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* AMENDED *

TOWN COUNCIL NOTICE AND AGENDA

THE SPRINGDALE TOWN COUNCIL WILL HOLD A REGULAR MEETING
ON WEDNESDAY, NOVEMBER 12, 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/Presentations

1. General Announcements
2. Zion National Park Update – Superintendent Bradybaugh
3. Council Department Reports Questions and Comments
4. Community Questions and Comments
5. Utah Renewable Communities Presentation by Randy Aton

B. Consent Agenda

1. Review of Monthly Purchasing Report
2. Minutes: September 16, 2025, and October 8, 2025

C. Legislative Item

1. **Public Hearing** – Ordinance 2025-18 Amending Utility User Rates. Staff Contact: Rick Wixom.

D. Administrative Action Items

1. **Public Budget Hearing** – Resolution 2025-11 to Open and Amend the FY 2025-2026 Budget. Staff Contact: Rick Wixom.
2. Consideration of an Interlocal Agreement Between the Town of Springdale and Washington County for Funding Assistance in the George A. Barker River Park Expansion Project. Staff Contact: Ryan Gubler.
3. Resolution 2025-12 Authorizing the Municipal Building Authority of the Town of Springdale to Amend the Bylaws of the Authority. Staff Contact: Rick Wixom.
4. Resolution 2025-13 Adopting a Demolition Permit Process in the Town. Staff Contact: Thomas Dansie.
5. Report from the Housing Committee and Possible Direction to Staff to Issue an RFP to Identify Housing Partners for the Housing Project on Trapper Circle (Parcel S-100-C). Staff Contact: Thomas Dansie.
6. Discussion and Possible Action Related to Adoption of the Wildland Urban Interface Code. Staff Contact: Thomas Dansie.
7. Discussion and Possible Direction to Staff Regarding the Removal of a Streetlight Located Between 517 and 575 Watchman Drive. Staff Contact: Thomas Dansie.
8. Discussion and Possible Approval of Modifications to the Moderate Income Housing Development Agreement for the Red Hawk Subdivision, Allowing Lot 8 to be Rented to Qualified Households for a Period of not more than Six Months, and Allowing Lots 1 and 2 to be Transferred to Mountain Country Home Solutions Sooner than the Current Agreement Allows. Staff Contact: Thomas Dansie.
9. Discussion and Possible Action on a Request from the Anasazi Plateau HOA to Maintain Native Juniper Trees in the Anasazi Plateau Conservation Easement to Mitigate Bark Beetle Infestation. Applicant: Jerry Healey. Staff Contact: Thomas Dansie.
10. Resolution 2025-14 A Resolution Revising the Town of Springdale Fee Schedule, Amending Utility User Rates, and Increasing User Rates for Residential Garbage. 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

11-12-25

This agenda was posted at the Springdale Canyon Community Center and Town Hall at

1:15

am/pm by

R. Bruno

on

11/07/2025

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/Town-Council-4>



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING
HELD WEDNESDAY, NOVEMBER 12, 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

Pat Campbell asked to change Agenda Items D7 and D9 to 3rd and 4th on the Administrative Action Agenda. Kyla Topham asked to switch Items D1 and D2 to take D2 first. Pat Campbell moved to approve the Regular Meeting Agenda with requested amendments. The motion was seconded by Jack Burns.

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 Parks and Recreation Ryan Gubler reported on recent Butch Cassidy 5k and 10k events, and thanked everyone involved. He announced the Joy to the World Light Parade and Sweets Social were scheduled for Friday, December 12, 2025, and New Year's Eve events would be held on December 31st at the Canyon Community Center.

2. Zion National Park update – Superintendent Bradybaugh

Mayor Bruno said Superintendent Bradybaugh was not feeling well and had forwarded his comments to her to share that evening (Attachment #1). She read the comments aloud.

3. Council Department Reports Questions and Comments

Randy Aton provided an update on the Utah Renewable Communities program (Agenda Item A5), in which Springdale was a participant. He commented that Springdale was the only community in Southern Utah

that chose to participate in the program and said the Utah Renewable Communities presentation was available on the Town website (Attachment #3). Mr. Aton said current residents would have two opportunities to opt out of the program within the first few billing cycles without a termination fee.

Gil Keifer, Springdale resident, asked if a location was proposed for solar and wind installations. Mr. Aton explained that most developers with existing facilities, or looking to develop facilities, already owned land for this purpose in very rural areas.

