

Comments for Springdale Town Council 1/14/2026 Agenda Items C2 and C3

Dear Council and Staff,

**The Town of Springdale is now several years into the groundwork for a replacement medical clinic. In asking for a significant zoning change as part of this project, I urge you to take a pause and review and reconsider and re-inform your public.**

Look What's New Just Down the Road

The Springdale General Plan states "Springdale will promote community health and the wellness of its residents" and goes on to include language specific to providing a medical clinic. Since this Plan was updated, a 24/7/365 ER has opened in Hurricane, UT next door to an InstaCare that is now open daily and houses multiple primary care physicians, labs, radiology, PT, tele-health etc. For decades, the trends in rural community health care have been toward centralization of services (as technology and specialization got more complex) and tele-health, mobile units, transportation options and mail-order pharmacy have taken hold.

Highly Reputable Family Health Care (FHC) is not another Helen and Mike

Initial planning for a clinic building and engagement with FHC rode an emotional wave of community support after the closing of the prior clinic staffed by locals Helen and Mike. Their team provided exceptional high contact, high caring and personal medical services to friends, neighbors and visitors. It was logical to envision a replacement that would fill that gap.

What Do The Data Show?

The public deserves to know what usage of FHC services in Springdale has been over the past year. Surely these numbers exist and the Town of Springdale has access to them.

What Are the Details of the FHC Agreement?

Is the Town now contractually obligated to provide a clinic building? And is FHC contractually obligated to provide services for the duration of the bond debt? How much risk is the Town taking on? For example, who pays back the bonds for both the land and the building if the clinic closes? Does the Town have any ongoing financial obligation beyond providing the land and structure? FHC relies in part on federal DHS funding. Under RFK Jr's direction, and today's Executive and Legislative branches, how stable is FHC's funding?

And the Cost?

The land was \$1.4M (\$1.8M with interest). A grant of \$334K covers some/all of the architecture design expense. The buildout costs in today's economy could be an additional \$3-5M.

(Source: Springdale Capital budget FY 2027-2028)

How Stable is Park Visitation?

Clinic revenues from out-of-town visitors (now more likely to be uninsured due to ACA and Medicaid cuts) and Town funding from taxes, etc are at higher risk of uncertainty than in previous years. With an unleashed Executive branch, another looming government shutdown, Zion Park staffing uncertainty, new higher Park entrance fees for foreign visitors, mid-2026 restrictions on bus traffic in the Park, an unsettled national economy (and don't forget...geology), is there future stability in Park visitation? If Park visits go down, clinic visits go down, Springdale business revenues go down and the Town coffers get less.

If Not A Clinic, What?

The General Plan also addresses the need for housing. Other commenters have covered this. A pause of this zone change request could allow more thorough consideration of a way to provide more accessible housing. Could the land already purchased be developed differently?

Nancy Goodell