

The Springdale Sun

A local newspaper in Springdale, UT
January 13, 2026, Volume II, Issue 2

Mission Statement: ***The Springdale Sun*** strives to inform, enlighten, illuminate, listen to, amuse, and encourage Springdale citizens, while also providing analysis, clarification, and an honest **forum** in order to increase the sense of community and well being in Springdale. Truth is mandatory.

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Chief cook and bottle washer: Elizabeth Cutler
Editing, Proofing, Contributing: Jim Cutler

Look Up.

by Chelsea Gohd



Skywatching Highlights January, 2026

- Jan. 10: Jupiter at opposition when Jupiter was at its brightest.
- Jan. 23: Saturn and Moon conjunction
- Jan. (throughout): Beehive Cluster visible from the Beehive State

Jupiter is currently visible in the night sky and will remain so throughout January 2026.

Best Viewing Times

- Rising: Jupiter rises shortly after sunset.
- Setting: It sets around sunrise.
- Peak Visibility: The planet is brightest and largest during its opposition, which occurred on January 10, 2026.

Location in the Sky

- Constellation: Jupiter is located in the constellation Gemini.
- Nearby Stars: Look for it near the bright stars Castor and Pollux.

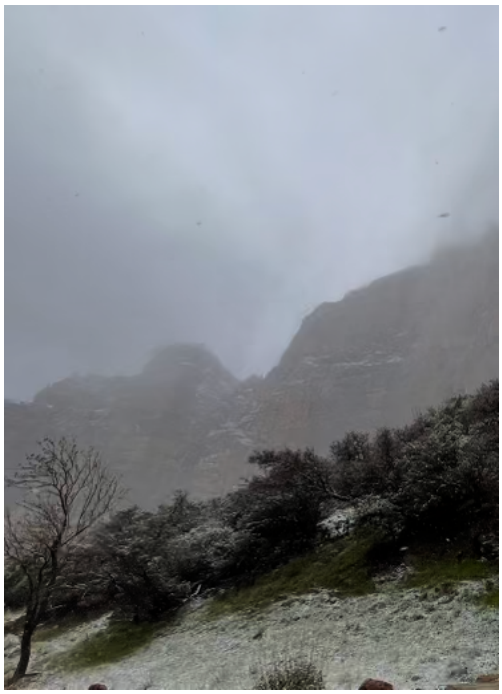
Viewing Tips

- Naked Eye: Jupiter is bright enough to be seen without any equipment.
- Binoculars/Telescope: Using binoculars or a small telescope can reveal its four largest moons and atmospheric details.

For the best experience, find a dark area away from city lights and look towards the eastern horizon shortly after sunset.

If you have 2 ½ minutes, watch this video at NASA for a fine synopsis of January's sky highlights.
<https://science.nasa.gov/solar-system/skywatching/whats-up-january-2026-skywatching-tips-from-nasa/>

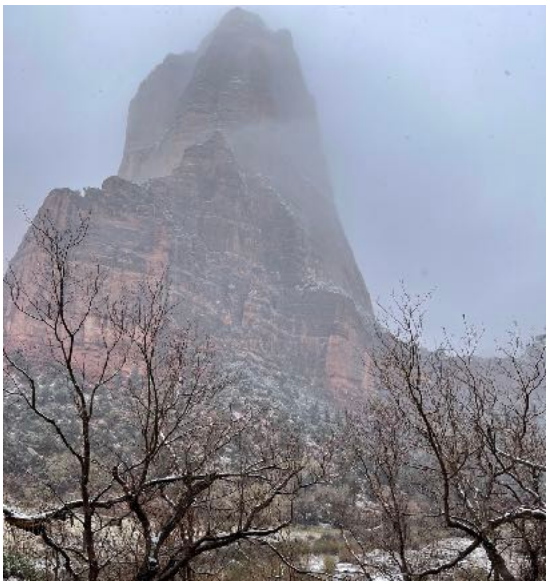
HARDLY A BLIZZARD, BUT WE'LL TAKE WHAT WE CAN GET



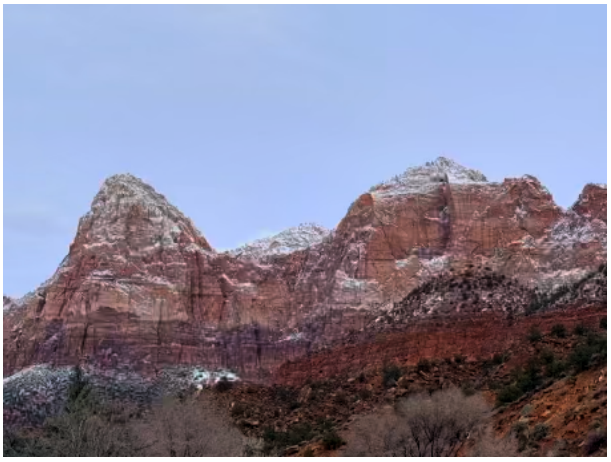
"Never lose an opportunity of seeing anything beautiful, for beauty is God's handwriting." **Ralph Waldo Emerson:**