4. Community Questions and Comments

Mike Grim, Springdale resident, announced a community potluck on November 21, 2025, from 4:00-7:00 pm at the Canyon Community Center to help with the immediate needs of Park Rangers, and to recognize their important role in the community (Attachment #2).

Riley Campbell, Springdale resident, congratulated Mayor Bruno on her re-election success and said she was proud of Pat Campbell for his efforts in the election.

5. Utah Renewable Communities Presentation by Randy Aton

Mr. Aton provided the presentation with Agenda Item A3.

B. Consent Agenda

1. Review of Monthly Purchasing Report
2. Minutes: September 16, 2025, and October 8, 2025

Jack Burns made a motion to approve the Consent Agenda. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

C. Legislative Action Item

1. Public Hearing – Ordinance 2025-18 Amending Utility User Rates

Town Manager Rick Wixom said earlier in the year, Mayor Bruno directed Council Members Burns and Aton to work with staff to research irrigation rates (adopted in 2022) and bring back a recommendation if changes were necessary. Mr. Wixom said he and Council Members Burns and Aton met with the Kinesava HOA multiple times in the process. He presented proposed irrigation rates, with a proposed reduction in the 4-inch maximum from 800,000 gallons per month to 600,000 gallons per month. Overage rates would remain the same. Mr. Wixom mentioned adding a new 3-inch rate option at some point in the future.

Mr. Aton said the proposed rates would bring the system closer to paying for itself and use approximately \$2,000 more from the General Fund annually than without the proposed changes. He said the proposed rates were something he could live with, and something the HOA representatives indicated they could live with, although it was not what the HOA had wanted. Mr. Burns said the irrigation system would still be subsidized by the General Fund, and said the reality was that if they wanted the system to pay for itself, all users would have a higher water bill.

Mayor Bruno opened the item up for questions from the public.

Betina Lindsey, Springdale resident, said she lived in an HOA. She asked about the Town's policy for open space and irrigation.

Mr. Aton said the Town was serious about open space, and spoke of expanding the River Park. He said the Town took the opportunity to expand open space through development agreements whenever possible. Mr. Wixom said the Town adopted an Open Space Plan a few years ago, and said irrigated open space and non-irrigated open space were treated differently in the Open Space Plan.

Jack Burns made a motion to open a public hearing. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

Public Comment:

Darci Carlson, KHAI resident and Board Member, expressed disappointment in the Council and staff for the exorbitant amount of time it took to get to that point in the process. She said the rates came into effect in December of 2022 and that KHAI engaged the Council and staff on the issue before April of 2025. Ms. Carlson said Council Members pledged during the election cycle to make residents a priority, but said it took KHAI nearly two and a half years to get the Council's full attention on the irrigation rate issue, which she considered unacceptable. She said it was very costly and frustrating to wait. Ms. Carlson expressed concern with Provision 4 regarding a possible 3-inch rate, stating the provision was vague, open-ended, and arbitrary. She questioned why negotiations regarding a 3-inch water rate had not already started, and expressed distrust because of how the issue had been handled.

Leo Gallia, KHAI resident, said the Association had gone through discussion, consideration, and differences of opinion regarding what should be done with the pasture. He said some residents believed maintaining the pasture as irrigated green space was a good thing, and some believed using less water would be more desirable. Mr. Gallia said the recent process with the Town had helped with the decision. He thanked the Council for their consideration, and said he hoped the issue could be resolved that evening.

Paul Zimmerman, President of KHAI, said KHAI had consistently presented that the irrigation rate, as modified in 2022, was unfair, unjust, inequitable, arbitrary, capricious, and punitive to KHAI. He said KHAI made many attempts to gain the attention of the Town officials regarding the inequities. Mr. Zimmerman stated no one user or class of users should have a rate dissimilar to others. He said KHAI had invested over \$5,000 in recent years in automation systems to ensure allocations were not exceeded. Mr. Zimmerman said while the proposed structure did not reconcile all inequities, KHAI felt it was something they could agree to. He said it was his understanding that proposed Provision 4 would give the Town the ability to set a new rate for the 4-inch meter without the benefit of a public hearing, which he believed was inequitable and said he would not support. Mr. Zimmerman suggested striking Provision 4.

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

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

During deliberations, Mr. Burns said the Town supported the concept of open space, and said the discussions had included an offer for the Town to take over irrigation costs for the pasture if the pasture could be designated as public open space. He said that although the Town and HOA visions for the pasture were not aligned at that time, he hoped the topic would not be closed to future discussion.

