



**MINUTES OF THE SPRINGDALE TOWN COUNCIL MEETING ON
WEDNESDAY, FEBRUARY 14, 2018 AT 5:00PM
AT TOWN HALL, 118 LION BOULEVARD, SPRINGDALE, UTAH
SPECIAL MEETING BEGINS AT 4:00PM
REGULAR MEETING BEGINS AT 5:00PM**

Special meeting convened at 4:00PM

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Motion made by Lisa Zumpft to approve the agenda for the special meeting February 14, 2018; seconded by Mike Alltucker.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion/Information/Non-Action Items

General discussion & announcements: There was no discussion or announcements.

Motion made by Lisa Zumpft to go into closed session for the purposes of 1) pending or reasonably imminent litigation; 2) strategy session to discuss the purchase, exchange, or lease of real property; and, 3) discussion of the character, professional competence, or physical or mental health of an individual; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Closed session commenced at 4:03pm.

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

Closed session adjourned at 4:58pm.

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording.

No action was required by the Closed Session.

Motion to made by Lisa Zumpft to adjourn from the special meeting; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Regular meeting convened at 5:07pm

MEMBERS PRESENT: Mayor Stanley J. Smith, Council members Randy Aton, Lisa Zumpft, Adrian Player and Mike Alltucker

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, Town Attorney Greg Hardman, and Town Clerk Darci Carlson recording. See attached sheet for attendees signed into the meeting.

Pledge of allegiance led by Mayor Stanley J. Smith.

Motion made by Lisa Zumpft accept the agenda for the February 14, 2018 regular meeting; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Discussion/Information/Non-Action Items

General discussion & announcements: Mayor Smith announced the upcoming Brown Bag Lunch Event would be held on Tuesday, February 20th. The topic for discussion was the new parking program.

During March 15th and 16th the UDOT Transportation Commission would hold their quarterly meeting in Springdale.

Zion Park update: Superintendent Bradybaugh reported:

- January visitation was up 21-1/2% over last year. Despite road construction it was the busiest January on record.
- The Park released a scoping document for public input pertaining to the addition of two lanes and another fee collection station at the South Entrance.
- The Park continued maintenance work in preparation for the busy season.
- The next Cooperating Agency meeting for the Visitor Use Management Plan would be held March 30th from 1:00pm – 3:00pm.

Visitors Bureau report: Nate Wells provided a report via email (Attachment #1). In addition, Mayor Smith reported:

- During the last Visitors Bureau meeting Lisa Beck from UDOT was present to provide information about the SR-9 Reconstruction Project.
- Due to the road construction, the St. Patrick's Day parade and events would be canceled this year.
- The Zion Half Marathon would be held in Virgin this year, returning to Springdale in 2019.

Z-Arts report: Michelle Giardina reported:

- March was a busy month for Z-Arts beginning with Poetry in the Park. The organization would sponsor five students to attend the workshop. Shanan Ballam would guest lecture.
- On March 9th Navajo Nation Poet Laureate Laura Tohe would speak at the Community Center.
- Jason Bonham and Voltaire Verzosa would perform a viola/piano concert on March 23rd featuring the works of famous composers.
- The public sculpture should be finished by the end of the month.

Historic Preservation Commission: Jeff Carlson reported:

- UDOT erected a monument on the grass area near Mimi's Café to house a plaque commemorating the historic irrigation ditches. Over 70 pallets of stone had been salvaged from the ditches which would be utilized in various projects.
 - Ms. Zumpft asked if there was a process to determine which projects would be selected. Mr. Carlson said he would address this question with the Commission.
 - Mayor Smith noted stones from the irrigation ditches were being used on the signs near Majestic View and the Town Park.
- With UDOT's financial help, the Commission would launch an Intensive Level Survey (ILS) for nine historic properties in Town. With the ILS information, the goal was to nominate some Springdale properties for submission into the National Registry of Historic Places.
- Town museum conversations were still being conducted with the Canyon Ranch development group.
- The HPC wanted to begin a historic compilation project of the Town's history to catalog historic information in useable form.
- The Commission wanted to put together a recommendation to preserve the Bishop Granary structure and create an interpretive site.
- Mr. Carlson indicated he would contact Michael Gifford regarding the pioneer cemetery and have a discussion about working with the Town.
- The HPC was making a more concerted effort to communicate their message and activities with the community and find additional funding opportunities to help finance historic preservation efforts.
- A committee had formed to pull together ideas for a Folk Life Festival. As more details came together the HPC would present a more formal proposal to the Council.

Community Development and General Plan report: Tom Dansie reported:

- The Lodging Task Force received help from law students to push this initiative forward. The Task Force planned to enlist community volunteers to look at related strategies and policies pertaining to possible future regulation.
- The Virgin River Management Plan steering committee had their first meeting.
- The Zion Regional Collaborative would discuss regional transportation issues at their meeting tomorrow.
- Staff continued to work on the paid parking program in preparation for implementation in April 2018.

