Memorandum

To: **Town Council**
From: **Thomas Dansie, Town Manager**
Date: **October 9, 2026**
Re: **Planning for the Town's Two-Acre Lion Blvd Property**

Executive Summary

In 2024 the Town purchased two acres on Lion Boulevard adjacent to the Town Hall. The Town's intent in purchasing this property was to expand the Town's municipal campus and develop additional public uses, including a replacement Town Hall, a post office, and a medical clinic. The Council has since decided not to develop a medical clinic on the site. The Council should now determine what other public use could be developed on the two-acre property.

Background

In 2024, the Town purchased two acres on Lion Blvd adjacent to Town Hall. This purchase was made after the Town notified the property owner the Town intended to use eminent domain to purchase the property. The Town's intent in acquiring the property was to expand the municipal campus. At that time the uses the Town envisioned on that site were a replacement Town Hall, a replacement post office, and an enlarged medical clinic and pharmacy. Because the property sale was made as a settlement action as part of the eminent domain process, the Town is bound to use the property for the public purpose stated at the time it was purchased.

As an initial step to develop the property as intended under the purchase agreement, the Town applied for and was awarded a grant from the Governor's Office of Economic Opportunity (GOEO). The GOEO grant provided funds to create a master plan for the two acre property, to produce construction drawings for the enlarged medical clinic / pharmacy, and to provide construction administration services for the clinic's construction. The GOEO grant does not fund the clinic's actual construction costs.

Using the GOEO grant funding, the Town engaged VCBO Architects to design a site master plan and to produce initial designs for a medical clinic. The design team completed the site master plan and an initial concept design for the medical clinic. The medical clinic in this design measured 4,000 square feet. Near the completion of the master plan and concept clinic design process, the Town Council expressed concern about a 4,000 square foot clinic. The Council cited concerns of high costs, undocumented need, and impacts on village scale associated with a clinic of this size. In response to these concerns the VCBO team produced an alternate draft clinic layout with a 2,700 square foot size. Copies of the master plan are included with this report.

In the May 29, 2026 meeting the Council reviewed the site master plan, the original 4,000 square foot clinic design, and the 2,700 square foot alternate layout. At that time the Council decided not to proceed with a medical clinic of any size on the two-acre property. The Council directed staff to investigate

options to develop an expanded medical clinic at the site of the current clinic. The Council also emphasized the need for continued public engagement regarding the development of the two acre Lion Blvd property.

In response to direction from the Council, staff has worked with VCBO and Family Health Care to design a replacement medical clinic on the site of the current clinic. The design team has finalized a concept plan for a clinic and pharmacy in the same location as the existing clinic. This building measures 2,400 square feet. Staff is very excited that an anonymous donor has committed to fund the all construction costs for this clinic (approximately $1.8 to $2.0 million). A copy of the 2,400 square clinic design is included with this report.

Also pursuant to the Council's direction, staff organized a public engagement event to gather community input regarding the future potential uses of the two-acre property, in lieu of the medical clinic. Approximately 35 community members attended this event and provided input. A summary of this input is attached to this report. The Council should use this community input during discussion of potential future uses on the property.

Council Discussion

Given the background discussed above, the Council should discuss what potential uses are appropriate for the two-acre property. Staff suggests the Council consider the following points to help guide the discussion.

- All potential future uses for the property must be consistent with the purposes for which the property was purchased. The property was acquired to expand the Town's municipal campus and to develop additional public uses. At the time the property was acquired the Town specifically envisioned a new Town Hall, a post office, and a medical clinic. The Town is not necessarily obligated to develop these exact uses. However, any future use of the property must be of a similar and complementary nature to these. The future uses of the property must be public uses intended to expand the Town's municipal campus.

- The Town is currently in the visioning process for development of the property. The development process is inherently lengthy. It includes visioning, capital planning, design, funding, and permitting. Some of the potential uses for the property are further along in this planning process than are others[1]. This means that whatever uses the Council determines may be appropriate for the property will likely not be developed for several years at a minimum. It also means the Council does not need to resolve all issues related to capital planning, design, funding, and permitting at this time. Once the Council determines which uses are appropriate for the property staff will begin the planning process for these uses.

