

The Springdale Sun

A local newspaper in Springdale, UT,

October 21, 2025, Issue 16

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This Issue

This issue of The Springdale Sun will be much more politically heavy because it is that time of year. For those of you not interested in local politics, I apologize. What am I saying? No, I don't apologize. I am grateful for these opportunities to choose leaders and I guess deep in my heart of hearts, I wish those disengaged, would engage. I believe it matters. If we love our neighbors, shouldn't we care about who will be our leaders? Reading everything carefully in this would be evidence of that concern.

You've probably received your ballots. You may even have cast your votes. Although I, even I, whose son is running for Town Council, and for whom I know I will vote, have not decided about all things.

Another 'thank you' to the Springdale Community Forum. The candidate Q and A was well done. I look forward to more Town Hall type of meetings especially before elections. Here is a link to watch or rewatch: < https://www.youtube.com/@springdalecommunityforum>

I really, sincerely, deeply hope you will take the time to read this Issue, being as open to change and honest assessments as we humans can be. However you vote, whatever you believe, I do have great faith that every one of you citizens in this lovely Dale of Springs, will do it with integrity and sincerity even though we may do it differently. Thank you for being that type of person.

It has come to my attention (for a second time) that you all may prefer to receive *The Springdale Sun* every **other** week. I had felt that unless it's at lest weekly, it's value as a **news**paper would be greatly diminished. I am **more** than happy to do it every other week if the majority prefers. Please just hit reply and let me know. Thank you.

Unity?

editorial by J. Richard Madsen

Some have suggested this town has always been “unified” in the past, and that we have “always looked after our neighbors” until now. Then imply that we are not now unified because individuals are offering differing opinions which are judged to be “negativity”.

Perhaps true unity does not require everyone to have the same ideas and opinions, including experiences and/or observations of Town government?

Perhaps a “unified” community is more likely found where neighbors feel free and safe to offer differing opinions and enjoy free expression of the same, expecting and enjoying, an exchange of words, ideas and expressions that are received with validation, ears that hear and hearts that might imagine why another’s needs and desires might differ from their own?

Perhaps, If we were ever to be unified, it would arise out of taking a genuine interest in each other, and exercising more tolerance and love between differing lifestyles, social and financial needs and demographics, and across religions and historical backgrounds.

Believing that this town was ever “unified” is an idealistic view–but, perhaps, based on having limited acquaintance with only those who have had the same or similar opinions and objectives?

There are many with differing experiences than those that have had a ruling majority for some years. Yes, these may be in a minority, but their thoughts, feelings and experiences in this Town are real–and especially real, to them.

Many have not felt unity here, or that they are treated with equanimity or even civility.

Some have lived here not just for 10 or 25 years–or even 50 years but are surviving members of third or even fourth generations of a Springdale family, who have, in recent years, not felt accepted or valued in their own homesteads.

Instead, they have been made to feel that their endeavors to provide a livelihood for themselves and their families–and in some cases, allow next generations to remain in their ancestral Town, have been thwarted and dismissed for various reasons. For example, being labeled as backward, old, low budget or cheap, rundown, and using zoning laws like a sword un-uniformly welded, or because they just don’t like a proposal or want to see it from a high point on the hill.

Could this be just a backhanded way of dismissing the “village” that existed here, while claiming they are preserving it? Using language so many of the majority seem to use as an excuse to deny some village or cottage business in an old existing building but then, confusingly, allow a high budget business to be put in the same place without regard to adequate parking, the change in the surrounding view and environment, and un-evenhanded rulings. They may even use the excuse of questioning whether a proposed business is accessed directly from SR-9 or across a private road or not.

In at least one case, a road that has been used for decades in a public manner is now considered private? Was this assertion just to prevent a business proposal they didn’t like?

Why then, was it denied when it would have left open the huge space along the road, the older cottage with roof below the skyline, and a more gentle slope? Only to afterward allow a business in that same spot without consideration of the nature of the access road, or whether the density of the project allowed for adequate parking, and turning road claimed by the Town to be “private” into a burgeoning thorough faire? Or considering how this business might impact the road running through and accessing adjacent property owners? (In fact, telling them any liability arising from the road would be theirs?)

It does make one pause for a moment. How may a Town with a straight face claim a road is

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“private” when it deliberately filed legal documents with the County asserting the Town’s interest and declaring its public nature, (which the County accepted, duly filed, and immediately listed it as publicly owned and operated), asserted for years it was public, used that fact to settle several disputes, allocated budget funds to it, used it to implement utilities and other public infrastructure and services, was completely aware per its own legal advice that it had been used for decades as a public road–but then suddenly claimed it was “private”?

How many have been apprised that the Town has, quite frivolously, been engaging in defending this claim in a court of law for more than a year, compelling the expenditures of tens of thousands of dollars (including tax payor’s money), all the while ignoring the evidence of hundreds of documents to the contrary, a long history of public use, and the Town’s own history claiming it was public, and arguing that all adjacent owners of the road should have been impleaded into the lawsuit. When asked by a judge why, if the town believed this, they had not brought all the adjacent owners into the suit, replied that: [The Town] did not want the residents to have to bear the expense!