SR-9 Reconstruction updates: Mayor Smith reported:

- President's Day weekend visitation was a focus. The Park would run shuttles inside the Park Saturday and Sunday. Additional parking areas would be opened to accommodate more cars. UDOT would provide flaggers near the Park entrance to help control traffic.
- The Town, Park and UDOT jointly communicated a News Release recommending people consider alternative timing for their visit. UDOT would put up two more digital signs to communicate the anticipated long delays.
- Drainage, underground power and utility work continued. Some concrete would need to be torn up and re-poured due to vandalism. Crosswalks would eventually be installed.
- The reconstruction project was on-schedule. Any concerns could be communicated via the hot line number or through Mayor Smith. The project team held meetings every Wednesday morning.

Community questions and comments: Mayor Smith received an email asking about the helipad being built on SR-9. He explained County Commissioners gave approval for the project but UDOT was unaware if a turn lane would be installed. Mayor Smith would continue to express concerns to the Commissioners.

Mayor Smith reported the bridge where SR-9 merged onto I-15 would be expanded to accommodate two lanes going north and south onto the freeway.

Action Items - Legislative

Public Hearing – To consider vacating Balanced Rock Hills Road for the purpose of public safety and geologic hazard issues, and possible adoption of Ordinance 2018-02: Mr. Wixom explained this ordinance would vacate all the public right of way within the Balanced Rock Hills subdivision. It also included a section of roadway where Balanced Rock Road intersected the condo access road up to the platted subdivision.

State code required a public hearing and notices were sent to property owners within 300' of the right of way. The Town was essentially ceding ownership. Once vacated, ownership of the physical pathway of the road devolved at the center line to the property owners on either side. There was a resulting easement so property owners could continue to access their property.

Mr. Wixom explained the Town pursued this vacation action due to the liability in the area. There were a number of risks as a result of a landslide.

Council questions: None were asked.

Public questions: None were asked.

Motion made by Adrian Player to open public hearing for the purpose of discussing the vacation of Balanced Rock Hills Road; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: Rob McMahan owned three lots in Balanced Rock. He read a letter into the record (Attachment #2) objecting to the vacation of Balanced Rock Hills Road and contesting the legal right of the Town's governing body to vacate the road.

Mr. McMahan acknowledged he did not realize there would be a resulting easement.

- Mr. Hardman said the easement was state law. If a municipality vacated a public road, the contiguous property would retain an easement to allow access.
- As an affected party and a citizen of Springdale, Mr. McMahon questioned why the Town was spending time and money on this issue when it could be used in better ways.

Melanie Madsen asked for clarification of the intent.

- Mr. Hardman said it was an action to end ownership of the public road. Property owners would still have an easement to access their property. All contiguous properties would increase in size up to the center line.

Ms. Madsen commented the road issues were more an engineering problem than a prohibition. She indicated there were many areas in Town that had fissures and boulders which could be handled with engineering and technology.

- Ms. Madsen said it was against the law in Utah to close a road used to access private property. She questioned if the Town was trying to circumvent due process and wanted to better understand the goals. She had a substantial interest in the land and would likely appeal any measures that closed access to the lots.
- Based on minutes from previous Council meetings, Ms. Madsen said the subdivision deeded the road to the Town. She was uncertain if there was an agreement, and if so, what it entailed.

Alan Jensen asked if vacation of the road changed the Town's ability to sell their land.

- Mr. Hardman answered land acquired by the Town was done under the statement of seeking eminent domain. The Town was legally restricted from doing anything with the lots other than the purpose for which they acquired them which was to preserve open space. If they did the Town would have to offer lots back to property owners for the price they paid for them initially.

Mr. Jensen asked if this action changed any requirements for development.

- Currently there was no infrastructure; therefore Mr. Hardman explained if private property owners wanted to develop they would need to connect utilities to the existing Town systems. Legally a municipality was not obligated to maintain a public road to any particular standard, however they had liability to persons using the road.

Motion made by Adrian Player close public hearing; seconded by Lisa Zumpft

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council deliberation: Based on the testimony there seemed to be confusion therefore Mr. Alltucker wanted to restate the Town's intentions. He said the Town desired to remove liability from the site and vacation of the road would help minimize or eliminate this liability. Access to properties would not be encumbered and property owners would have an easement.

Although portions of the physical road had shifted from the original plat the centerline easement would be recorded based on the location of the road prior to the earthquake.

Mr. Alltucker read four findings into the record. He said the proposed vacation area: 1) would not hinder the growth or orderly development of the area in which the vacation area was located or to which the vacation area was contiguous; 2) did not make access to the lands of any person difficult or inconvenient; (3) did not hinder the public's access to another public building or place; (4) would not impair the franchise rights of any public utility.

Council members discussed each finding.