Concerns about the Parcel Next to Town Hall

an op-ed by Bill Marshall

Recently, the Planning Commission approved two related items for parcel S-137-C—the Town-owned property next to Town Hall:

- Item A2: A zone change from Valley Residential (VR) to Public Use (PU).
- Item A3: A code amendment adding medical offices, pharmacies, and clinics as permitted uses in the PU zone.

Although presented separately, these actions are inseparable; without the zone change, the amendment has no effect. Yet the Commission approved both within ten minutes—without a single question or substantial discussion. No site plans or architectural renderings were shown, only aerial photos and unrelated building images. Someone even remarked that the new structure would "blend right in," even though no design had ever been seen.

This approval relied on a concept, not confirmed design. Commissioners also claimed nearby residents would face little impact, without evidence. In past years, as we all know, private citizens requesting far less significant zone changes have faced rigorous scrutiny. When resident Matt Ryaner proposed a zoning change at 975 Zion Park Boulevard, he was questioned in detail about design, materials, and landscaping, with meeting minutes spanning nine pages before his request was finally denied. Why did town owned parcel S-137-C receive such cursory review?

More fundamentally, what problem is this project solving? Commissioners asked no questions about existing clinic capacity, future use of the parcel, or alternative community benefits. Instead of beginning with an open discussion about how best to use Town-owned land, the process jumped directly to approving a predefined medical and pharmacy concept. By the time this reaches the Town Council for a formal public hearing, the decision will already be mostly settled—leaving little room for genuine public input.

From a policy standpoint, the Town must ask whether the best use of this property is a municipally backed medical complex or a project that better serves long-identified needs such as workforce housing. The Council has repeatedly acknowledged the housing shortage. This parcel could demonstrate leadership by incorporating both housing and limited healthcare facilities. A simple VR-to-Village Commercial (VC) rezoning could accomplish that transparently, yet staff chose a more convoluted path: VR to PU, then a code change redefining PU to include private medical operations.

Getting to Know Who?

The following is all the information TSS received about a local. We love those human interest stories. Love to publish those kinds of articles.
Also love not being the one writing them.



Shake and Shiver for Health?

by Debi Keys

Why Shivering Might Actually Be Good for You
Most people think all body fat is something to avoid—but there's one type that actually helps your metabolism. It's called **brown adipose tissue**, or **brown fat**, and it's activated when you get cold. Unlike white fat, which stores calories, brown fat **burns energy to create heat**. When you feel chilly or start to shiver, your body turns on brown fat to help regulate temperature. This process, known as **thermogenesis**, can increase calorie burn and support metabolic health.
Studies suggest that active brown fat may help:

- Improve blood sugar regulation
- Increase energy expenditure
- Support insulin sensitivity
- Enhance cold tolerance

Adults still have brown fat, mainly around the neck and shoulders, but modern comforts—constant heating and warm clothing—can make it less active over time.

Simple Ways to Activate Brown Fat
You don't need extreme cold to see benefits. Try:

- Spending short periods in cooler temperatures
- Ending a warm shower with 30–60 seconds of cool water
- Allowing yourself to feel mildly chilly (not uncomfortable or unsafe)
- Staying active, which supports healthy mitochondria

A Modern Take on an Old Instinct
Humans evolved without constant climate control. Our ancestors regularly experienced temperature changes that kept brown fat active year-round. Modern heating and cooling systems have made us more comfortable — but possibly at the expense of some natural metabolic benefits.
While shivering isn't a weight-loss strategy on its own, **embracing mild cold exposure** may support metabolic health, energy balance, and resilience as we age.
Sometimes, a little discomfort can spark powerful benefits — and in this case, that slight chill might just be working in your favor.
Now, go get your chill on,

Debs~

Debi Keys, CHHC, CPT
Certified Holistic Health Coach
Advanced Sports Nutritional Advisor
Certified Pilates Instructor & Personal Fitness Trainer

www.yourkeys2health.com
www.getfit21now.com
Mobile: 951-452-1311

Artificial Intelligence – TSS Decision

by E. Cutler

I take every comment I receive gratefully and seriously. A few months ago someone wrote me cautioning against the use of artificial intelligence, with reference to an article about its high use of energy. In further research, that AI uses an inordinate amount of energy was confirmed. I immediately limited my AI use while also prioritizing the AI's that used less energy. (e.g.: google vs chatgpt)

Also learned was that many entities are putting tons, as in billions, of dollars into AI and how to use it in their varied fields. Among the ways they are spending that money is in researching ways to reduce AI's energy consumption.

