor Bruno said the Town would rather bring the requirements to the partnership, and said the Housing Committee had already discussed desired requirements.

Responding to a question from the Council regarding why the Workforce Housing Overlay Zone would not be applied even though the goal was to create workforce housing, Mr. Dansie explained the Overlay could be applied, but would not provide anything not already in place with the Central Commercial Zone. He suggested the Moderate-Income Housing Overlay Zone, which was more restrictive, was also an option. Another option would be to include requirements for who could occupy the units in the contractual agreement with Switchpoint. Mr. Burns said the Town needed to be clear on the requirements and priorities for occupancy.

Responding to a question from Ms. Topham, Mr. Quayle said a market study would identify the areas of greatest need in the Springdale housing market. Ms. Topham commented that a similar housing study was done several years ago. Mr. Quayle said Switchpoint would contract the study out to a third party, and said the study process would take about a month. He said the market study would be needed whether the October 1 funding application deadline was met or not. Ms. Topham said she would appreciate being able to make project decisions based on data.

Mr. Aton said the Town had a blank slate going into the project, with the ability to define the contract. He emphasized the Town needed workforce housing, and the Town would define the requirements. Mayor Bruno added that the desire was for the project to serve the current workforce. Mr. Quayle said Switchpoint would help the Council develop the property to the best extent they could to cover the needs identified.

Mr. Campbell said he believed the Planning Commission, or the Housing Committee (although he said he would recommend the Planning Commission), needed to define how long an individual would need to work in Springdale to qualify for workforce housing. Mr. Aton said there were many different variables that could be considered, and expressed the opinion that the goal was to provide an opportunity for individuals who had a job in Springdale, whether they obtained the job yesterday or had the job for ten years.

Mr. Burns said it was important to him how the project would be managed by Switchpoint. He said there were already individuals working in Springdale who needed a place in Town to live, and said he would want Switchpoint to work with local businesses to place the current workforce. Mr. Dansie commented that resident selection criteria for Redhawk, put together by the Housing Committee, had already been tried and tested. He suggested using the same resident selection criteria for the proposed project. Ms. Topham said she agreed with including the resident criteria in the contract with Switchpoint, instead of changing the process.

Mr. Burns asked if a public hearing would be part of the process. Mr. Dansie explained that the process for a development agreement and the design development review process both included a public hearing.

Mr. Dansie suggested the Council direct the Housing Committee to be involved in further negotiations with Switchpoint, and to work with staff in drafting a development agreement. Mr. Dansie said a drafted development agreement would need to be reviewed and recommended by the Planning Commission, and ultimately approved by the Town Council. A member of the Council requested updates to the Council during the process.

Mayor Bruno opened the meeting for public comment.

Robyn Chancey asked who would own the property if the project moved forward as currently proposed, and asked how much rent would need to be for the project to work. She asked what the units would look like in terms of size and occupancy. Ms. Chancey said she would want the Town Council to remain the driver of the project.

Mr. Quayle said rent amounts would depend on the AMI set by the County and the rent ratio determined by the County Housing Authority. Mayor Bruno said the moderate-income housing units in Moenave were renting for between $1,200 and $1,500 per month, depending on the individual's income. Mr. Dansie said

the Town's intent had been to transfer ownership of the property to the partner (Switchpoint). Mr. Quayle emphasized Switchpoint would be bound by the development agreement for the set term.

Ms. Chancey asked if it still made sense to move forward with an alternative partner if the urgency that prompted the Special Meeting, the October 1 application deadline, was no longer a concern. She asked if it made more sense to stick with the original agreement with MCHS. Ms. Chancey asked if the agreement with MCHS had included a provision to act within a certain timeframe. Mr. Dansie responded the Town's agreement with MCHS was exclusive to Redhawk. The Town did not have an existing agreement with MCHS for Trapper Circle. Mr. Dansie said the initial intention had been to partner with MCHS for both Redhawk and Trapper Circle, but the initial agreement included only the Redhawk lots. He said MCHS had indicated support for the Town moving forward with a different partner for Trapper Circle. Ms. Chancey said she had been concerned with the sense of urgency, and would be uncomfortable moving forward with a new partner without proper vetting. She expressed concern that many previous Switchpoint projects did not fit what the Town was looking for. Ms. Chancey suggested putting together another RFP with very clear requirements.