- Mr. Aton said the Town was not closing off access to property owners. If property owners chose to develop they could in accordance with Town code.
- Mayor Smith indicated access to the land would not be any more difficult tomorrow than it was today. He reiterated the vacation would not change geography or access.
- The only public property in the area would be preserved as undevelopable open space.
- Since there were not franchised utilities in the subdivision, none would be infringed.
 - Mr. Wixom clarified the only franchise utility in Springdale was Rocky Mountain Power (RMP). If RMP wanted to install a new line to the Park, for example, they would need to work with Balanced Rock property owners to secure an easement. Mr. Hardman said notice of the proposed vacation action was sent to known utility companies.

In conclusion, Council members determined all findings were true.

Motion made by Mike Alltucker to approve Ordinance 2018-02, vacation of all of the public right of way within the Balanced Rock Hills subdivision and a portion of the road outside between the subdivision and the condominiums, and that we modify the fifth recital recognizing that we did receive at least two public comments in opposition but found through the deliberations that those objections could be overcome so the Council was not persuaded by that testimony, and that we approve the Mayor to sign the ordinance; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public Hearing – Ordinance Revision: Ordinance 2018-03, Addition of standards allowing the long-term rental of accessory dwelling units in the Valley Residential zone: If adopted, Mr. Dansie said this ordinance would allow long-term rental of guest houses and casitas in the Valley Residential zone. The ordinance was recommended by the Planning Commission as a means to provide more low-cost housing. Mr. Dansie said there was significant public comment in response to this item.

Council questions: Ms. Zumpft clarified this was not allowed in the FR zone. These regulations also did not impact current allowances in the commercial zones.

Mr. Player questioned parking spaces. He felt it should be clarified.

- Mr. Dansie said parking spaces were intended to be off-street parking spaces.

Mr. Alltucker asked the meaning of moderately priced housing.

- Mr. Dansie said the definition was in the recital section of the ordinance but the term itself was not used in the proposed regulations. The intent was to create lower cost housing than was currently available on the private market. This ordinance did not have income thresholds and the Town had no control over rent costs.

Mr. Alltucker asked the number of properties this ordinance could apply.

- Mr. Dansie said about 30-50 properties would qualify for an ADU. It was not known how many had them now.

Mr. Alltucker questioned what would happen if the Utah legislature allowed air BnBs.

- Mr. Dansie said the Town could not stop this and could possibly happen whether this ordinance was adopted or not.

Mr. Alltucker asked if a container or modular unit could be installed.

- Mr. Dansie said the Town could not prohibit a manufactured home from being installed as long as it met all applicable building and architectural standards.

Public questions: Jeff Carlson asked if development of ADUs would still need to follow the lot coverage rules. Mr. Dansie confirmed this was correct.

Ken Daley asked if the ordinance limited a property to a single ADU. Mr. Dansie answered only one ADU per property and only one family was allowed.

Alan Jensen asked about RV's. Mr. Dansie said only permanent structures could be occupied.

Alan Jensen asked about conversion of a garage or carport. Mr. Dansie said this ordinance did not alter any other development rights and as such a conversion could be done.

Motion made by Lisa Zumpft to open public hearing for Ordinance Revision 2018-03, addition of standards allowing the long-term rental of accessory dwelling units in the Valley Residential zone; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: None were made.

Motion made by Adrian Player to close public hearing; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council deliberation: Mr. Alltucker thanked the Planning Commission for their work and the public for their comment letters. He acknowledged there was a need but said it was essentially a de-facto zone change. Mr. Alltucker was concerned about impacts to Town services, the costs associated with administration of the program, and impacts on neighbors.

Mr. Player wanted parking clarified to indicate it referenced off-street. He also felt the definition of family should be clarified.

- Mr. Dansie said family was defined in the ordinance. It was also defined in Utah state law and case law.
- Mr. Player agreed the ordinance would impact Town utilities, infrastructure, and neighborhoods.

Mr. Hardman read the definition of family into the record. It stated "an individual or group of two or more persons occupying a dwelling and related by blood, marriage, contract, or adoption or, a group of not more than three persons who are not related living together as a single housekeeping unit".

Ms. Zumpft indicated people were already renting ADUs and no complaints had been received. In addition, no one stated opposition to this ordinance. Ms. Zumpft said the state increased the number of non-related people in a single housekeeping unit from three to four.

- Mr. Dansie acknowledged this change should be updated in our code.

Ms. Zumpft noted this ordinance had a different rental term standard.

- Mr. Dansie said a longer rental term would create an increased degree of investment and contribution to the neighborhood.

Mr. Dansie said the Town enforced minimum standards of the building code, but any issues within an ADU, such as plumbing problems, would be a landlord concern.

Mr. Aton was originally on the committee that developed some of these alternative housing ideas. He acknowledged finding affordable housing was an issue and he favored the ordinance.

Mayor Smith acknowledged the housing problem in Springdale. He felt the intent of this ordinance was good and doing nothing did not solve any problems. He also recognized the amount of positive public comment for this issue.