TSS has come to the conclusion that AI is a genie that cannot be put back in the bottle. AI has tremendous possibility for good, possibly even more potential for misuse and, frankly, evil. Laws must be crafted to protect against true-sounding lies and videos, and a host of other negatives. There will be trial and error in coming up with any laws to protect while preserving its benefits. That is beyond my purview.

Until more information comes to light, I believe the benefits of disseminating researched information outweigh the problems. I have learned how to confirm AI information. I believe responsible use will encourage the upside of AI. I will strive to use it responsibly. Again, I have decided to use, carefully, the genie that cannot be stoppered.

I will probably make mistakes, but I will be using AI as responsibly as I know how. Feel free to respond and inform and help. .

Though TSS found the following good food for thought, it remains neutral on the subject. Other perspectives welcomed.

Why Some Towns Choose To Be a Landlord

by Chatgpt

1. To preserve affordability
In small or rapidly growing towns, market rents can rise faster than local wages.
Town-owned housing allows the municipality to:

- Control rent levels
- Prevent displacement
- Keep essential workers (teachers, nurses, service workers) in the community
- Small towns might find that the time spent finding partners for affordable and/or workforce housing is greater than the time spent to be a landlord themselves

2. To stabilize the population and local economy
If workers can't afford to live in town, businesses suffer from staffing shortages.
Municipal housing can:

- Support local employers
- Reduce turnover and commuting burdens
- Help keep schools and services viable

3. To fill a market gap
Private developers often won't build or maintain housing in places where:

- Profit margins are low
- The population is small
- Construction costs are high

Towns step in when no one else will.

4. To control building standards and community design
By (https://localhousingsolutions.org/plan/what-is-a-local-housing-strategy-and-why-is-it-important/?utm_source=chatgpt.com) owning the housing, a town can ensure:

- Energy-efficient buildings
- Good maintenance
- Thoughtful planning (walkability, density, aesthetics)

5. To preserve existing housing stock
Towns may purchase older buildings to prevent:

- Demolition
- Conversion to short-term rentals
- Deterioration

6. To support vulnerable residents
Municipal housing can be paired with helping seniors, disabled residents, or low-income families remain in the community.

7. To promote long-term stability
Unlike private landlords (who can sell when markets change), towns are permanent institutions. They can make 20- to 50-year plans for housing stability.

Dumpsters in Springdale

Need to get rid of yard waste or oversized items? Large roll-off dumpsters will be available in **Springdale from January 16th–19th** to help residents with disposal. The dumpsters will be set in place by **5:00 PM on Friday**.

You can find the dumpsters **past the Water Treatment Plant on Lion Boulevard**. This is a **free courtesy service for residents** to dispose of items that typically require a landfill trip because they won't fit in standard household trash containers.

Please note: the following items are NOT allowed in the dumpsters:

- Asphalt or concrete
- Batteries
- Construction or building materials
- Dirt
- Hazardous materials
- Oil, paint, or tires

Thank you for helping keep the area safe and clean.

What does the Lone Ranger say when he takes out the garbage?

To the dump, to the dump, to the dump, dump, dump !! 🎶

When you forget to take out the garbage: <https://www.youtube.com/watch?

Never Bored in Springdale

AT THE LIBRARY: ["Reading is essential for those who seek to rise above the ordinary." Jim Rohn]

Story Time - Every Wednesday @ 10:30AM

To access the Town's January newsletter with lots of information about Town happenings: <https://www.springdaletown.com/ArchiveCenter/ViewFile/Item/232> (may have to cut and paste)

Jan 6, Tuesday, 4pm, After School Club, movie, CCC, see pg 13

Jan 7, Wednesday, 4pm, Teen Time, library, craft, see pg 7

Jan 13, Tuesday, 8am, High Fitness, CCC, there is a cost

Jan 13, **Tuesday,** 10am, Yoga, CCC, cost

Jan 13, **Tuesday**, 2-4pm, Craft Group

Jan 13, Tuesday, 4pm, After School Club, games, CCC, see pg 13

Jan 14, Wednesday, 11:30am, Adult Book Club, discussing Neverwhere, by N. Gaiman, library