Mr. Aton expressed the opinion that the rate for a one-inch connection was too high if the primary goal was equity. He pointed out that four times as much water flowed through a 4-inch line as through a 2-inch line. Mr. Aton said he knew the HOA did not like it, and he did not personally like it, but he believed the proposed rate structure was fair and as equitable as it could be.

Mayor Bruno referred to public concerns about Provision 4 and asked Mr. Wixom if a public hearing would be held if a 3-inch line came on. Mr. Wixom said that State law required a public hearing before a water rate change.

Mr. Campbell said he took Ms. Carlson's comments to heart and apologized for not following up on the issue when he was approached about it as a member of the Planning Commission a few years ago.

Ms. Topham said that at first glance, when she heard about the water rates, the 2022 rate seemed expensive. However, she said the Council was tasked with considering what was best for all of Springdale, and when she considered the burden on the General Fund, she questioned whether that subsidy was best for all of Springdale. Ms. Topham said it was difficult to be sympathetic to a group, yet tasked with looking out for the whole town. She said it sounded like the proposed rate structure was a compromise that no one was happy with. She said she had a problem with shifting more of the burden onto the General Fund.

Mr. Campbell said if the Town in general wanted open space, shouldn't the Town be willing to make the necessary contribution to make open space happen? Mr. Burns responded that the subject property retained all development rights and was not "open space." Mayor Bruno added that the Town did not pay to irrigate other open spaces. Mr. Campbell commented that open space was not defined as irrigated property and pointed out that the foothills were open space. The pasture under discussion was privately owned and developable.

Mayor Bruno said it sounded like neither party was happy with the proposed rate structure, but both could live with it. She said water was valuable, and the Town had to charge appropriately to encourage conservation. Mayor Bruno expressed the opinion that if the Town needed to subsidize water a little for all users, that was fine, but said she disagreed with subsidizing one group more than others. She said she appreciated that the HOA was using less water than they had been. Ms. Topham noted that the improved pasture management, a result of this process, was invaluable.

Randy Aton made a motion to approve Ordinance 2025-18, amending Section 8-2-5 of the Town Code modifying user fees and charges for secondary water services, and establishing an effective date, with the caveat that Item 4 regarding a 3-inch connection specify that public hearings would be held prior to establishing a 3-inch user rate or modifying the 4-inch rate. 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.

Ms. Topham said she voted in favor despite her concerns expressed earlier because she believed the changes would promote water conservation.

D. Administrative Action Items

1. Consideration of an Interlocal Agreement Between the Town of Springdale and Washington County for Funding Assistance in the George A. Barker River Park Expansion Project

Director of Parks and Recreation Ryan Gubler said the Town submitted an application to the Washington County Tax Advisory Board earlier in the year for funding assistance for the George A. Barker River Park Expansion Project. He reported that a total of \$1.25 million was granted for the project, separated into two phases (Attachment #4). Mr. Gubler said Phase 1 would include: restroom improvements; landscaping and irrigation; parking lot; walking paths, benches, picnic tables, trash cans, etc.; and pedestrian entrance to the park. Phase 2 would include new restrooms, a river-viewing platform, and shaded seating areas.

Mr. Gubler explained sources of funding for the 1:1 match for Phase 1: a grant from the Utah Division of Outdoor Recreation, Springdale RAP Tax Reserves, Park Impact Fees, Parks Capital Project Revenue, and the General Fund. He emphasized that if the Town decided that Phase 1 was sufficient, there was no obligation to proceed with Phase 2. Members of the Council discussed reevaluating the project at the end of Phase 1.

Kyla Topham made a motion to approve the Interlocal Agreement Between the Town of Springdale and Washington County for Funding Assistance in the George A. Barker River Park Expansion Project, as discussed in the November 12, 2025, Town Council meeting, and direct the Mayor to sign. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

2. Public Budget Hearing – Resolution 2025-11 to Open and Amend the FY 2025-2026 Budget

Mr. Wixom presented proposed amendments to the FY2026 Budget, which included funding for Phase 1 of the George A. Barker River Park Expansion Project.

Mayor Bruno opened the item up to clarifying questions from the public. No one came forward.

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

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

Public Comment:

No public comments were made.