[1] For example, both the medical clinic and new Town Hall are shown in the two-acre site master plan and are listed as priorities for design or construction in the next three years on the Town's Capital Priorities Planning document. The Capital Priorities Planning document lists a recreation facility as a long term (greater than three years) priority.

Attachment A:

Site Master Plan with 4,000 sf Clinic

EXISTING CONDITIONS

FEMA FLOOD ZONE DESIGNATION

After a major flood event in 2020, the existing waterway was redesigned with a significant berm to prevent future site flooding. Newly proposed FEMA maps indicate that the flood zone is significantly reduced. The orange area indicates where there is a 0.2% annual chance of flooding, potentially impacting approximately 65% of the site.

While the orange area will not impact development regulations, strategic use of paved areas and mitigation strategies should be implemented to reduce possible flood impacts.

ZONING

In January of 2026, the Town Council approved rezoning the project site to Public Use to align with its planned uses. It is recommended to either consolidate the two town parcels or create a common parking agreement to connect the sites.

DESIGN STANDARDS

Being the gateway to one of the most iconic national parks, Springdale has a robust place-based design standard that will be required to be followed by all development on the site.



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PLANNING PROCESS

Process Overview

In 2025, VCBO Architecture was engaged to complete a site master plan for the Springdale Medical Clinic and Town Hall. The goal of the master plan was to evaluate the development potential for the site, including opportunities for new Town Hall and Post Office buildings, incorporate plans for a Resiliency Hub, and conform to local design and zoning standards.

PRIORITIES

To establish the project priorities and goals, the Steering Committee participated in a visual preference survey and discussion where they identified site and design elements that supported their vision for the proposed site.

INCLUDE DESIRED LANDSCAPE ELEMENTS:

- Drought-tolerant landscapes are required, and a prominent garden feature is desired.
- Shading elements on site for parking and amenities that do not detract from the surrounding landscape.
- Bike parking and outdoor seating.
- Level parking for mobile medical units.

SUPPORT CHARACTERIZING ARCHITECTURE:

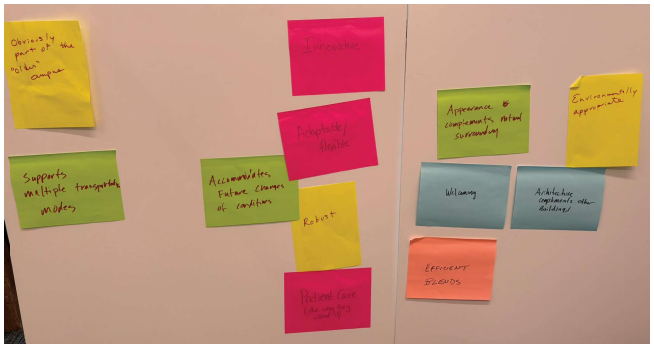
- Match the language of the municipal campus.
- Materials that blend into the surroundings.
- Blend the roof into the landscape with horizontal lines.
- Protected or treated wood or wood-look materials.
- Sloped roofs are preferred over flat ones.
- Avoid shiny metal materials.

INCREASED CONNECTIVITY:

- Encourage movement through multi-modal pathways.
- Embedded in landscape – no lawns or extra paved areas.
- The new site should connect to the existing parcel with a shared entry point and a maximum of 1 entrance onto Lion Blvd.



SITE FEATURES PREFERENCE BOARDS



VISIONING EXERCISE

ESTABLISH A RESILIENCY HUB:

- Develop resiliency on-site through solar generation and storage.
- Electric vehicle charging stations on site.
- Battery backup that supports a cooling center and other essential services.

VISIONING

The Springdale Clinic and Town Hall site will be:

Integrated with Nature:
Complements and enhances the natural surroundings

- Site elements not only meet town standards but represent precedent design in the community
- Open spaces include intentionally designed and preserved landscapes
- Sustainability and resiliency goals are supported

Functional
Robust, Adaptive, Innovative, and Flexible

- The site address the existing and future site restrictions.
- Modern sustainable infrastructure and design strategies are incorporated.

Accessible & Active
Integrated with community and public places

- Connects with existing and planned pathways.
- The site is a public space with accessible amenities and site features.
- Supports multi-modal transit.

Future-Forward
Planned for current and future transportation, community, and modalities

- Space is provided for future growth in staff and site users.
- Provide circulation for a Sun Tran connection and turn around.