These are the same residents informed by the Town that the road maintenance and liability was not the Town’s, but theirs. And, that any associated expense would have to be borne by the adjacent property owners. This included the expense of any damage to “their” road caused by a flood over their properties, even one caused by the Town’s contractor breaking a watermain.

It would be interesting to know why the Town made these assertions (lies?) when its own attorney had advised them otherwise.

What is the reason for this subterfuge and reckless expenditure of money and resources?

(If the truth of this is questioned, a copy of a Judge’s signed order is available upon request and/or audio of the hearing.)

Just this single issue, calls into question the so-called transparency and integrity of our current mayor and administration, the un-even handling of individual projects and the use of public funds.

But one might ask themselves what else is the Town involved in that it is not being transparent about? What is being discussed in the “closed sessions” each month for imminent or existing lawsuits?

The Town makes a lot of money. Why is it so reluctant to maintain good public roads for health and safety? (Which is the very definition of a Town and its duties!)

Which also calls into questions what properties should a Town be buying and why? Is it truly legal for a Town to acquire property that has not already been designated for a public use and/or necessary infrastructure? (Like interconnected public access roads for healthy and safe ingress/egress and emergency access?)

This author is aware of one method properties have been acquired, which was fraudulently done, in that the Town claimed an imminent “condemnation” for vacant land (not legally subject to condemnation laws), and by claiming “imminent domain” over land with no intended public use as required by law! Most owners that gave up their land to these claims blindly and simply believed, without questioning, a Town that clearly had its own agenda–largely dictated by those in power with perhaps, good intentions because they love the open places of this place, but in the process hurt a lot of people in the absolute exercise of their beliefs to the exclusion of all others.

Is the platform of our Town government being used too freely to assert the ideals of some individuals and their agendas, instead of remaining in the framework of assessing and achieving the universally and accepted goals focused on health, safety, well being, a means of income and commerce, and a whole and healthy community that does not dismiss its obligations as a gateway to a public trust and a public that has rights here as well, and an economy that for a hundred years has been involved with and welcomed tourism?

Is it time this Town, with its wealth and power, should be more subject to neutral and wide ranging oversight and guidance by those with an ability to see the whole picture and not just the needs of a retired majority.

Pumpkin Potpourri

by Debi Keys

🧡 'Tis the Season for Pumpkin Spice!

As the air turns crisp and leaves start to fall, one flavor seems to steal the spotlight—**Pumpkin Spice!** From lattes to candles, it's everywhere this time of year. But beyond the seasonal hype, those spices do far more than make your coffee smell like autumn… they can actually boost your health!

🌿 Why Add Spice to Your Life

Pumpkin spice isn't just about pumpkin—it's a blend of **cinnamon, nutmeg, ginger, and cloves**, each with powerful health benefits:

- **Cinnamon** helps stabilize blood sugar and supports metabolism.
- **Ginger** soothes digestion and reduces inflammation.
- **Nutmeg** promotes relaxation and better sleep.
- **Cloves** are packed with antioxidants that support immune health.

Together, these spices can help **stoke your metabolism, balance blood sugar, and calm stress**—a perfect combination for feeling great during the busy fall season.

🍂 Healthy Ways to Enjoy Pumpkin Spice

Skip the sugar-laden coffeehouse drinks and try this simple, satisfying swap:

Pumpkin Spice Smoothie

- ½ cup pumpkin puree
- 1 cup unsweetened almond milk
- 1 scoop vanilla protein powder
- ½ Avocado
- ½ tsp pumpkin spice
- Ice cubes

  Blend and enjoy a creamy, nutrient-packed treat!

And if you are looking for a tasty treat give this a try:

Pumpkin Chia Seed Pudding

2 Servings

Ingredients:

* 1 cup unsweetened Coconut Milk
* 1/2 cup pumpkin puree (not pie filling)
* 1 - 2 tablespoons maple syrup, or to taste
* 1 teaspoon pumpkin pie spice
* 1/8 teaspoon sea salt
* 1/4 cup chia seeds

Directions:

In a medium bowl, combine coconut milk, pumpkin puree, pumpkin pie spice, salt and maple syrup. Use a whisk to stir ingredients until mixture is smooth and has an even consistency. Add the chia seeds to the bowl and mix again to incorporate the seeds.

Cover and chill for 4 hours or until set. Enjoy cold. topped with whipped cream or Greek yogurt, fresh fruit and a sprinkle of cinnamon. Leftovers can be stored in fridge for 3 to 4 days.

These recipes let you **enjoy all the flavor of the season—without the sugar crash!**

Make this your healthiest (and tastiest) fall yet!

To your best health,

Debs~

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Slipped on a pumpkin today. It caught me off gourd.

What do you call an athletic pumpkin? A jock o'lantern.

What do you call a chubby jack o'lantern? A plump-kin.

What do you call a pumpkin that can slam dunk? Michael Gourdan.

How do you repair a broken jack o'lantern? Use a pumpkin patch.

What are jack o'lanterns afraid of? Things that go pump-kin the night.