Jack Burns made a motion to close the public hearing. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

Mr. Wixom answered questions from the Council about the Park Impact Fee expiration.

Kyla Topham made a motion to approve Resolution 2025-11. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

3. Discussion and Possible Direction to Staff Regarding Removal of a Streetlight Located Between 517 and 575 Watchman Drive

Director of Community Development Thomas Dansie said residents had recently expressed a desire to have a streetlight located between 517 and 575 Watchman Drive removed. He said the streetlight in question did not meet the Town's Outdoor Lighting Ordinance. Rocky Mountain Power owned the streetlight, but the Town paid for ongoing power usage. Rocky Mountain Power agreed to remove the light at a cost of \$1,500. Mr. Dansie requested direction from the Council. Mr. Campbell and Mr. Aton expressed support for the resident's request.

Pat Campbell made a motion to approve the removal of the streetlight between 517 and 575 Watchman Drive, as the light did not meet Town light standards, and it was not possible to modify the light to bring it into compliance with the outdoor lighting standards; therefore, the Council directed staff to take the necessary steps with Rocky Mountain Power for removal. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

4. Discussion and Possible Action on a Request from the Anasazi Plateau HOA to Maintain Native Juniper Trees in the Anasazi Plateau Conservation Easement to Mitigate Bark Beetle Infestation, Applicant: Jerry Healey

Mr. Dansie explained that the purpose of the existing common-area conservation easement in the Anasazi Plateau Subdivision was to protect the property's natural and aesthetic values, of which juniper trees were a significant element. Mr. Dansie reported that many of the juniper trees in the conservation easement were

distressed with a bark beetle infestation. The HOA proposed treating the juniper trees to preserve them by removing infected limbs. Because of the conservation easement, the action required Town Council approval. Mr. Dansie said staff proposed conditions to attach to approval to safeguard other conservation attributes and limit possible secondary disturbance.

Mayor Bruno said she was comfortable with the proposed provisions. Jerry Healey, applicant, said the Anasazi Plateau Subdivision had the same problem a number of years ago, and chose at that time to spray for bark beetle. He said the decision had been made not to spray this time because of environmental impacts. Mr. Healey noted drone studies were done on the juniper pine forest, which contained approximately 600 trees, 10%-15% of which were infected. He said mitigation would occur in about three weeks and would take about three days. The Anasazi Plateau HOA would assume the cost (approximately \$5,000). Responding to a question from Ms. Topham, Mr. Healey said it was his understanding the removed branches would be mulched and taken elsewhere to be burned. Ms. Topham suggested a condition that the removed material be disposed of outside of Springdale.

Pat Campbell made a motion to approve the Anasazi Plateau HOA request to treat bark beetle infested native juniper trees within the conservation easement as described in the application reviewed by the Council. The approach balanced the need to protect the aesthetic and scenic value with the responsibility to preserve conservation values. Approval was subject to the following conditions: all vehicles associated with the project must remain within roadways, and may not enter or encroach on the conservation easement; all staging areas, equipment storage areas, stockpile areas, and similar project-related activities must be confined to roadways within the subdivision and may not be located within the conservation easement area; arborists involved in the project must take care not to disturb other native vegetation during the course of the project; arborists will take particular care to protect native vegetation in the conservation easement when transporting cut limbs and mulch from infected trees to an appropriate disposal area; the HOA must coordinate with Hurricane Valley Fire District to review fire safety precautions and have a plan in place to respond in the event of a fire incident during the treatment process. The motion was seconded by Kyla Topham.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

5. Resolution 2025-12 Authorizing the Municipal Building Authority of the Town of Springdale to Amend the Bylaws of the Authority

Mr. Wixom said the proposed resolution would authorize the Municipal Building Authority to amend its Bylaws to list Board Members as Directors rather than Trustees, as directed by the State.

Randy Aton made a motion to approve Resolution 2025-12. The motion was seconded by Kyla Topham.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

6. Resolution 2025-13 Adopting a Demolition Permit Process in the Town

Mr. Dansie said the Town did not currently have a formal demolition permit process, and it had recently become evident that having such a process would be advantageous. He said the International Building Code (IBC) did not have a formal definition of "demolition", but referred generally to any dismantling, removal, or destruction of a structure or part of a structure, which allowed for broad application without inadvertently excluding or preempting a situation in which the Town would want a demolition process. He said the proposed resolution mimicked language found in the IBC.