Jan 14, Wednesday, 4pm, Teen Time, library, D & D, see pg 7

Jan 16, **Friday**, 10am, Yoga, CCC, cost

Jan 16, Friday, noon-5pm, Blood Drive, Performance Room, 126 Lion Bl, see pg 11

Jan 20, Tuesday, 8am, High Fitness, CCC, there is a cost

Jan 20, Tuesday, 10am, Yoga, CCC, cost

Jan 20, Tuesday, 2-4pm, Craft Group

Jan 20, Tuesday, 4pm, After School Club, craft, CCC, see pg 13

Jan 21, Wednesday, 4pm, Teen Time, library, game, see pg 7

Jan 22, Thursday, 5pm, A Night about the Stars, see pg 13

Jan 23, Friday, 10am, Yoga, CCC, cost

Jan 27, Tuesday, 8am, High Fitness, CCC, there is a cost

Jan 27, Tuesday, 10am, Yoga, CCC, cost

Jan 27, Tuesday, 2-4pm, Craft Group

Jan 27, Tuesday, 4pm, After School Club, science, CCC

Jan 28, Wednesday, 4pm, Teen Time, library, book club, discussing Sweep by J Auxier, see pg 7

Jan 30, Friday, 10am, Yoga, CCC, cost

Jan 30, Friday, 2pm, Historic Zion Presentation, CCC, see pg 14

Feb 3, Tuesday, 8am, High Fitness, CCC, there is a cost

Feb 3, Tuesday, 10am, Yoga, CCC, cost

Feb 3, Tuesday, 2-4pm, Craft Group

Z-Arts upcoming events: https://www.zarts.org/event-list

For Lion's Club: https://www.springdaletown.com/290/Zion-Canyon-Lions-Club

For Zion Animal Lovers (ZAL): https://www.springdaletown.com/310/Zion-Animal-Lovers-ZAL

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

Information about Wellness and Fitness Classes: <https://www.springdaletown.com/458/Wellness-Fitness-Classes>

Events at Bumbleberry Theater: <https://bumbleberry.com/springdale-utah-theater/>

Looking ahead: Springdale's 66th Birthday Party, March 6, Friday

Zion Chalk & Earth Fest, April 18

Concert in the Park, April 24, 6pm, at the Gazebo

March 4, Wednesday, noon, Bring Your Own Lunch-meet with the Mayor, CCC, which the Mayor will continue to have as long as people attend.

Despite the high cost of living, it remains quite popular.

Upcoming Town Council Meeting

by E Cutler

The Town Council Notice and Agenda can be found here: https://www.springdaletown.com/AgendaCenter/ViewFile/Item/2009?fileID=11652 For what they just call the Agenda, here: <https://www.springdaletown.com/AgendaCenter/ViewFile/Item/2009?fileID=11652> The second one has many items to click on with further information about each item.

Each TC member has specific topics for which they are the point person. When you click on their name you can read their report. ALSO, if there have been citizen comments, they are included for review under 4. Public Comments. At the time of this writing there are four of them, about as cogent and well thought out as can be, containing information I wish I had thought of and written about. I will print them at the end of this issue for the less tech savvy.

It is of concern that item D 1, consideration of a proposal to form a community oversight committee is not listed as public hearing. This means that the public will not be able to comment on the proposal. That might be because Council members want to discuss it before next month's meeting when it will be a public hearing item. It may be just a fairly common pattern. In either case, if you do want to comment about it at Wednesday's meeting, do not wait until they are discussing that item. Do it at the beginning of the meeting under **A. 4**. At that time (not to get too technical), any old resident can ask any old question and make any old comment. In fact, I don't think you need to be a resident and you certainly don't need to be old.

Items C2, (changing the parcel next to town hall from valley residential to public use), C3, (amending the town code to add drugstores, and many other things as permissible on public use lands), and D1, (forming a community oversight committee) deserve extra input and scrutiny.



A drugstore on PU lands is particularly concerning because, as much as dictionaries can tell me, itis a retail establishment that sells "medicines and other items" but prescription medications were not mentioned. So, basically, it's a retail convenience outlet with Tylenol and bandages. Definitely not appropriate for lands designated public use.



Planning Commission Recap

by Jim Cutler

The recap is in the red box. The blue box contains the pertinent ordinances.

In Wednesday's meeting (January 7) the Planning Committee resumed the task of defining the word "removed (Code 10-21-3)" and the phrase "ordinary maintenance and repair (Code 10-21-8)" as it applies to a non-compliant structure, especially when a home or business owner wishes to remodel the building.

Tom Dansie, town staff member, guided the discussion by presenting possible circumstances, or scenarios, which he had created. Four of the examples focused on noncompliant homes; the other two, noncompliant commercial buildings. In all six examples the major noncompliance was inappropriate setbacks.