Correcting the Record

by Pat Campbell

"During the recent mayoral debate, both candidates delivered closing statements outlining their positions. However, several factual inaccuracies were made that I'd like to address. Since the format did not allow for rebuttals, I will present them here.

During Ms Bruno's closing statement, she made the following comments:

Barbara Bruno: "Mr. Campbell and I have served on Council together, and we have only voted differently on three motions. All three were in September of 2024, over a year ago."

Here are the facts, item by item:

1. *Barbara Bruno: "He voted against a parameters resolution without saying why:"*

My Response: This resolution would have authorized bonding $1,425,000 to purchase land next to Town Hall. I stated my reasons for voting no at the time; it's incorrect to suggest I offered no explanation.

2. *Barbara Bruno: "He voted against the employment agreement for the Town Manager because he felt a three-year term should have been included…"*

My Response: The proposed contract for Town Manager Rick Wixom had **no term limit**, and could only be ended by mutual agreement. The contract also included **12 months** of severance pay and benefits if Mr Wixom were terminated. I argued for a **three-year term** and successfully persuaded Council to **reduce severance to six months**. Ms. Bruno supported the no-term, mutual-consent model, and initially, the 12-month severance. Also notable: this item appeared on the agenda only days before Mr. Wixom's prior contract expired, leaving no realistic time to negotiate better terms.

3. *Barbara Bruno: "And he voted against a motion to approve a development agreement for workforce housing at the Bit and Spur property, again without saying why."*

My Response: I did explain my vote. The amended Development Agreement would have extended completion to **up to 4½ years**—beyond the original **3 years** and out of step with other timelines in Town code (e.g., the Transient Lodging Overlay's **3 1⁄2-year** completion window). The project has still not begun.

It's one thing to disagree on policy; it's another to misstate the record.

Warning: Political…and Looong

editorial by Elizabeth Cutler

So many thoughts, so little time. Kathy LaFave and Dave Karaszewski are correct: I do NOT want Barbara Bruno and Randy Aton to get re-elected.

I do Sincerely respect and am grateful for many of their qualities and am deeply grateful for their sacrifice of time on our behalf. Let me start with Mayor Bruno.

She has a remarkable energy, ability to remember people, and desire to solve problems. I do appreciate that she, and this is all on her, was able to get fiber optics to Springdale. Though she overpaid for the land near Barker Park, I am grateful the town owns that piece of land. Cellular service through Virgin has been vastly improved and we do still have a medical clinic. The first summer we were here (Barbara's first summer as Mayor) our cell phones dropped calls daily. It was highly annoying. Barbara mentioned she had contacted Verizon and they were going to do something and we haven't had a call drop since.)

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In fact, it seems to me, there are 3 major areas that a mayor is concerned with: liaising the town with outside entities, finding in town solutions and improvements, and the third is more undefinable. The third is how well a leader exhibits qualities that increases the sense of community and leadership confidence, and transparency, where citizens feel included and respected instead of alienated.

In liaising with the outside world, Mayor Bruno is first rate. If you recall, I firmly believe our Post Office was never in danger of closing. Nonetheless, if it had been, Mayor Bruno probably would have saved it. When there is a ladder leaning against a problem, the Mayor can climb it with tremendous energy. It's just that sometimes, she has that ladder leaning against the wrong thing.

The way she pushed the workforce housing overlay zone through, ignoring the tremendous citizens' reasons not to do so was unconscionable. That she voted for increased housing density twice, but not the third time when it would have affected (and minimally) her own neighborhood was disappointing. The deal she tried to make with Marriott to acquire a piece of property on which to put a medical center was so unfriendly to the town while giving Marriott way too much indicates that she is too willing to do what it takes to get what she wants. Even when it's a good goal, there are limits to to obtain that goal. Her idea (when on Planning Commission) to require parkitecture on new builds or remodels along SR 9 and side streets for a certain distance down, screams government overreach. That she bought the property next to Town Hall at a price too high to be affordable and had to float a bond to do so seems financially irresponsible. (I must say Kathy LaFave's point about land values in Springdale helped me feel less resentful about that land purchase.) She wants a fancy, "upgraded" park, a fancy new town hall, a bigger, fancier post office, an expansive, fancy medical center. I guess she wants the fancification of Springdale. I wouldn't mind some fancy. Happy to let Hotel de Novo, Spotted Dog, Switchback, etc., pay for fancy, while I spring for the occasional fancy meal.

Her plans to fancy up Barker River Park with little community support and at great community cost, both in money and decrease in the park as a local amenity as it will be more attractive to tourists, is highly frustrating. The last one I'll mention is when she wanted to put a historical center on that land next to Barker River Park. Here I must confess my first thought was favorable. Thank heavens for citizens who saw problems I did not, most particularly Betina Linsey who came around with a petition I happily signed when she explained how it would totally ruin Barker Park as the place where locals gather, walk their dogs, hike, etc. Yes, I originally saw it as Mayor Bruno saw it: the difference being I am not running for Mayor. The petition wasn't effective but when a "more prominent" citizen also voiced objection, the idea was kaput. That kind of speaks to the third area: it really felt like some citizens were more important than others.