Responding to a question from the Council, Mr. Dansie said he suspected many residents were unaware that a permit should be obtained prior to replacing a water heater to ensure proper procedures and materials were used. In a similar manner, a permit should be obtained to remove a Tuff Shed so the Town can ensure the removal does not involve hazardous materials such as asbestos. Mr. Dansie said the general nature of the proposed language would allow broad application, but the Council could request more specificity if desired.

Mr. Burns said he was not comfortable requiring a permit to remove a Tuff Shed or a chicken coup and suggested that requiring a demolition permit should be tied to whether a utility connection is involved. Mr. Aton and Ms. Topham expressed agreement. Mr. Dansie said the Building Code required a building permit to install or construct a shed any time a mechanical or electrical system connection was involved, or 200 square feet in area was exceeded.

Jack Burns made a motion to approve Resolution 2025-13 adopting a Demolition Permit Process with associated fee, with clarification that any structure that required a building permit would require a demolition permit for removal. The motion was seconded by Kyla Topham.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

7. Report from the Housing Committee and Possible Direction to Staff to Issue an RFP to Identify Housing Partners for the Housing Project on Trapper Circle (Parcel S-100-C)

Mr. Dansie said the Town had investigated working with Switchpoint Community Resources as a housing partner to develop multi-family housing on the Town's property at the end of Trapper Circle. The Council directed the Housing Committee to continue discussions with Switchpoint and vet Switchpoint to determine if they were the best partner to work with. He said the Housing Committee met with Switchpoint multiple times and determined that Switchpoint may be a good partner; however, other potential partners should also be considered. He said more information was needed from Switchpoint about their background, resources, and capabilities, and suggested that both issues could be resolved by issuing a Request for Proposals (RFP). The Housing Committee believed an RFP would allow a more detailed request for information from all interested parties.

Mr. Dansie said he put together a draft RFP for consideration. Mr. Aton said he knew Switchpoint had funded a number of projects using Low Income Housing Tax Credit funding, and said such funding would be problematic with putting in workforce housing in Trapper Circle. He asked if other funding was available that could be used instead. Mr. Dansie said other funding was available and that, through an RFP, a proposer could present funding sources.

Ms. Topham asked how a specialized RFP would be sent out. Mr. Dansie responded that the Town would use whatever specialized channels were developed for the specialized niche, in addition to the usual posting methods. He said staff would do their best to distribute the RFP as widely as possible. Mr. Dansie said that a Nevada or Arizona provider would be able to respond.

Mr. Burns expressed support for an RFP. Mr. Aton said he believed that having a workforce housing component to the project was important and that the Town needed to find someone willing. Ms. Topham said the project would require a lot of creativity and patience.

Randy Aton made a motion to direct staff to develop an RFP for the housing project on Trapper Circle. The motion was seconded by Kyla Topham.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

8. Discussion and Possible Action Related to Adoption of the Wildland Urban Interface (WUI) Code

Mr. Dansie said the State Legislature passed Housing Bill 48 in 2025, requiring the Town to adopt the WUI Code by January 1, 2026. The Planning Commission researched the WUI and possible impacts, and made a formal recommendation that the Council adopt the WUI as required by the State. Mr. Dansie said that areas within the WUI boundary must be identified. He said, based on modeling provided by the State, the entire Town should be within the WUI boundary; however, the Fire District had indicated that including the whole Town in the boundary may not be in the Town's best interest.

Mr. Dansie said there may not be as much urgency to adopt the WUI by January 1, 2026, as initially anticipated, and suggested that the Council decide on the urgency with which they wanted to proceed. Ms. Topham asked what would happen if the Council did not meet the deadline. The Council asked for input from Chief Decker. Chief Decker responded that there was no current consequence in place for failing to adopt by the January 1, 2026, deadline. He said the Legislature was set to revamp the Code in the new year because of pushback. Chief Decker noted that the direction he received from Forestry, Fire, and State Lands (FFSL) Director Jamie Barns was to slow down and take the time to do the maps well so they would not need to be redone. Chief Decker said he disagreed with the current State maps that indicated the entire Town should be in the WUI boundary.

Mayor Bruno said it was her understanding that without adopting the WUI Code, the State would charge the Town for any assistance provided in the event of a fire. Chief Decker said that was not correct. Mayor Bruno asked about any ramifications of not adopting the Code and whether not adopting would affect the availability of homeowner insurance. Chief Decker replied that the Code did not include any repercussions for failing to meet the deadline. He said the Code would have something to do with homeowner insurance in the future, and said all involved parties wanted to slow down and get the maps right.