Planning commission members were asked to determine in each example how much of the structure could be eliminated before the town dictates that the remodeled structure must meet all current ordinances. Also, members were urged to determine what characteristics of the renovated structure would be allowed, such as change in height or a rear addition.

There was a general sentiment to allow rebuilding on the original footprint of the structure as long as there was a minimum safe distance between homes and businesses.

The commission became skeptical of the restructure of a noncompliant dwelling if the owner wished to make any additions to the home. However, that potential problem is handled by 10-21-8B-1b which states "A single-family dwelling having nonconforming aspects as to setbacks, additions or alterations shall be permitted on the first floor if such addition or alteration will not result in expansion of any existing nonconformities or creation of new nonconformities."

The commission agreed with Tom's suggestion that the zoning in each neighborhood should be reviewed and altered so that all existing homes are compliant, thereby retaining the individual character of the neighborhood.

The commission requested that Tom's staff develop language, in a revised building ordinance, that would allow businesses that want to renovate their noncompliant structures to gain town approval through compliancy on issues other than setbacks, such as complying with necessary landscaping or sufficient parking.

A number of commercial buildings within Springdale are nonconforming. The commission considers these divergencies as providing an "eclectic nature" and "adding character" to the town. Their submission to the town's ordinances will come over the next 20 to 30 years when they will have to meet current or future codes at the time of their replacement.

Title 10 - Land Use Ordinance
Chapter 21 - Nonconforming Uses

10-21-3: - Noncomplying Buildings:

A noncomplying building or structure in any zone may be continued, provided no additions, enlargements or alterations are made to said building, except as allowed or required by law or as provided in other sections of this chapter. If any such noncomplying building is **removed**, every future building on the lot or parcel of land shall comply with the provisions of this title.

10-21-8: - Maintenance, Repair, Alteration and Improvements to Noncomplying Building or Structure:

Anything in this chapter notwithstanding, the following shall regulate the maintenance, repair, alteration and improvement of noncomplying buildings and structures. In all cases, where works constitute a substantial alteration of a structure, the works shall include measures, as necessary, to ensure the structure complies with town's current flood hazard reduction provisions, as set out in section 10-13A-8 of this title.

A.**Ordinary maintenance and repair**: **Ordinary maintenance and repair** of noncomplying buildings and structures is allowed so long as such maintenance or repair will not result in expansion of any existing nonconformities or creation of new nonconformities. **"Ordinary maintenance and repair"** means improvements made to a building for the purpose of keeping the structure in a state of repair and protecting the structure from failure or decline. The term shall also apply to the rehabilitation of a building or structure which is in disrepair for the purpose of making the structure safe and sanitary, in accordance with local building code. Further, interior improvements within existing walls, not resulting in additional habitable space, shall be permitted.

B. Alterations:

1. Single-family dwellings:

a. A single-family dwelling having nonconforming aspects may be altered or added to if such alteration or addition will not result in expansion of any existing nonconformities.

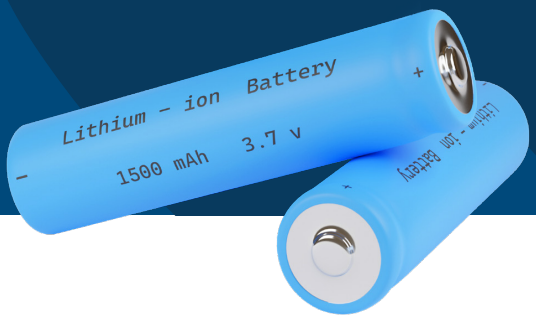
b. A single-family dwelling having nonconforming aspects as to setbacks, additions or alterations shall be permitted on the first floor if such addition or alteration will not result in expansion of any existing nonconformities or creation of new nonconformities.

2. Multi-family dwelling or commercial building: A duplex, multi-family dwelling or commercial building or structure having nonconforming aspects, but having a use that is conforming, may be altered or added to, with the approval of the Town Council, provided such alteration or addition will not result in an expansion of any existing nonconformities or creation of new nonconformities.

(Ord. No. 2023-01, § 2, 2-8-2023)

Proper Battery Disposal

Protect residents, team members and the environment from battery fires.



Why Proper Disposal Matters

Lithium batteries power phones, toys, laptops and tools — and they're everywhere. But they can **overheat, ignite or explode** under pressure or heat, especially in collection trucks or at processing facilities.

Proper battery disposal prevents fires at the curb and facility, protects workers and emergency responders and keeps hazardous materials out of the landfill.

Where to Properly Dispose of Batteries:

1. Drop off at local resident drop locations
2. Use a mail-back program
3. Drop off at a big-box retailer

Contact your local Republic Services rep to launch a safer battery program in your community.