Tom Kenaston, Planning Commission Chair, member of the Housing Committee, and resident of the Redhawk Subdivision, said he had been working on both projects for quite some time. Mr. Kenaston said although Switchpoint's core competency was not in providing workforce rental units, he was encouraged by the financing Mr. Quayle expressed confidence could be obtained through the private market. Mr. Kenaston emphasized that the Town needed to work with Mr. Quayle to define who would qualify as workforce. He said he believed the Town had gone outside the normal process to get to the point they were at. Mr. Kenaston read aloud prepared comments, in which he stated neither the Planning Commission nor the Housing Committee had been given a chance to review the discussed proposal. He said MCHS had been chosen after being thoroughly vetted, but had run into problems with financing from following the strict development agreement created for MCHS. Mr. Kenaston expressed the opinion that the process needed to be slowed sufficiently for all appropriate Town resources to be engaged, and the correct processes followed so the best decision for Springdale was made. He asked that the Planning Commission and Housing Committee be engaged in reviewing the proposal.

Gil Keifer, Moenave resident, said he contacted more than 50% of the Moenave residents about the proposal, and the residents indicated they were in favor of workforce housing, but not interested in developing homeless housing at Trapper Circle. He asked if all responses to the RFP had been looked at and considered. Mr. Keifer said he had been interested in responding to the RFP himself for one parcel, but the RFP had required responses to take on the entire project. He asked if a Habitat for Humanity type of model had been considered, with casitas or tiny homes, and expressed the opinion that the Town should be looking at more options. Mr. Keifer asked if Springdale had any legal responsibility to release an RFP for Parcel S-100-C. He said he did not believe the second respondent to the initial RFP had fully understood what the Town had wanted.

Responding to a question from Mayor Bruno, Mr. Dansie said the Town was not legally required to put out another RFP. Mr. Dansie said the Town could put out another RFP, and said he was not sure what kind of response there would be. Mr. Burns said he wondered if the Housing Committee and Planning Commission should be more involved in the process.

Mayor Bruno said she was personally comfortable working with Switchpoint and moving forward to see if the partnership was something everyone could be comfortable with. She said the Town could put out another RFP, but repeated that only two responses were received last time, and one of the responses had not been doable. Mr. Burns asked if the time required to go through the RFP process would also provide time to involve the Planning Commission and Housing Committee. Mayor Bruno said the Housing Committee had already been involved, and the Council Meeting that day was part of the process. She said two more public hearings would be held as part of the process. Mr. Aton emphasized that the Council would receive input from the Planning Commission and the Housing Committee. He said the Town had the opportunity to move forward with a willing, local partner. Mr. Aton emphasized that nothing would be signed that day.

Mr. Aton said he understood that when individuals looked up Switchpoint online they would see a background in homeless projects, but pointed out Mr. Quayle said Switchpoint began moving in a different direction six years previous. He said Switchpoint had moved in the direction the Town was looking for. Mr. Quayle said Switchpoint was working on updating their website to reflect their current direction. He said Switchpoint had experience with developments in which residents paid rent, experience with vetting residents based on an established agreement with a city, and experience with developing properties and bringing rental projects to fruition. He offered a tour of previous Switchpoint projects.

Mr. Campbell read aloud from the Switchpoint website that the mission and core activities of Switchpoint were to address homelessness and poverty by developing affordable housing, emergency shelter, and wraparound services like job skills training, food pantries, thrift stores, soup kitchens, and child care. Mr. Campbell said he did not doubt that Switchpoint could do other things based on Mr. Quayle's comments, but the mission statement did not reflect what Springdale was looking for. Mr. Quayle pointed out the mission was to provide needed housing, and providing services was often an element of providing housing. He acknowledged the proposed workforce housing project would not require additional services, and said Switchpoint's Riverwalk project had not included services, and was closer to what Springdale was planning. He encouraged the Town to put out another RFP if they were not confident in moving forward.