Chief Decker explained that the WUI Code included zones with defensible space requirements. He said the Fire District was bolstering its capacity to support fuel mitigation. Mayor Bruno asked if Chief Decker recommended the Council wait to adopt the WUI and take time to work on the maps. Chief Decker responded affirmatively. He said he wanted the work on the map to be detailed so it did not have to be redone.

Mr. Burns asked whether adopting the WUI would cause harm, recognizing that it was not a static document and was subject to change. Chief Decker responded that the Council could adopt the WUI Code, but said he did not recommend adopting the maps at that time. Ms. Topham suggested that the Council wait until the State decided what they expected, so everyone would start from the same place. Mr. Aton said he agreed with waiting to adopt the Code until a valid map is available.

Chief Decker said he sat on the State Fire Prevention Board, and said the Board had talked about amending parts of the WUI Code in the next week. Chief Decker said it would be advantageous to wait at least a month to adopt the Code. Mr. Aton said he would stay updated on the issue and let staff and the Council know when the Code should be adopted.

Chief Decker said he would direct the Wildland Division to begin work on the Springdale maps. The Council did not act on the item that evening. Ms. Topham suggested proactive public education efforts. Mr. Dansie said he agreed.

9. Discussion and Possible Approval of Modifications to the Moderate Income Housing Development Agreement for the Red Hawk Subdivision, Allowing Lot 8 to be Rented to Qualified Households for a Period of not more than Six Months, and Allowing Lots 1 and 2 to be Transferred to Mountain Country Home Solutions Sooner than the Current Agreement Allows

Mr. Dansie explained that Mountain Country Home Solutions requested to modify the current Development Agreement to allow Lot 8 to be leased for no more than 6 months and to allow Lots 1 and 2 to be transferred to Mountain Country Home Solutions sooner than currently allowed for use as collateral for financing. Mr. Dansie said the Housing Committee recommended that the Town and Mountain Country Home Solutions, in consultation with Red Hawk homeowners, assess what is needed to make the project successful, and that a more comprehensive amendment to the Development Agreement be brought to the Council for consideration if necessary.

Mayor Bruno said it was her understanding that the request was to lease Lot 8 during the off-season. Responding to a question from Mr. Burns, Mr. Dansie said that Mountain Country Home Solutions had a financing commitment, but collateral was needed to perfect the loan. Mr. Aton commented that the lease agreement could be modified or extended if needed. Mr. Burns suggested including an option to extend the lease agreement by two months. Ms. Topham suggested providing the option to sign a six-month lease, whenever the effective date is. Mr. Dansie suggested allowing a six-month lease, provided it was effective by a specific date. Ms. Topham said she wanted the home to be occupied and did not think anyone would be interested in a 4-month lease. Mayor Bruno said the options for Lots 1 and 2 under the current scenario were open space and moderate-income housing.

Responding to a comment from Mr. Burns, Mr. Dansie said developing moderate-income housing was hard, particularly with additional development costs and processes in Springdale. He acknowledged that the Red Hawk process had been long, but emphasized it was a hard business.

Mr. Campbell asked whether the project could proceed if the Council did not transfer Lots 1 and 2 to Mountain Country Home Solutions. Mr. Dansie said he could not answer the question for Mountain Country Home Solutions, but said that had been implied.

Kyla Topham made a motion to direct staff to modify the Development Agreement for the Red Hawk Subdivision in writing as outlined in paragraph 20(i), with the following changes: leasing of Lot 8 to a qualified household at an affordable rate for no more than six months, starting by January 15, 2025; and changing 5C(i) to allow for the Town to deed two undeveloped lots to MCH to be used as collateral for improvements to the lots, allowed while Lot 8 was leased, and directing the Mayor to sign the modification. Additionally, direct the Housing Committee to explore qualification standards for affordable lots to determine if changes should be made to better achieve Springdale's housing goals. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: No

The motion passed unanimously.

Mr. Campbell expressed hesitation about releasing the two lots. Mr. Burns clarified that he was not comfortable with the second part of the motion.

10. Resolution 2025-14 A Resolution Revising the Town of Springdale Fee Schedule, Amending Utility User Rates, and Increasing User Rates for Residential Garbage

Mr. Wixom said proposed revisions to the Fee Schedule included utility rates approved earlier in the evening, and 2026 garbage rates.