Motion made by Randy Aton to approve Ordinance Revision 2018-03, addition of standards allowing long-term rental of accessory dwelling units in the Valley Residential zone. With the stipulation that item number 4, which talks about two additional parking spaces must be provided, that these are provided off-street; seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public Hearing - Ordinance Revision: Ordinance 2018-04, Creation of the Cottage Housing Overlay Zone, which would allow cottage neighborhoods (up to six cottages per acre) on large properties in the Valley Residential zone: Mr. Dansie indicated this was another ordinance worked on by the Housing Committee and recommended by the Planning Commission. It would allow development of up to six cottages per acre on property in the Valley Residential zone. The intent was to provide a different housing option and cluster development around common open space.

- The Town had no control or regulation over housing costs. In theory however, increased density and smaller houses should yield lower cost housing from what was currently available.
- If approved, the ordinance would create an overlay zone whereby the Town Council would retain legislative discretion on how this development was applied around Springdale.

Council questions: Mr. Alltucker asked the number of properties that could apply for this overlay. Mr. Dansie said there were 16, but only about half of them could be developed because of the lot line separation distance requirements.

Units could be rented or sold, and would be individually metered. Lot owners would be responsible for the common assets, and it was anticipated cottages would have common parking but no garages. Depending upon state legislation, units could become nightly rentals.

Public questions: Jeff Carlson asked if properties could be subdivided and sold as real property. He also questioned rental standards and if studies from other communities had been analyzed that would provide information on how these types of neighborhoods worked.

- Mr. Dansie indicated properties could be subdivided and sold. He said, as drafted, the ordinance would require a rental period of 90-days or longer. The Housing Committee looked at other jurisdictions in crafting the ordinance to utilize their experience and lessons learned.

Ken Daley asked for clarification regarding subdividing. He felt this ordinance revision could change the tenor and personality of the Town.

- Mr. Dansie said the home footprint could be subdivided and conveyed, however the common area would remain for the subdivision as a whole. Once the overlay zone designation was applied, it changed the zoning for that particular property.

Alan Jensen asked about the configuration of units.

- Mr. Dansie indicated the ordinance put priority on preserving contiguous open space and provided a number of standards. As a legislative action, the Council could review applications and make a determination if open space standards were being adequately met.

Motion made by Lisa Zumpft to open public hearing for Ordinance Revision 2018-04 creation of the Cottage Housing Overlay Zone, which would allow cottage neighborhoods (up to six cottages per acre) on large properties in the Valley Residential zone; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Public comments: Jeff Carlson asked Council members to consider how six units per acre was consistent with General Plan goals for density and open space.

Motion made by Lisa Zumpft to close public hearing; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Council deliberation: The Council discussed the number of units allowed under the proposed ordinance. Mr. Dansie said the General Plan guidance called out five units per acre as the goal for a cottage neighborhood. The Planning Commission recommended six.

Mr. Dansie displayed the map of properties in Town that may qualify for this overlay zone designation.

Mr. Alltucker raised concern about open space and visual corridors. He felt the effects of this ordinance would forever change the look of the Town. Specifically, Town services and neighborhoods would be impacted. Mr. Alltucker had great reservations.

Mr. Aton said the Housing Committee considered cottage neighborhoods being developed in areas that would not affect views or be obtrusive. The concept was not envisioned to go all through Town. The control of an overlay zone provided the Council discretion.

- Mr. Player commented the ordinance gave the Council the legislative right to make decisions property-by-property.

Mayor Smith said the ordinance would provide an affordable option enticing families to live in Springdale but could also become a way for people to purchase second homes.

Stephen Roth had telephoned Council members to express his comments. Ms. Zumpft presented some of Mr. Roth's suggestions for additional standards. Mr. Dansie said the ordinance already stipulated cottages have their own design and the required roof pitch would preclude a full two-story wall.

The Council discussed the pros and cons of the ordinance and were primarily concerned with the unintended consequence of units being sold as second homes.

- Mr. Dansie said the Council's concerns were well-founded. There was no guarantee what the ultimate sales price would be or who they would be sold to.
- Mr. Aton expressed this ordinance gave the Council a tool to use when the right proposal and piece of property came together.

Mr. Alltucker felt this traded open space for development. He did not see a compelling reason to approve the ordinance.

Motion made by Randy Aton to adopt Ordinance Revision 2018-04, the creation of the Cottage Housing Overlay Zone which would allow cottage neighborhoods, up to six cottages per acre, on large properties in the Valley Residential zone; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: No
Motion passed.

The Council took a brief break. The meeting reconvened at 8:08pm.

Action Items – Administrative

Consideration of the Parking Pay Station Selection Committee recommendation on a parking enforcement software/hardware provider and possible contract approval: Dawn Brecke was in attendance to answer questions. None were asked.