Many residents have come forth to confess that Mayor Bruno, told them things about Noel Benson that were not true. And she knew they were not true. Noel Benson (my son) is a thorn in Mayor Bruno's side as he sees problems she does not. These residents prefer to not be named because they fear her retaliation. I, too, have felt her sting but she mostly just makes fun of me, and, frankly, I make fun of me all the time so maybe that's something we have in common. Other citizens feel used by her. She's all chummy when she wants something, dismissive when she's gotten what she wanted. Others feel she made promises to them to get elected the first time, none of which materialized. As one citizen, who has known her for a long time, said, "With Barbara, it's all about Barbara." She stubbornly would not back down about Big Springs being a public road, forcing a law suit, which the town lost decisively, costing the town time and money, and costing the citizen the same thing for a result that was pretty much a foregone conclusion.

It may not sounds like it, but I am very sympathetic to her "character flaws." I am at the head of that line. There are many things which are just no one's business. Most of us know better than we do. It's not being hypocritical; it's just being on a journey. But most of us are not running for mayor and when you put yourself in the public eye, that eye has the right, even the

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duty, to see things that should otherwise be kept private.

I would have happily published someone's "Why I'm voting for Mayor Bruno" article had I received it. In fact, I have asked specific people for one. There is another issue before voting day. Perhaps Kathy LaFave's letter could serve as that. Most of you received it but she did not give me permission to reprint it. I have respected her choice.

Changing people's minds is almost impossible. The primary vote shows Mayor Bruno has the clear advantage. Still, I have to do what I believe is right when I feel so adamantly that Pat Campbell is the better choice for mayor. Barbara is right: she **has** made connections that are important. If she's an honorable citizen of Springdale, and does not prevail, she will help Pat with those contacts as Stan Smith did with her. If she does not, Pat Campbell will happily and successfully make those connections. She is also right that she will hit the ground running. I am convinced she will often be running in the wrong direction.

One Last (**Good**) Word about Mayor Bruno.

She is a force of nature. If she were not mayor, think what an influence she could be, say on Zion Canyon Mesa. It struggled to get up and running for a long time. I believe it's still having some problems. If anyone could step in and make a huge difference, it is Barbara Bruno. Lion's Club; she could give it a shove in all the right directions. Z-arts seems about as successful as it can be, but even there, what if she were the main organizer for its Arts and Crafts exhibit in November. I thought last year's was perfect. But would love to see what Barbara would make happen. Get out of that train's way. Better yet, get on that train. Just because I believe she is not the best person for Mayor doesn't mean I am blind to her go-getter qualities. I would like to see her where she could offer go-better solutions.

Town Council Candidates, Well One

editorial by E Cutler. Tired of me? I know I am

I cannot vote for Randy Aton because

* by his own admission he does not see the difference between what a town council can do and what it cannot do
* at the TC meeting to discuss the workforce housing overlay zone change he did not deliberate but took that time to lecture those in attendance
* he insulted a citizen who had written a letter and, when given the chance to make a public apology, or say he didn't mean it that way or anything, he did not bother to do so. I guess, even when it was pointed out, he just didn't care.
* at the candidates question and answer he joked about how as an engineer he knew numbers but when it comes to the budget, he was clueless. I laughed, too, and found him quite charming for being so upfront. Then I got home and thought, crime-anee, he's been on council 2 whole terms, 8 years, and he still does not understand the budget. I mean if he'b been on it 2 years, sure. Two terms? Unthinkable. He's clearly smart enough. It, therefore, is a statement that he just cannot be bothered.
* he's already served two terms
* he is so focused on workforce housing, he can hardly see anything else
* public works is largely his concern on council (they all have different buckets assigned to them) and it was, therefore, under his watch that the sewage snafu occurred. I understand relying on "experts" but he does have an engineering background. Maybe not the most important reason to not vote for him, but it gives one pause.
* though I found he communicated relatively well at the candidates' night, he sometimes, in meetings, has a difficult time articulating a point
* there are three better candidates

I encourage you to vote for one (or two) of those other candidates. I don't want you to stop being Randy's friend; he is a very appealing guy who sincerely loves Springdale and is so enjoyable when his sense of humor shines through. I just hope you can see, at this point in his life, he is not the best man for this particular job.

More Town Council Candidates

editorial by E Cutler

Those other candidate include: Tom Kenaston, Jack Burns, and Noel Benson. I only know about Tom Kenaston and Jack Burns what you know if you read their flyers and watch meetings. I know more about Noel Benson, as he is my son. I will be as objective as I can.

I like that Tom responds to my emails (the only one). I like that he has not been on Council before. I like that he is willing to revisit the workforce housing overlay, not to eliminate, but protect neighborhoods better. I like that, when he started as chairperson on Planning Commission, he, frankly, did not do a good job but asked others and improved a great deal and quickly. That shows humility and ability.

I liked Jack Burns's mailer information. I found it persuasive. In meetings, he seems deeply sensitive and clearly loves Springdale. He has deep ties to Zion National Park, having worked there.