How Republic Services Supports You

We provide:

- Community drop-off event assistance
- Battery mail-back kits
- Custom educational materials (flyers, social, signage)
- Expert guidance on safe storage, transport, and disposal
- Reporting and data sharing

Visit **RepublicServices.com** or contact Jay Tanner at **435.619.2960** or **JTanner@RepublicServices.com** for more information.

REPUBLIC SERVICES

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Anyone interested in joining the staff of *The Springdale Sun*, just reply to this email, even if you can only commit to a few hours a month.

POLICE BLOTTER FOR NOVEMBER 2025

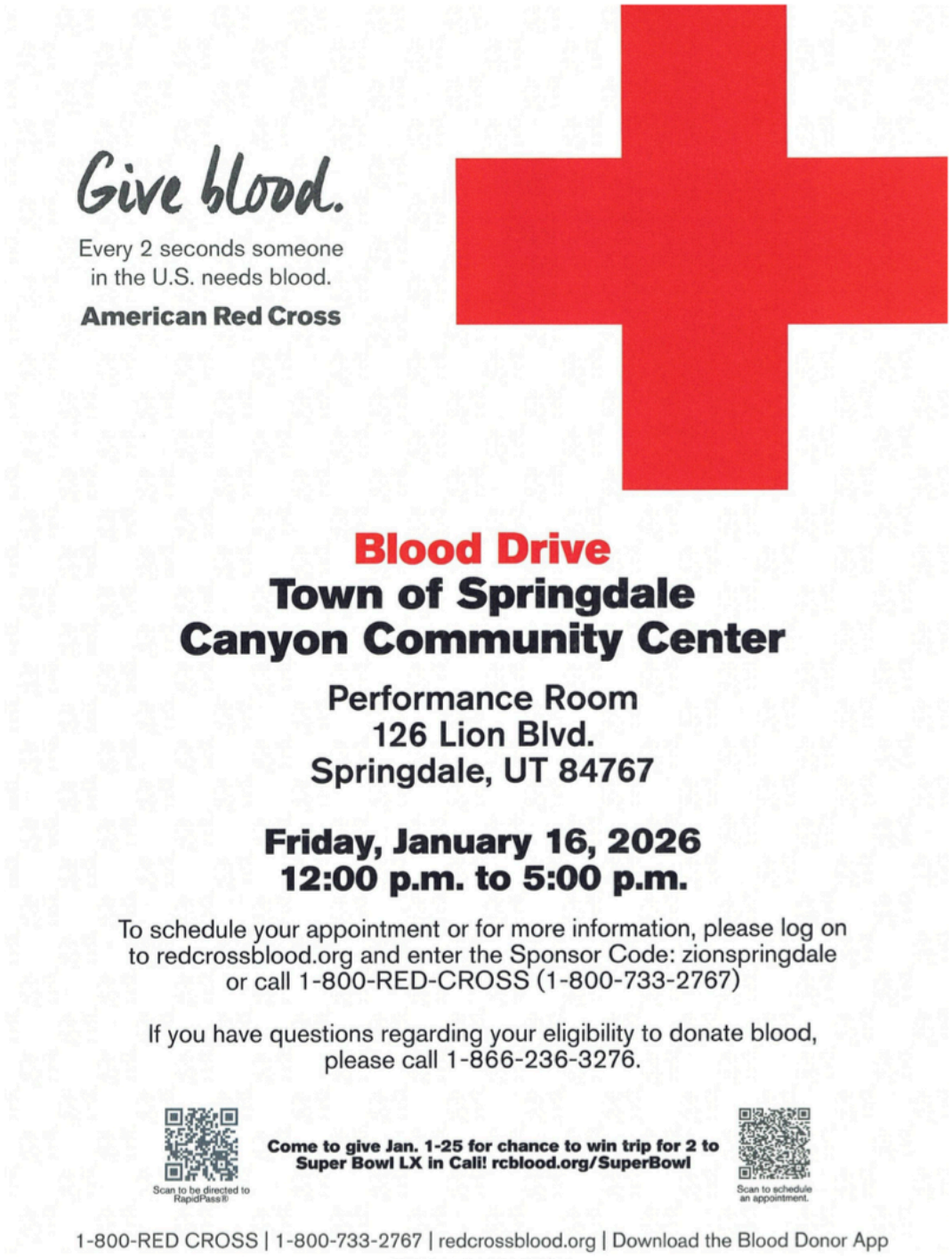
2025 NOVEMBER SPRINGDALE STATS

CITATIONS		ARRESTS	
Speed	19	Use Handheld Device to Write/Send Read Data While Driving	1
Insurance- No Proof Of	1	Public Intoxication	1
		Warrant	1
		Operate Vehicle Without License/Registration	2
		Aggrivated Assault	1
		Drug Possession	2
TOTAL CITATIONS	20	TOTAL ARRESTS	8
WARNING ON CITES	5		