Motion made by Lisa Zumpft to approve the parking pay station enforcement hardware/software provider and authorize the Mayor to sign; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Request for a culinary impact fee deferral for 1216 Zion Park Boulevard: Andrew Green was in attendance to answer questions. Mr. Dansie said last year the Council adopted a policy which allowed deferral of culinary water impact fees for developments that provide a direct public benefit. This proposal appeared to meet all the criteria.

Mr. Alltucker questioned the shared access with the LaFave Gallery.

- Mr. Green indicated the right of way was designed to accommodate both parcels. Mr. Dansie confirmed there was an easement that allowed access.

Motion made by Mike Alltucker that the Town approve the deferral of the impact fee as detailed in the staff report dated 10/06/18, and provided this deferral is contingent upon the owner providing, executing and recording a restrictive deed covenant which will be prepared by the Town Attorney; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Resolution 2018-01 appointment of Adrian Player to the Southwest Regional Mosquito Abatement Board – effective February 1, 2018: There was no Council discussion.

Motion made by Lisa Zumpft to approve Resolution 2018-01 appointing Adrian Player to the Southwest Regional Mosquito Abatement Board effective February 1, 2018; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Appointment of Jerry Giardina as Planning Commissioner for term expiring February 2021: There was no Council discussion.

Motion made by Lisa Zumpft to appoint Jerry Giardina as Planning Commissioner for term expiring February 2021; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Appointment of Julie McKown as Planning Commission alternate for the term expiring February 2021: Mayor Smith explained last month Ms. McKown was appointed as full time but should have been appointed an alternate. This item cleaned up that housekeeping issue.

Motion made by Lisa Zumpft to appoint Julie McKown as Planning Commission alternate for the term expiring February 2021; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Ratification of the Planning Commission appointment for the 2018 Chair and Vice Chair: There was no Council discussion.

Motion made by Mike Alltucker that the Council not ratify the Planning Commission appointments for Chair and Vice Chair; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: No

Player: Aye

Alltucker: Aye

Motion passed.

Ratification of the Historic Preservation Commission appointment for the 2018 Chair and Vice Chair: There was no Council discussion.

Motion made by Lisa Zumpft to ratify the appointments of the Historic Preservation Commission for 2018 Chair and Vice Chair; seconded by Randy Aton.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Consideration of Resolution 2018-02, a resolution designating surplus Town property and providing for the sale or disposal: Mr. Wixom said the list contained items no longer needed. The Town would determine how to dispose of them through auction or another means.

Motion made by Lisa Zumpft to adopt Resolution 2018-02, designating surplus Town property and providing for the sale or disposal; seconded by Adrian Player.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Review and possible approval of the Parkeon Sales Agreement and Services & Support Agreement: There was no Council discussion.

Motion made by Adrian Player to approve the Parkeon Sales Agreement and Services & Support Agreement and authorize the Mayor to sign; seconded by Randy Aton.

Aton: Aye
Zumpft: Aye
Smith: Aye
Player: Aye
Alltucker: Aye
Motion passed unanimously.

Consent Agenda

Invoices:

Invoice Date	Invoice No.	Vendor	Amount	Budgeted	Description
1/1/2018	1/1/2018	Britt Ballard	500.00	Yes	Semi Annual Uniform Allowance
12/23/2017	170011	Bowler, Odsan	600.00	Yes	Kelly Christopher Stanley & Ryan Terry West Case's
1/1/2018	1/1/2018	Brecke, Garen	500.00	Yes	Semi Annual Uniform Allowance
1/1/2018	1/1/2018	Bulkley, Jake	500.00	Yes	Semi Annual Uniform Allowance
1/1/2018	1/1/2018	Feltner, Trent	500.00	Yes	Semi Annual Uniform Allowance
1/1/2018	1/1/2018	Hansen, Matt	500.00	Yes	Semi Annual Uniform Allowance
1/1/2018	1/1/2018	Ray, JJ	500.00	Yes	Semi Annual Uniform Allowance
1/1/2018	1/1/2018	Shafer, Jason	500.00	Yes	Semi Annual Uniform Allowance
12/15/2017	20343	Sterling Codifiers	500.00	Yes	2018 Hosting Fee
1/1/2018	1/1/2018	Weiland, Zac	600.00	Yes	Monthly Prosecution Retainer
1/1/2018	1/1/2018	Wolsieger, Dennis	500.00	Yes	Semi Annual Uniform Allowance
12/16/2017	9796234303	Verizon	1,808.38	Yes	Cell Service
1/2/2018	17L1051	Chemtech-Ford	572.00	Yes	Water Tests
12/27/2017	12/27/2017	Goodfellow, Cody	600.00	Yes	Sand for Volleyball Courts
1/1/2018	2589	Rees & Hughes CPAs	2,000.00	Yes	Audit Final Bill
12/27/2017	90698	Sunrise Engineering	1,853.75	Yes	SR-9 Power Easements
1/10/2018	501	The Rock Place	1,125.00	Yes	Ball Field infield Mix
11/6/2017	11/26/1902	Bedrock Creations	5,600.00	Yes	CCC Wall Fix
1/3/2018	CR16441	Century Equipment Company	990.00	Yes	12th Month Rental on Case 580SN
12/31/2017	702-54691	GCR Tires & Service	686.30	Yes	Tires for JJs Truck
1/3/2018	1/1/2018	Local Public Safety and Firefighter Surviving Spouse Trust Fund	760.00	Yes	Annual Cost Share
12/5/2017	8000-9090-0957-9686	Purchase Power	520.99	yes	Postage
12/31/2017	1/10/2018	Rocky Mtn Power	4,380.19	Yes	Electric Services
12/31/2017	88878	Snow Jensen & Reece	1,912.31	Yes	Town of Springdale V. Springdale Irrigation Company
12/31/2017	88875	Snow Jensen & Reece	3,784.03	Yes	Balanced Rock
12/31/2017	88876	Snow Jensen & Reece	6,901.35	Yes	General Representation
12/31/2017	58049	Washington County Solid Waste	3,546.99	Yes	Garbage Billing
12/6/2017	90339	Sunrise Engineering	704.25	Yes	Misc Services
12/6/2017	90344	Sunrise Engineering	2,104.20	Yes	Canyon Ranch Storm Drain
1/6/2018	902	Utah School of Phlebotomy	600.00	Yes	Law Enforcement Phlebotomy Class
1/18/2018	9800035405	Verizon	2,180.61	Yes	Cell Service
1/19/2018	1/19/2018	Springdale Consolidated Irrigation	2,610.00	Yes	Annual Assessment
12/20/2017	J001965	Dorsett Technologies Inc	6,000.00	Yes	2017 WTP Construction
1/11/2018	7/30/1903	ETJ Law Inc	5,500.00	Yes	2017 WTP Construction
1/12/2018	91161	Sunrise Engineering	12,597.25	Yes	2017 WTP Construction
12/28/2017	1742	VanCon Inc	38,000.00	Yes	2017 WTP Construction
			113,217.60	Yes	