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PROGRAM

MEDICAL CLINIC

Program	Square Feet
Clinic	1,010 sf
Pharmacy	520 sf
Shared Spaces	610 sf
Building Support	670 sf
TOTAL (67.5% efficiency)	**4,014 gsf**

TOWN HALL

Program	Square Feet
Administration	1,092
Utilities & Billing	788
Community Development	1,016
Shared & Community Space	1,260
Building Support	4,612
TOTAL (67.5% efficiency)	**12,990 gsf**

CIVIC HALL

Program	Square Feet
Administration	1,010 sf
Shared & Community Space	520 sf
Building Support	670 sf
TOTAL (67.5% efficiency)	**4,014 gsf**

The program for the Town Hall is separated into two buildings, the Town Hall and the Civic Hall, to meet height and square footage requirements and create more visual interest on the site.

A campus plaza extends out to the bus stop and directs pedestrians through the site toward the Post Office. The Town and Civic Hall also have their primary entrances fronting this plaza with additional paving between the two buildings, guiding visitors and staff toward Community Center.

Legend

- PLANNED BUS STOP
- PLANNED BUS CIRCULATION
- PEDESTRIAN FLOW
- BUILDING FRONTAGE



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PREVIOUS MASTER PLAN

MEDICAL CLINIC

The new clinic program and design will address the following deficiencies of the current facilities:

- ADA Accessibility
- Sufficient Dedicated Space for Patient and Caregivers Increasing Privacy and Safety
- Pharmaceutical Needs and Over the Counter Medication
- Dedicated Space for Mobile Medical Services

TOWN HALL

The new Town Hall will replace the existing facility with room for additional private offices, open offices, flexible storage and staff spaces, and a new history center. After the former Town Hall is vacated, the police department may take over the building to meet its space needs.

CIVIC HALL

A new building will replace the use of the Community Center as a public gathering place for town meetings. It is strategically located along Lion Blvd. for high visibility and adjacency to the future Town Hall to allow for simple access between the two buildings.

POST OFFICE

A new Post Office could occupy the north portion of the site. Square footage is expanded to increase circulation and accessibility in and around the building.

OTHER SITE ELEMENTS

- 32 EV parking stalls, covered by solar panels
- 35 uncovered, surface parking stalls
- Drought tolerant landscaping
- Trail connection to the park
- Central plaza walkway



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PROPOSED MASTER PLAN

ALTERNATIVE MEDICAL CLINIC SITE

A new building could potentially fit on the existing site if the program and size of the building are reduced. Vehicle circulation and parking around the building may pose a challenge to this placement.

COMMUNITY FLEX BUILDING

New buildings on the site could serve as flexible community spaces that will reduce the demand on other facilities like the Community Center and the new Civic Hall. This building is located to maintain street frontage and connect with the Town Hall and Civic Hall buildings through the proposed plaza.



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Legend

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Attachment B:

Concept Plan for 2,400 sf Clinic at Current Clinic Location



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SPRINGDALE MEDICAL CLINIC

SPRINGDALE TOWN



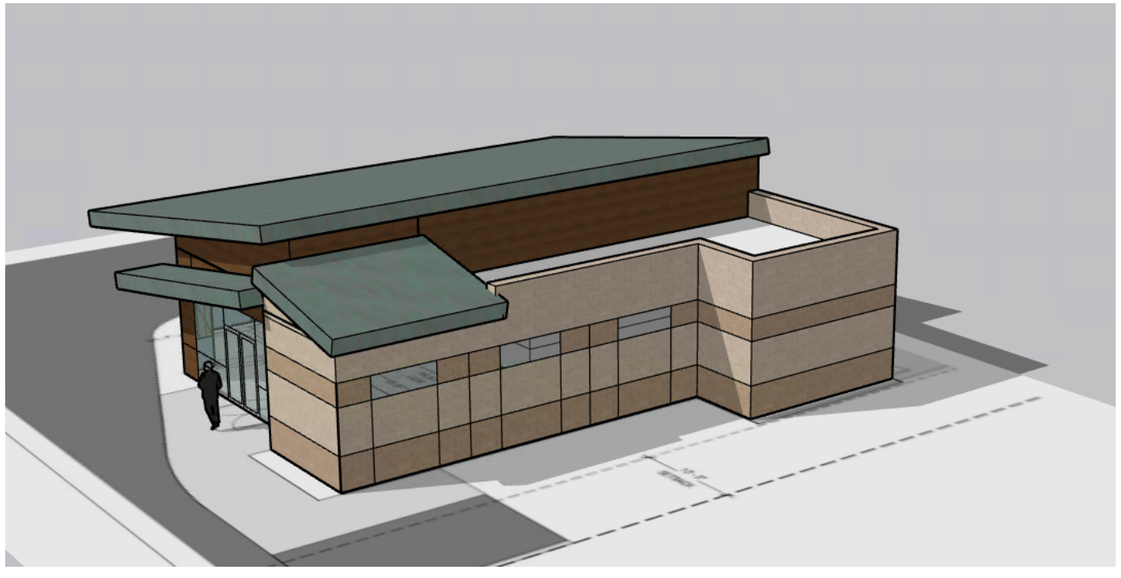
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SPRINGDALE MEDICAL CLINIC