I like Noel Benson for his specific ideas. He is my son, just so you know. I believe he's the best man for the job. (I know, you probably think that's the mother speaking but in my deepest heart of hearts, I don't think so. I know, subconscious is below conscious so if I'm still being subjective, I do not see it. I can only do what I can do). If you watched the candidate question and answer, you heard his specific ideas, specific solutions and general knowledge of budget issues no one else articulated. He has an ability to see the crux of a situation. For years, about many different areas that would come up on commission or council, he would say things like, "well, the most cogent question is"… or "all they really need to know is" … or "if they just changed this or added that or deleted this" … or "it's not is this good, it's is there better …" At one point, quite recently, I said, "I know I'm your mother and should have known you had this analytical, problem-seeing, solution-seeing ability, but I really did not know." To which he replied "I didn't either."

His emailings had the most specifics. If you can watch the candidate question and answer without thinking he is the best man for the job, please write an article for TSS saying why. You can watch it here: < https://www.youtube.com/@springdalecommunityforum>

Again, an article from someone else for and against these three would be great.

And Now, a Word…

editorial by E Cutler

And now, a word about Pat Campbell for mayor: 1. He will work tirelessly. 2. He will NEVER make a citizen feel less than or belittled even if they are adamant in their opposition to him or his ideas. 3. He will listen. 4. He will treat his political opponents as friends. 5. He will be thoughtful in all his decisions. 6. He will never let his pride rule his priorities.

I am 100% sure about these things.
(OK, 75 words)

And now, a word about the letter from Kathy LaFave and Dave Karaszewski

1. Thank you for caring. 2. Minor Correction: the land by Barker Park was not purchased by floating a bond, just the land by the Town Hall. 3. The town's monies, regardless of their source, directly from our pockets or tourists' pockets is ours, thus all Springdale citizens, not just town council, should have a say in how they're spent. 4. Tourists (over 4 million) are a much heavier drain on roads, traffic control, police requirements, sewer system, water, parking, sidewalks, street cleaning, etc. than are townies (less than 600). It's appropriate tourists pay a share of those costs. But, sure, thank you, tourists. Really, thank you to the Creator of Zion National Park.
(Yep, I know, 120 words.)

Never Bored in Springdale

AT THE LIBRARY: ["Books are the plane, and the train, and the road. They are the destination, and the journey. They are home." Anna Quindlen]
Story Time - Every Wednesday @ 10:30AM

To access the Town's October newsletter with lots of information about Town happenings: https://www.springdaletown.com/ArchiveCenter/ViewFile/Item/222 (might need to copy and paste)

Oct 1 - Nov 8, 10 am - 7 pm
Plein Air Art Invitational, First Look for artwork at Worthington Gallery. https://www.zionpark.org/pages/artinvitational
https://www.zionpark.org/pages/artinvitational#eventschedule

Now thru October 24, CCC, Still Processing, a joint art exhibit by Liz Byer and Lanell Dike, see page 14

Oct 21, Tuesday, 2pm, CCC
knitting, crochet, craft group

Oct 22, Wednesday, 10:30, Library
Story Time

Oct 25, Saturday, 11am-1pm, CCC
Art to Heal Your Soul, $30 per session

Oct 26, Sunday, 8:30 am, CCC
Catholic Service

Oct 27, **Monday,** 3-5:30 pm, with Lanell Dike, Open Studio Sessions, see Make Art/Live to be 100, page 17

Oct 27, Monday, 6:30 pm
Alcoholics Anonymous

Interested in learning pickleball? Text 803 215 9966 if you're interested in free lessons. See page 14

Oct 21, Tuesday, Nighttime, sky
Comet Lemmon's closest approach to earth coinciding with Orionid meteor shower and new moon, creating remarkable viewing for observers. See below

Oct 22, Wednesday, 4 pm, library
Tween Book Club discussion of Coraline by Neil Gaiman.

Oct 23, **Thursday,** 5 pm, library
Halloween Apothecary Bottles, Sign-up is required.

Oct 23, Thursday, 5:30, Bumbleberry Theater, *The Sound of Music* Sing Along. Dress up as your favorite character and come to sing along — or just come and enjoy

Oct 25, Saturday, 3:30-5:30 pm, Rockville Community Center, Halloween Chili Cook-Off, see page 13

Oct 31, Friday, 6-8 pm, Heritage Town Square, Virgin, Trunk or Treat, Movie, Food, Fun, Prizes, see page 15

Nov 2, Sunday, 7-8:30pm, Virgin Town Hall, Desert Birthright, a Midwife's Memoir, with Lori Wrankle, see page 16

Nov 12, **Wednesday,** 11:30 am, library
Adult Book Club, discussing *Howl's Moving Castle* by D. W. Jones

For a great listing of community events with links to greater details:
<https://www.springdaletown.com/calendar.aspx>



View from the US midwest region, facing northwest, as soon as it's dark. More information is easy to find online including here:
< https://www.wired.com/story/how-to-see-comet-lemmon-this-october/>

Citizen Cites Unacceptable Code Violations

by Clifford Roseman

To: Springdale Town Council and Town Clerk
From: Clifford
Subject: Request for Revocation of Business License – Red Cliffs Lodge
Date: October 13, 2025