Motion made by Randy Aton to approve the consent agenda; seconded by Adrian Player.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.

Administrative Non-Action Items

Council Department Reports and General Discussion: Mr. Alltucker said the Streets Department continued to work on locates and leaks for the SR-9 project. Robert George was working on the parking plan and signage. There were five new goats at the sewer treatment ponds.

Mr. Player said the Water Treatment Plant meeting was canceled this week. He provided reports on the Mosquito Abatement Board (Attachment #3).

Mr. Aton reported two members from the Rockville/Springdale Fire Protection District Board, along with Mayor Smith, Mayor Leach, Luci Francis and Chief Ballard, met with the Hurricane Valley Fire District Chief Tom Kuhlmann to discuss options. The RSFPD Board would meet next week in a working session to consider these options. Then on February 28th the Board would hold a meeting to take public comment.

- Mr. Aton indicated conversations with County Commissioners needed to include discussion about TRT tax funds. The TRT contract expired in April 2019 and new negotiations would likely start soon.
- Mayor Smith stated he was in favor of continuing to provide TRT funds to the District at the current level. He started conversation with state officials regarding easing up on restrictions requiring TRT money be used for advertising. Given the volume of tourism, Mayor Smith felt the burden of funding police, fire, and ambulance should not be placed solely on local businesses. Financial support should be shared with the state and county since they benefitted too.
- Mr. Aton mentioned the mutual aid agreement with the Park also needed to be reviewed.

Mayor Smith said the transit system from St. George to Springdale was gaining momentum. It would be helpful if a portion of the funds from Springdale's parking program were earmarked toward this transit route. The Council would further discuss supporting this idea during their March Council meeting.

Adjourn

Motion to adjourn at 8:48pm made by Adrian Player; seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Smith: Aye

Player: Aye

Alltucker: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL: 

DATE: 3/14/18

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or send an email to springdale@infowest.com for more information.



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Town Council Meeting Date 2/14/18

Name (please print)

Lila Moss

Name (please print)

BOB McMAHON

Name (please print)

Ken Duckert

Name (please print)

Alan Jensen

Name (please print)

Melanie A. Madsen

Name (please print)

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From: Nathan Wells
To: [Darci Carlson](#)
Subject: ZCVB update. Late. Very Sorry!
Date: Wednesday, February 14, 2018 7:34:09 PM

Hi Darci,

I apologize for missing tonight's Town Council Meeting. I realize this is far past the ZCVB spot on the agenda and that you may have wrapped up early.

Last week, the membership of the Visitors Bureau met in a full meeting with updates from the Town of Springdale, Park Service, Zion Park Transportation and the happenings of the Utah Tourism Industry Association. Even with the challenges presented in the SR9 Roadway Project, everyone is anticipating a busy President's Day Weekend. Everyone has been encouraged to do their part in finding solutions here, especially related to parking and high visitations levels in the Town and Park.