Mr. Kenaston said the initial RFP had not been for the Trapper project alone, and said the response to a new RFP may be different for just the Trapper project. He said he believed another RFP was needed. Mr. Kenaston referred to the link included with the agenda for the proposed partnership, and said proper communication had not occurred, and a lot of angst had been generated.

Responding to a question from the Council, Mr. Dansie read aloud the summary statement from the previous RFP: "The Town of Springdale, Utah is seeking a qualified and experienced affordable housing provider to construct and manage an affordable housing project in Springdale, Utah. The project is a mix of single-family homes and multi-family rental units. The Town anticipates the units developed with this project will be accompanied by income-qualified households, with an emphasis on employees of local businesses. The successful proposer will do the following: manage the initial sale and ongoing affordable housing administration of two existing homes constructed in 2010; develop five vacant single-family lots in an existing single-family subdivision with homes that are affordable to employees of local businesses (these five homes are intended to help meet the homeownership needs of employees of businesses located in the Town of Springdale and Zion National Park); and develop one 0.6 acre vacant parcel with up to ten multi-family affordable rental units targeted to employees of local businesses."

Mr. Aton said the Town demographics had changed drastically in the more than 40 years he had lived in Springdale. He said many Springdale residents were now retired, and many homes were second homes. Mr. Aton emphasized it would benefit the town to have residents who worked in Springdale, and said he did not believe the process had moved too quickly. He was unsure that another RFP would generate other responses when the town already had a willing partner in Switchpoint.

Mr. Burns said his concern that Switchpoint would move forward with some type of homeless housing project had been satisfied, and said he was comfortable moving ahead with development of a contract. He said he believed the point that Springdale wanted workforce housing had been made.

Mr. Kenaston said MCHS was not given a timeframe or deadline for the Trapper project, and said he believed it was an issue to arbitrarily fire MCHS from that portion of the project. He said he believed the responsibility of public servants was to communicate effectively and to build trust, and expressed the opinion that the brochure linked to the agenda, without any frame of reference, created a lot of angst and disenchantment with the Town. Mr. Kenaston said he believed the Town needed to be more careful going forward. Mayor Bruno and Mr. Aton said they agreed. Mr. Aton said he hoped the individuals feeling angst listened to the meeting and understood the project would not be a homeless shelter. Mr. Kenaston said he believed management would be key with the project, and having someone in town to make sure the selection process worked the way the Town wanted would be important.

Mayor Bruno asked if any members of the Council desired to not move forward with Switchpoint. No members of the Council responded. Mayor Bruno asked if the Council were in favor of moving forward with Switchpoint and the Housing Committee trying to come to an arrangement, with Planning Commission involvement and public hearings, and no contractual agreement signed until the Council were comfortable. Council Members Topham, Bruno, Aton, and Burns indicated support.

Mr. Campbell said he wanted an RFP, and wanted Planning and Housing to look at what the Town wanted to do regardless of who did the project. Mr. Dansie commented that neither the Planning Commission, Council, Housing Committee, nor staff had the expertise to determine what was feasible to develop on the property, which was the benefit of partnering with a developer to accomplish the Town's goals.

C. Adjourn

Jack Burns made a motion to adjourn at 12:17 pm. The motion was seconded by Pat Campbell.

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

_____
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.

DRAFT

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Utah

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting: TOWN COUNCIL SPECIAL MEETING **Date:** 09/16/25

ATTENDEES:

Robyn Chancey
Name (please print)

GIL KIEFER
Name (please print)

Tom Kenaston
Name (please print)

Jeff Quayle
Name (please print)

Name (please print)

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