SPRINGDALE INCIDENTS

911 Hang Up	1	Panic Alarm	0
Abandoned Vehicle	0	Paraphernalia	0
Agency Assist	5	Park Security Check	51
Alcohol Offense	0	Parking Problem	11
Animal Bite	0	PD Accident	1
Animal Emergency	3	Person Down	0
Animal Problem	8	PI Accident	1
Assault	0	Property Damage	0
Attempt to Locate	4	Protective Order Violation	0
Attended Death	0	Prowler	1
Bike Patrol	0	Psychiatric	0
Brush Fire	0	Public Urination	0
Business Alarm	1	Residence Burglary	0
Business Burglary	0	Resident Vacation Check	19
Business Checks	39	Residential Alarm	0
Camping Problem	4	Retail Theft	0
Child Abuse Neglect	0	School Zone Enforcement	28
Choking	0	Sex Offender Registry	0
Citizen Assist	3	Sex Offense	0
Citizen Contact	6	Stalking	0
Citizen Dispute	0	Structure Fire	0
Civil	1	Suicidal	0
Community Oriented Policing	9	Suspicious Other	3
Construction Site Checks	0	Suspicious Person	3
Counterfeiting	0	Suspicious Vehicle	3
Criminal Mischief	0	Telematic Alarm	0
Crosswalk Enforcement	2	Telephone Harassment	0
Curfew	0	Theft	2
Disorderly	1	Threatening	0
Drugs	1	Traffic Hazard	2
DUI	0	Traffic Offense	0
DV Assault	0	Traffic Stop Warning	32
DV Criminal Mischief	0	Traumatic	0
DV Unlawful Detention	0	Trespassing	0
Evading	0	Unattended Death	0
Extra Patrol	125	Unconcious	0
Family Fight	0	Unsecured Premise	0
Felony Theft	0	Utility Problem	1
Fire	0	Vagrancy	2
Fireworks	0	Vehicle Fire	0
Follow up	6	Vehicle Theft	0
Found Property	11	VIN Inspection	2
Fraud	0	Wanted Person	1
Gas Theft	0	Weapon Offense	0
Graffiti	0	Welfare Check	2
Harassment	0	Wildlife/Poaching	0
Hit and Run	1		0
Hitchhiking	0		0
Illegal Burning	0		0
Impound	0		0
Intoxication	1		0
Jail Release	1		0
Juvenile Problem	0		0
Keep the Peace	0		0
Lewdness	0		0
Littering	0		0
Lockout	3		0
Lost Property	2		0
Medical Assist	0		0
Missing Person	0		0
Motorist Assist	1		0
Noise Complaint	1		0
Nuisance	2		0
Other	2		0
Overdose	0		0

TOTAL SPRINGDALE INCIDENTS	409

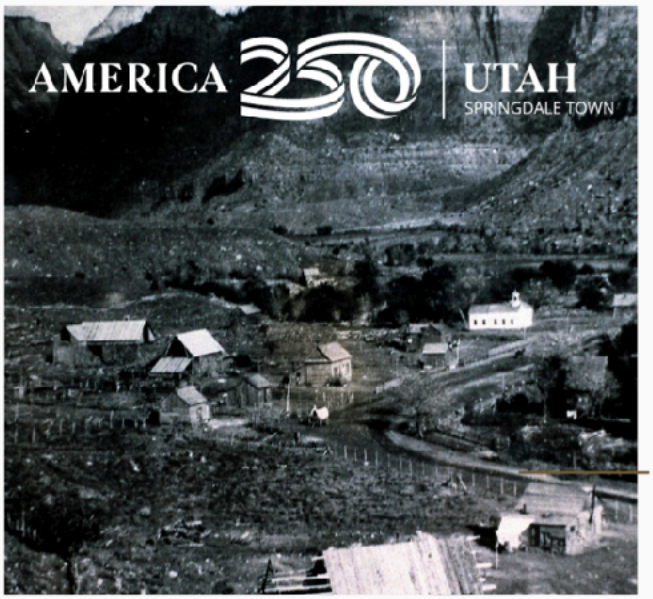


Anyone interested in joining the staff of *The Springdale Sun*, just reply to this email, even if you can only commit to a few hours a month.