We received updates from Vacation Races and their plans for this year's Zion Half Marathon which is being held in April in Virgin and a course on Smith Mesa. We also had a presentation by those organizing the Southern Utah Tourism Summit, held on February 22nd in St George, with speakers including Vicki Varella from the Utah Office of Tourism, Glenn Price from local group, Bondir, and influential destination marketing guru Roger Brooks who visited Springdale last year with a public meeting presenting his findings and suggestions.

New Area Guides are in production with new messaging on points of interest outside of Zion Canyon.

Thank you and Happy Valentines!

--

Nathan Wells
General Manager,
Zion Canyon Village

147 Zion Park Blvd
PO Box 1022
Springdale, UT 84767
435.590.0565

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

REMEMBER: Never give out your account information, password, or other personal information over e-mail.

Robert J. McMahon

Springdale, UT 84767

February 14, 2018

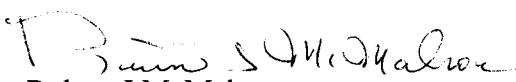
RE: Adoption of Ordinance 2018-02; Vacation of Balanced Rock Hills Road

Town of Springdale Town Council:

This letter is to serve as notification of my opposition to the vacation of the Balanced Rock Hills Road and contest the legal right of the governing body of the Town of Springdale to Vacate Balanced Rock Hills Road as per the following statement of facts.

1. I have continually used and continue to use the Balanced Rock Hills Road to access, materially use, and enjoy all benefits and rights of land ownership that are guaranteed by the State of Utah regarding the parcels of land I own within the Balanced Rock Hills Subdivision and have done so since I purchased the parcels over twenty years ago.
2. I contest the Town's stated good cause for Vacation of "the public good is served by the requested vacation because the vacation will result in an increase of Public Safety through the removal of incurred Liability with a road running on and over geologically unstable land" on the grounds of 1) Public Safety nor Geologically Unstable land have been defined and 2) no evidence of the Vacation improving said Public Safety by the perceived incurrence of liability due to "Acts of God" has been presented. Further, selecting this particular geographic location within the Town of Springdale as being materially different than other areas of the Town some containing, approved subdivisions, developments, and public improvements, is clearly arbitrary.
3. I contest the Town's assertion that "the proposed Vacation does not make access to the lands of any person difficult or inconvenient" as inaccurate and unfounded as no alternative access or plan has been proposed or studied for the accommodation of the existing uses of the Balanced Rock Hills Road by the public and owners of the lots within the Balanced Rock Hills Subdivision.
4. I contest the Town's assertion that "no remonstrance or objection to this matter has been filed by any party" as evidenced by this letter of objection.
5. I assert the lot owners of the Balanced Rock Subdivision are materially injured by the proposed Vacation and that the Vacation does construe to impair the Right of Way of the lot owners of Balanced Rock Hills Subdivision, as the access, enjoyment, and guaranteed rights of use of land owned by the citizens will be impaired. (ref: Utah Annotated Code 10-9a-609.5)

Thank You


Robert J McMahon

From: aplayer@springdaletown.com
To: [Darci Carlson](mailto:Darci_Carlson)
Subject: Fwd: SW Mosquito Abatement Board Meeting
Date: Wednesday, February 14, 2018 8:21:24 PM

----- Original Message -----

Subject: SW Mosquito Abatement Board Meeting
Date: 2018-02-09 10:03
From: aplayer@springdaletown.com
To: Stan Smith <mayor@infowest.com>, Lisa Zumpft <lzumpft@springdaletown.com>, Mike Alltucker <malltucker@springdaletown.com>, 'Randy Aton' <raton@springdaletown.com>

Mayor and Council,

The quarterly SW Mosquito Abatement Board Meeting was held Thursday, February 8th at 4PM. There were a number of new board members that were introduced (me included). New officers were elected (thankfully I dodged that bullet) consisting mostly of board members that have served a while.

For those of you who have never taken the time to analyze your property tax bill, there is a line item funding the SW Mosquito Abatement entity. This funding results in a 2018 proposed budget of \$625,000 of revenue, 81% of which comes from your property taxes, and there are other income items not related to property taxes. On the expense side, \$380,000 goes to salary and wages and benefits. The balance goes toward chemicals, equipment to do the job and other usual operating expenses.

The district operations center around trapping and identifying mosquitos (there are about 21 types in our county), testing the captured mosquitos for West Nile Virus (last year there were 10 water pools producing mosquitos where the virus was found), and killing the mosquitos. First choice for eliminating mosquitos is to treat pools with a poison that attacks and kills larvae. Second choice is to spray the adult mosquitos with a different poison, mostly happening when the district gets complaints from citizens about the number of mosquitos. Annual chemical poison costs about \$30K.

I toured the facility and was impressed. They have a lab with high tech equipment to detect West Nile Virus, and they have lots of equipment to trap and kill mosquitos.