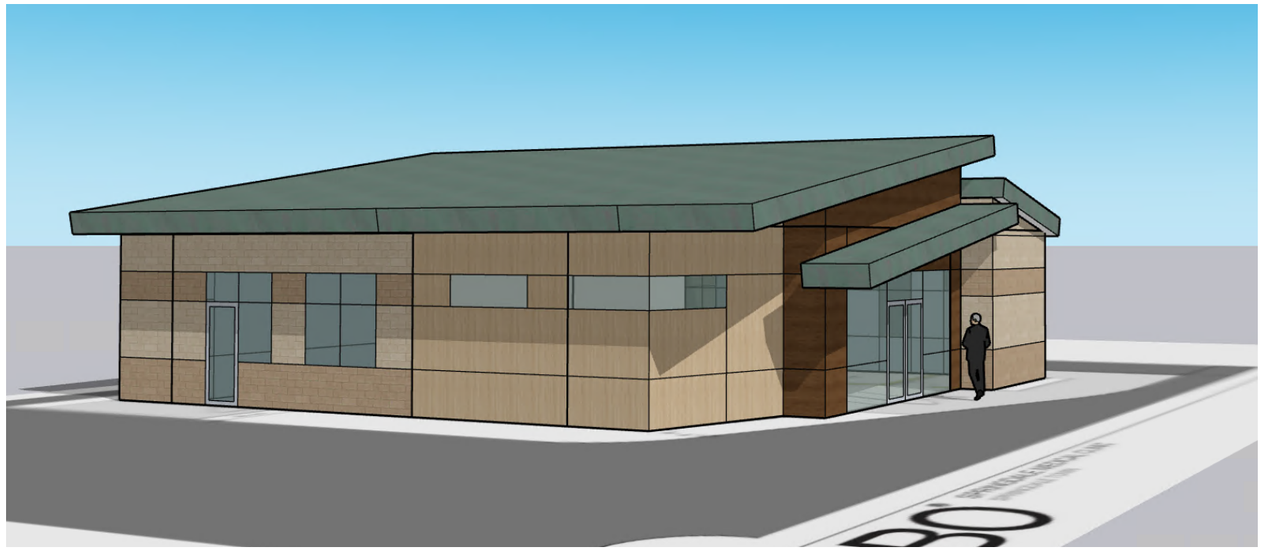
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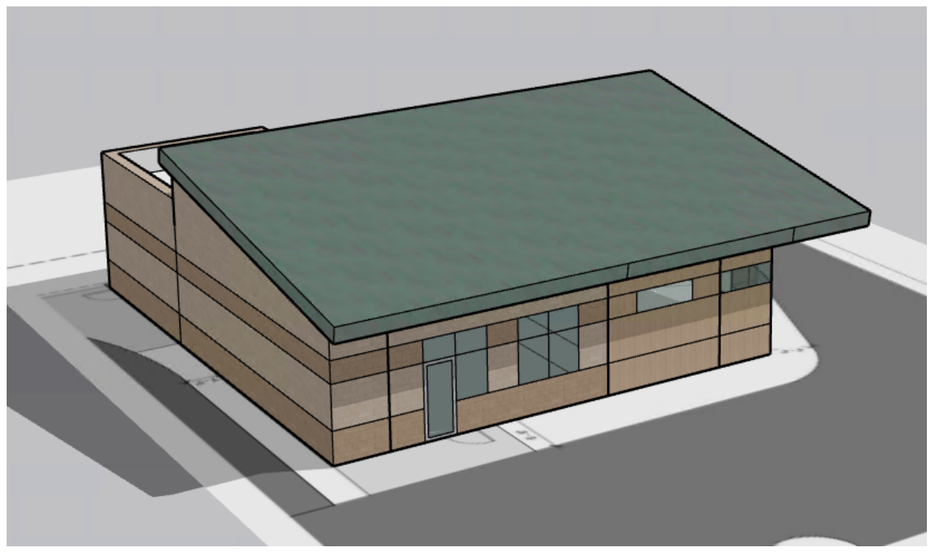
SOUTH