Dear Town Council, Town Clerk, Mayor and Police Dept,
I am writing to formally request that the Town of Springdale initiate proceedings under **Springdale Town Code §3-1-12** to revoke the business license of **Red Cliffs Lodge**, located at 792 Zion Park Blvd, Springdale, UT 84767. Based on substantial, ongoing, and well-documented violations of Town ordinances and public welfare standards, this business has repeatedly failed to operate in accordance with local, state, and federal law.
Under §3-1-12, a business license may be revoked or denied renewal if a licensee:

- **Has violated laws or ordinances governing the operation of the business;**
- **Has allowed or is responsible for unlawful activities conducted or permitted on the premises;**
- **Conducts business in a manner that creates a nuisance or otherwise violates any local, state, or federal law.**

Grounds for Revocation

1. Repeated Lighting Ordinance Violations (Town Code §10-15C)
Red Cliffs Lodge installed more than one hundred high-intensity light fixtures that do not comply with Springdale's Outdoor Lighting Ordinance. The canopy lights emit excessive lumens, creating glare, light trespass, and night-sky pollution visible across nearby residences. Despite multiple notifications and recommendations from the Town inspector to install compliant shielding ("skirts" or "shades"), the business has failed to correct these violations.

2. Improper Use of Shipping Containers Without Active Construction Permit (Town Code §10-4)
Multiple shipping containers—some up to forty feet in length—remain openly stored on the property without an active construction permit. Town Code allows such containers only during active construction. These structures are unsightly, obstruct public views, and have contributed to rodent and pest infestations. This violation began at the time of purchase and subsequently escalated, growing to seven containers for a period and later revealing visibly damaged bedding and construction materials.

3. Unscreened Trash and Sanitation Violations (Town Code §10-4)
The Lodge's trash enclosures are habitually left open, exposing waste such as bedding and construction debris. These unsanitary conditions, with bins left uncovered for weeks, have led to rodent and insect infestations, posing significant public health and fire hazards.

4. Noise and Illegal Lodging in Parked Buses (Town Code §10-13F)
Red Cliffs Lodge is permitting luxury buses to park on-site, operating generators throughout the night, which results in excessive noise and exhaust. This practice includes allowing guests to sleep in these buses, an activity that is both unlicensed and unpermitted under Town zoning regulations. When this issue was brought to the attention of management, I was informed that the Police had approved this arrangement for five nights, with generators running continuously, and management declined to resolve the situation.

5. Obstruction of Sidewalks and Public Right-of-Way (Town Code Title 10; Ordinance 2025-15)
A tenant business operating on the Lodge's premises has been permitted to conduct commercial activities—including bicycle training and rentals—on public sidewalks and grassy areas, blocking pedestrian access and creating safety and liability concerns. Furthermore, the business operates a bar and grill with seating directly adjacent to the public sidewalk, lacking any barrier between the two.
Under **Title 10 (Land Use and Zoning)**, businesses must confine operations to their approved commercial premises and may not use public rights-of-way or landscaped setbacks for private commerce.
Additionally, **Ordinance 2025-15**, amending **Title 3**, prohibits unpermitted commercial activity or deliveries within the public right-of-way. These activities constitute an ongoing encroachment and violate both the zoning and business license provisions requiring compliance with Town development codes.

6. Fire Hazard Conditions in Employee Housing (Town Code §10-4; Fire Code Enforcement Authority §4-3)
Reports indicate that employee housing areas on the property contain unsafe and unsanitary conditions—including discarded bedding, accumulated trash, and overgrown vegetation—that pose a potential **fire hazard**. Such conditions violate the Town's nuisance and safety standards under **§10-4**, which prohibits the maintenance of unsafe or hazardous conditions, and fall within the enforcement authority of **§4-3 (Code Enforcement)**.

7. Misrepresentation and Non-Cooperation with Town Officials (Town Code §3-1-12)
Over a period of several months, Red Cliffs Lodge management has repeatedly misrepresented

(continued on next page)

corrective actions to Town officials and neighboring business owners. Despite assurances that violations would be remedied, no meaningful action has occurred. Under **§3-1-12**, misrepresentation and failure to comply with the conditions or requirements of the Town Code constitute valid grounds for business license revocation.

Request for Action

In light of the ongoing violations and disregard for Town ordinances, I respectfully request that the Town of Springdale:

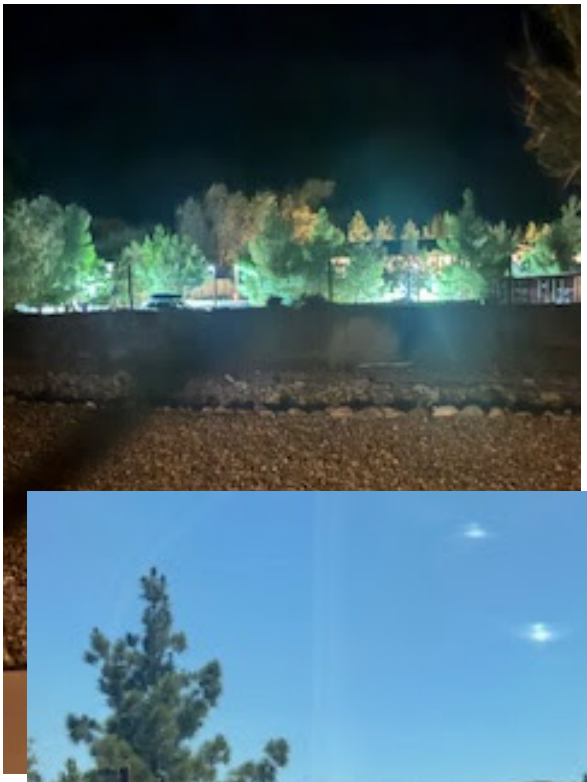
- **Commence an investigation** into the above-referenced violations;
- **Issue a formal notice of revocation** of the Red Cliffs Lodge business license under Town Code §3-1-12; and
- **Suspend the business license pending corrective compliance**, to protect public welfare and preserve the integrity of the Town's code enforcement standards.

Failure to take enforcement action risks signaling that the Town's ordinances are optional and that continued noncompliance carries no consequence. Consistent enforcement upholds fairness among business owners and preserves the character, safety, and aesthetic integrity of the Springdale community.

Thank you for your time and attention to this matter.

Respectfully submitted,

Clifford







(continued on next page)







COMMUNITY

HALLOWEEN CHILI COOK-OFF

OCTOBER 25, 2025 | ROCKVILLE COMMUNITY CENTER

HELP US KICK OFF WHAT WE HOPE WILL BE A YEARLY FAVORITE! HELD AS PART OF THE HALLOWEEN CARNIVAL, TASTE A VARIETY OF HOMEMADE CHILI, VOTE FOR YOUR FAVORITE, AND STICK AROUND FOR CARNIVAL GAMES, PRIZES, AND HALLOWEEN FUN FOR THE WHOLE FAMILY! 3:30 PM TO 5:30 PM

ADMISSION

SPOOKY SAMPLER $10
INCLUDES 1 CHILI TASTING PUNCH CARD (10 - 2 OZ SAMPLES) + 1 VOTE

FAMILY FEAST $25
INCLUDES 2 CHILI TASTING PUNCH CARDS + 2 BOWLS + 2 VOTES

FAMILY FEAST UPGRADE $30
(FOR FAMILIES ONLY)
INCLUDES 4 CHILI TASTING PUNCH CARDS + 4 VOTES

HUNGRY FOR MORE?



$5 EACH

FULL BOWL OF CHILI (8-10 OZ)
CORNBREAD & DRINK COMBO $3
DESSERTS $2-3 EACH

WHO WILL BE CROWNED PEOPLE'S CHOICE? TOP 3 WINNERS RECEIVE PRIZES— BRAGGING RIGHTS INCLUDED!

WANT TO COMPETE?

FREE ENTRY FOR COOKS!

LIMITED TO 15 CHILI CHEFS. FIRST COME, FIRST SERVED!

EACH COOK SHOULD BRING ONE LARGE CROCKPOT OR SIMILAR SIZE STOCKPOT OF CHILI.

TABLES, SAMPLE CUPS, SPOONS, AND LADLES PROVIDED. IF COOKS PREFER THEIR CHILI BE SERVED WITH ANY KIND OF TOPPING, THEY WILL NEED TO PROVIDE THEIR OWN TOPPINGS.

SIGN UP DEADLINE: OCTOBER 12
CONTACT ASHLEY SMITH VIA TEXT AT 801-875-3480

COOK-OFF WITH A CAUSE! ALL PROCEEDS SUPPORT SPRINGDALE ELEMENTARY.

GALLERY EXHIBITION
SEPTEMBER 22 THRU OCTOBER 24, 2025
CANYON COMMUNITY CENTER
126 LION BLVD, SPRINGDALE, UT

STILL PROCESSING
A Joint Exhibition by
LIZ BYER & LANELL DIKE





LIZ BYER
MIXED MEDIA ART

Liz's work lingers in the ebb and flow of human experience, tracing pathways of reflection and growth in a world that is always unfolding. Her pieces invite viewers to pause with life's shifting textures, noticing how becoming and change continually reveal themselves—in the world around us and within ourselves.

LANELL DIKE
PHOTOGRAPHY

Lanell presents "to hold dear" a photography series on caregiving. The photos are intimate portraits of a husband caring for his wife as she endures cognitive decline due to Alzheimer's.

Calling all Pickleball Beginners!

What is all the pickleball fuss about? Come find out. We're offering a free beginners' clinic at the Springdale Courts on Lion Blvd.
We will have paddles, balls, and coaches.