The district has a scientific paper on mosquitos and I have requested a copy electronically. They say it is good sleep inducing reading, so I will look it over and decide if I should send it on to you. They are also currently updating a new mosquito abatement flyer, and I have asked for copies, and an electronic copy. I will provide these to you.

Sean Amodt, the district manager indicated that he would be willing to do a short presentation at one of our council meetings on the functions and methods of the district. Anyone interested?

Adrian

From: aplayer@springdaletown.com
To: [Darci Carlson](mailto:Darci_Carlson)
Subject: Fwd: Water Treatment Plant Status
Date: Wednesday, February 14, 2018 8:21:51 PM

----- Original Message -----

Subject:Water Treatment Plant Status
Date:2018-02-01 09:43
From:aplayer@springdaletown.com
To:Stan Smith <mayor@infowest.com>, Mike Alltucker
<malltucker@springdaletown.com>, Lisa Zumpft
<lzumpft@springdaletown.com>, 'Randy Taylor'
<rtaylor@springdaletown.com>
Cc:Rick Wixom <rwixom@infowest.com>

Mayor and Council,

The contractor is working toward ready to form and pour for the office part of the building. Sunrise engineer requests a pre-pour meeting before the actual pour.

The contractor plans on pouring footings next week Thursday/Friday. Landmark representative attended today's meeting and signed off on the work done so far. Because the site is an old landfill, Landmark suggests that the contractor over excavate and bring in better fill.

The contractor is going to need the town to shut down the main irrigation line while they make a connection. Public works will need to coordinate this and make sure that the settling ponds are full before shutdown.

Westech has been holding on to finished equipment for the plant and wants the contractor to take possession and store. Joe Barker asked if this equipment could be staged across Lion Boulevard. The contractor asks that Westech keep the equipment for as long as they can, or at least another month so there is not a chance of damage.

Sunrise engineer agreed to do some more construction staking that the contractor requested.

Potential Structural Change.....Van Con visited with Sunrise structural engineer in Salt Lake City and Van Con is suggesting adding a ledge which is a poured part of a wall which will be a guarantee that here won't be any settlement of the wall. Sunrise agrees that this is a good idea given that there could be settlement issues in the site. Van Con is not requesting a change in terms of cost.

Van Con is proposing some small changes to underground vaults because of compaction issues. Sunrise will look at required piping changes and approve/disapprove this request. Town public works has no problem with the proposed changes.

Change order #1 needs to be approved by Sunrise formally. Contractor needs to do the submission to Sunrise.

Robby request plenty of advance notice on the shutoff of the irrigation line so that we can be sure that the settling ponds are full to allow normal water production while the line is off.

From: aplayer@springdaletown.com
To: [Darci Carlson](mailto:Darci_Carlson)
Subject: Fwd: Water Treatment Plant Status
Date: Wednesday, February 14, 2018 8:22:23 PM

----- Original Message -----

Subject:Water Treatment Plant Status
Date:2018-02-08 09:54
From:aplayer@springdaletown.com
To:Stan Smith <mayor@infowest.com>, Mike Alltucker
<malltucker@springdaletown.com>, Lisa Zumpft
<lzumpft@springdaletown.com>, Rick Wixom
<rwixom@infowest.com>, 'Randy Taylor'
<rtaylor@springdaletown.com>
Cc:'Robby Totten' <rtotten@infowest.com>

Mayor, Rick and Council,

The weekly meeting was held today on the progress on the new plant. Van Con has set up footing forms and will be ready for inspection on Friday. The pour will occur on Tuesday, Feb 13th. Sunrise will have Landmark attend the pour and do the testing of concrete slump, etc. Robbie brought up that on any exposed concrete it must be colored using the standard town color. Forms will be stripped no quicker than 24 hours after the pour. Next pour will be footings for the rest of the building. Tom Dansi advised the contractor that rather than completely coloring the concrete with dye, it is acceptable to stain the parts that show. The issue here is the cost of dye for the concrete. Staining is much less expensive. Dansi accepted staining on exposed surfaces.

There was a discussion about Zypex, which is added to the concrete to improve waterproofing. The contractor wants to apply the waterproofing after the pour and not mix the Zypex into the concrete. Sunrise says that the specs call for it to be added to the concrete and that is what they prefer. Sunrise did say that if the structural engineer had no concerns they would approve application after the pour. Van Con prefers application after the pour and stressed the value of doing it this way. Mike Alltucker added that his experience has been very favorable with adding the treatment to the concrete before the pour. Van Con points out that they are responsible for the warranty and that they prefer the post application. Sunrise will talk to product providers and consider the application after the pour. This issue was not decided at this time.

Robbie is concerned about the contractor using plugs on the old water treatment plant because of the power drain which may trip breakers and upset the operations of the plant. The issue is chemicals being applied to the water and public works not being made aware of a tripped breaker. The contractor agreed to stop using the plugs and use their generator. There was tension and annoyance from the contractor over this issue, but the resolution was agreed to.

There were no safety, public relations or traffic control issues. Dust control has been handled well by the contractor.