Randy Aton made a motion to approve Resolution 2025-14, revising the Fee Schedule for Town operations, and authorize the Mayor to sign. The motion was seconded by Jack Burns.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.

A. Administrative Non-Action Items

1. General Council Discussion

- Mayor Bruno commented that at the recent Candidates Night, Mr. Benson quoted directly from the Town Manager's Report distributed only to the Town Council. She said she would not ask how Mr. Benson got the report, but reminded Council Members that information distributed to the Council was for Council Members only, and should not be shared.
- Mr. Burns said the recent discussion related to temporary signs was limited to commercial businesses and did not extend to residential areas. He proposed considering an ordinance for temporary signs in residential areas for events lasting less than 72 hours. A majority of the Council indicated support for sending the issue to the Planning Commission for consideration.
- Ms. Topham said if bark beetles were a concern at Anasazi Plateau, they were probably a problem in other areas, and asked Mr. Gubler if the Town was concerned. Mr. Gubler said the issue had not been brought to his attention. He said he would ask the arborists with whom the Town worked were aware, and would bring the question up at the next Tree Board meeting. Mr. Burns commented that many of the trees in question were 50-100 years old, had previously experienced disease, and were resilient. He said the condition was currently exacerbated by extreme heat and drought. Ms. Topham expressed a desire to be proactive.

F. Adjourn

Kyla Topham made a motion to adjourn at 8:00 p.m. The motion was seconded by Randy Aton.

Vote on the motion:

Topham: Aye

Campbell: Aye

Bruno: Aye

Aton: Aye

Burns: Aye

The motion passed unanimously.



Robin Romero, Town Clerk

APPROVAL: Barbara Bruno DATE: 12-10-25

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: 11/12/2025

ATTENDEES:

Tyler Ames
Name (please print)

Riley
Name (please print)

Elizabeth Cutler
Name (please print)

Ann Zimmerman
Name (please print)

GIL KIEFER
Name (please print)

Fred Reeves
Name (please print)

LEO GALLER
Name (please print)

Tonka
Name (please print)

Jerry Neely
Name (please print)

Darci Carlson
Name (please print)

Rita Zumpf
Name (please print)

Charles E. Rosman
Name (please print)

ATTENDEES:

Lizette Byer
Name (please print)

Lisa Benham
Name (please print)

Mike Grim
Name (please print)

Sarah Baird
Name (please print)

David Baird
Name (please print)

Donna Taylor
Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

Name (please print)

To: Springdale City Council

From: David and Sarah Baird

Springdale, Utah

Greetings. We are writing in support of removing the street light on Watchman Drive. In short, the light is very bright and does not conform to Springdale's dark sky ordinances. After the removal of several large trees on the adjacent property the light shines directly into the windows of our home. On dark moonless nights it will actually light up a portion of the hillside.

We approached our neighbors and although they all have different ideas regarding how to handle the matter (such as unscrew the light bulb, connect it to a switch etc.) no one that we spoke to is directly opposed to its removal. All support the idea of the streetlight being in compliance with the dark sky ordinance. Of course, if there are concerns they did not feel comfortable sharing with us, we welcome them sharing those concerns with the council. We enjoy our neighbors and neighborhood! Ultimately, we want what is best for all concerned.

Thank you for your time and consideration!

David and Sarah Baird

The block contains two handwritten signatures. On the left is a stylized signature for David Baird, consisting of a large 'D' followed by a wavy line. To its right is a more legible signature for Sarah Baird, written in cursive.

Subject: Comment: Town Council Agenda Item D2

Dear Mayor, Council, and Ryan,

It appears that the project on the Barker River Park is moving forward rapidly. To date, my only comments have been in response to the survey the Town sent out early in the process and comments made at a design open house.

But I'd like to try one more time. I think the proposed plans for the River Park are excessive in scope and expense. The beauty of the River Park for Springdale residents is its natural setting, its river access, and the rugged off-leash park and trails on the east side of the river. Springdale already has a lovely, manicured town park with adequate playground equipment, pickleball and volleyball courts, picnic area and open space for games and events. I don't think Springdale residents want more than improvements to what already exists.

Is it too late to reconsider the plans? How about just re-configuring the parking area, building new restrooms, and opening up for use the recently acquired property for park users?

I appreciate the work that has gone into the project, and I thank the Council for efforts to enhance and preserve the park.

Louise Excell