SOUTH EAST



SOUTH WEST



NORTH WEST

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SPRINGDALE MEDICAL CLINIC
SPRINGDALE TOWN

EXTERIOR CONCEPT

Attachment C:

Community Input from July 2026 Public Engagement Activity

Two Acre Two Cent Summary

On Thursday, July 30, the Town held a public engagement event to gather community input regarding the future development of the vacant two acres on Lion Boulevard. The Town recently acquired this property with the intent to expand the municipal campus. Specific uses the Town initially contemplated for this property included a medical clinic, post office, and new town hall + civic hall. The Town Council later decided not to pursue a medical clinic on the property.

With the medical clinic no longer being considered, the purpose of the public engagement event was to gather community feedback regarding what municipal public uses could be developed on the property that would meet the needs of the Town. Thirty-five community members attended the event and many provided written comments. The Town also solicited written comments via an email and newsletter article distributed to the community.

The following is a summary of the written comments received at the event and subsequently via email.

Top priority should be a dedicated fitness facility - Include both Strength and cardio + yoga and fitness (two separate rooms) - Build a new facility for this purpose and convert CCC to full-time meeting space OR build a new Civic Hall and convert CCC into fitness space with larger windows and wood floor (natural light is a priority in fitness space)
Leave it undeveloped and natural open space
Include a butterfly / pollinator garden in the site development. The Utah Pollinator Habitat Program is a good resource.
Build a Rec Center that provides services / activities for younger active adults (there are already lots of programs and amenities catering to senior adults). Younger adults are leaving town due to lack of amenities. Things to include: - Half court gym, fitness, yoga
Develop a fitness center designed for residents' needs.
Consider installing outdoor fitness equipment. There are lots of examples from European cities with high quality outdoor fitness equipment that stand up to exposure in the elements.
Build a Rec Center with a lap pool, weights, cardio, and space for fitness classes.
Develop a space for residents to cool off in the summer. A splash pad and misters for adults. Include a workout space. Fund it with a public-private partnership. Use it as temporary parking immediately to generate revenue.

These are the problems to solve:
- Overbooked CCC
- Embarrassing PD
- Residents want a rec center

The biggest needs are PD space and Council Chambers. “No” to a post office. Pay for the improvements by saving, not borrowing. Set aside property for a future rec center.

Thank you for asking for input, keep doing so! No to temporary parking. Make sure whatever is built benefits residents, not visitors.

The top priority should be space for PD (possibly in conjunction with Fire).

Build a new PD to make more space in Town Hall for other employees, negating the need for new Town Hall. Develop a small, smartly designed rec center with a weight room and fitness area. No post office.

Convert existing Town Hall to PD. Build a new Town Hall and Civic Hall on the Two Acres. Existing CCC should be for Z Arts and Art classes. The “Flex space” shown on the master plan should be used for:
- Gym, exercise, yoga, weights, etc.
- Separate space for health and wellness

Glad that the Town is looking for a larger space for Town employees + PD. Concerns about the manner in which the Town acquired the property. A fitness center / gym that serves the needs of younger adults is needed so people don’t need to drive to Hurricane to work out. Include extensive free weights, weight machines, and cardio (e.g. treadmills). A splash pad and covered play area for kids would be good.

Develop a Fitness / Wellness center with:
- Weights
- Stretching and mobility room
- Fitness classroom
- Space for visiting wellness professionals / services

PD is the biggest need, but consider renting space rather than building. There are concerns about a possible economic downturn, debt financing creates a lasting obligation for the Town.
- Likes dog park and frequent user of the clinic

Include a fitness facility in the new Town Hall for Town employees.