Let us know if you're interested by responding via text to

803 215 9966



VIRGIN TOWN

TRUNK OR TREAT



COME AND HAVE SOME SPOOKY FUN

FRIDAY, OCTOBER 31ST

6:00PM-8:00PM

HERITAGE TOWN SQUARE
114 MILL STREET, VIRGIN

FREE MOVIE AND POPCORN STARTS @6:30

DECORATE YOUR TRUNKS (OR DON'T)
HAND OUT YOUR TREATS TO THE KIDS,
OR JUST BRING YOUR KIDS TO
TRUNK-OR-TREAT WITH US

FREE HOT DOG DINNER
HOMEMADE ROOT BEER

TRUNK DECORATING CONTEST

PUMPKIN PARADE CONTEST
BRING A CARVED/DECORATED PUMPKIN—ALL AGES
PUMPKINS **MUST** BE THERE BY **6:30** TO BE JUDGED

MOVIE · FOOD · FUN · PRIZES

Z-ARTS ZION CANYON ARTS & HUMANITIES COUNCIL

PERFORMING ARTS | FILM | LITERARY ARTS | HUMANITIES | VISUAL ARTS

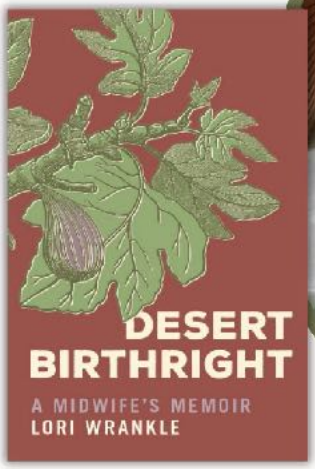
Z-ARTS PROUDLY PRESENTS:

LORI WRANKLE

DESERT BIRTHRIGHT

A MIDWIFE'S MEMOIR





Sunday

Nov 2, 2025

7:00 pm

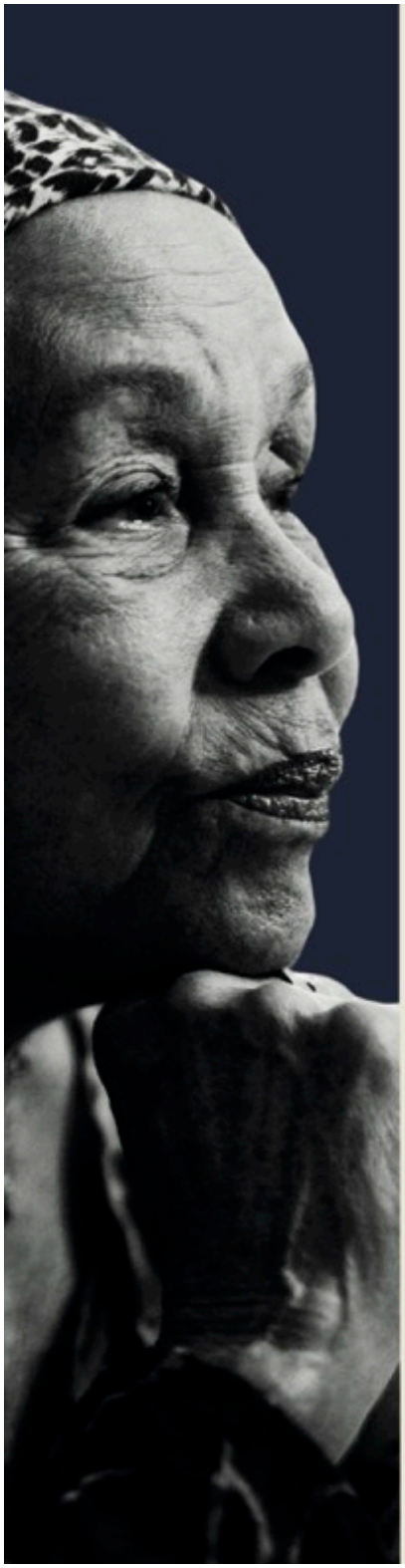
Heritage Town Square, 114 S Mill St. Virgin, Utah

The coming-of-age memoir of a homebirth midwife in the Southwest

Lori Wrankle was sixteen when she helped deliver her first baby. "I witnessed the entire universe unfold at my feet," she writes in *"Desert Birthright"*. A deeply personal story of life, death, and modern womanhood in the rural Southwest, and of one midwife's journey of faith, self-discovery, and liberation in the face of adversity.

Book reading/Signing session
Books will be available for purchase

FREE EVENT



8 WEEKS WITH ARTISTS WHO NEVER RETIRED

MAKE ART LIVE TO BE 100

OPEN STUDIO SESSIONS & ARTIST INSPIRATION

Mondays
3 to 5:30 pm
at the Canyon Community Center

Oct 6 - Yayoi Kusama
Oct 13 - Alex Katz
Oct 20 - Suzanne Jackson
Oct 27 - David Hockney
Nov 3 - Elizabeth Catlett
Nov 10 - Bridget Riley
Nov 17 - Betye Saar
Nov 24 - Gerhard Richter

Art classes for Adults. All experience levels welcome. Fun and friendly atmosphere.
Work on your own projects or experiment with our art supplies. Doodle, draw, paint, collage, chat and connect with your neighbors. Each session starts with a 30 minute art talk about an inspiring artist who proves that creativity has no expiration date. Join us!
RSVP contact Lanell @ 435-414-0279
or email: lanell@listendelicious.art

$6 each class with an art class pass
$10 single class drop-in
Purchase at the Springdale Town Office