Nice
Clean plastic bottles (keep caps on)
Most clean plastic to-go cups & lids
Aluminum beverage cans
Clean paper containers, like cardboard drink holders, & clean paper bags
Clean plastic food containers* (usually #1, 2 & 5 plastics are recyclable)
RECYCLE ALL THE WAY
Naughty
Polystyrene foam cups & containers
Used napkins or food containers
Plastic utensils & straws
Paper cups
Plastic bags
TOSS IN THE TRASH
Check
THIS TRAVEL RECYCLING LIST TWICE
RECYCLING
ON-THE-GO
ENJOY YOUR HOLIDAY SEASON THE SUSTAINABLE WAY!
For more information visit
RecyclingSimplified.com/Holidays
Recycling Simplified
REPUBLIC SERVICES
*Recyclable materials vary by location and processing.


Springdale Library &
Canyon Community Center
Present:
Washington County
Library System
CANYON
COMMUNITY
CENTER
A Night about the Stars
Thursday, January 22nd @ 5:00PM
Dark Skies Astronomy Tours will be bringing their telescopes for a FREE astronomy lecture & night sky viewing. We will start indoors and end outside viewing the night sky.
Please RSVP by calling (435) 772-3676 or email emilyj@washco.utah.gov


Springdale Library & Canyon Community Center
AFTER SCHOOL CLUB
TUESDAYS @ 4:00PM
January Activities:
01/06 : Movie
01/13 : Games
01/20: Craft with Robyn
01/27 : Science Project
WASHINGTON COUNTY
LIBRARY SYSTEM
CANYON
COMMUNITY
CENTER



HISTORIC ZION CANYON

JOIN US FOR A HISTORICAL PRESENTATION







Join us for a historical presentation on Springdale, Zion National Park, and Grafton!

JANUARY 30, 2026
2 PM

CANYON COMMUNITY CENTER

126 LION BLVD

Letter 1

Recently, the Planning Commission approved two related items for parcel S-137-C—the Town-owned property next to Town Hall:

• Item A2: A zone change from Valley Residential (VR) to Public Use (PU).
• Item A3: A code amendment adding medical offices, pharmacies, and clinics as permitted uses in the PU zone.

Although presented separately, these actions are inseparable; without the zone change, the amendment has no effect. Yet the Commission approved both within ten minutes—without a single question or substantial discussion. No site plans or architectural renderings were shown, only aerial photos and unrelated building images. Someone even remarked that the new structure would "blend right in," even though no design had ever been seen.

This approval relied on a concept, not confirmed design. Commissioners also claimed nearby residents would face little impact, without evidence. In past years, as we all know, private citizens requesting far less significant zone changes have faced rigorous scrutiny. When resident Matt Ryaner proposed a zoning change at 975 Zion Park Boulevard, he was questioned in detail about design, materials, and landscaping, with meeting minutes spanning nine pages before his request was finally denied. Why did town owned parcel S-137-C receive such cursory review?

More fundamentally, what problem is this project solving? Commissioners asked no questions about existing clinic capacity, future use of the parcel, or alternative community benefits. Instead of beginning with an open discussion about how best to use Town-owned land, the process jumped directly to approving a predefined medical and pharmacy concept. By the time this reaches the Town Council for a formal public hearing, the decision will already be mostly settled—leaving little room for genuine public input.

From a policy standpoint, the Town must ask whether the best use of this property is a municipally backed medical complex or a project that better serves long-identified needs such as workforce housing. The Council has repeatedly acknowledged the housing shortage. This parcel could demonstrate leadership by incorporating both housing and limited healthcare facilities. A simple VR-to-Village Commercial (VC) rezoning could accomplish that transparently, yet staff chose a more convoluted path: VR to PU, then a code change redefining PU to include private medical operations.

This workaround appears designed to bypass prior precedent. A similar VC rezoning request along Lion Boulevard came before the Council in 2019: was debated, and ultimately denied. The new approach essentially revives that idea under a different label.The deeper issue lies in redefining "public use." Providing a public benefit does not automatically make a project a public use; otherwise, any business claiming to help residents could occupy public land. Traditionally, PU zones accommodate facilities truly owned or operated by government or public entities—schools, parks, and utilities—not private clinics or pharmacies, even nonprofit ones.

Ultimately, the issue is not one parcel but the integrity of Springdale's planning process. Zoning decisions involving public property must prioritize openness, transparency, and equal treatment. If the Town can rezone its own land in minutes, while residents face exhaustive review, public trust suffers. Springdale's identity has always rested on deliberate planning and community involvement. Before moving forward, the Town should slow down, engage its citizens, and ensure this project—whatever form it takes—genuinely serves the public good

Letter 2

The Town of Springdale is now several years into the groundwork for a replacement medical clinic. In asking for a significant zoning change as part of this project, I urge you to take a pause

and review and reconsider and re-inform your public.

Look What's New Just Down the Road

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

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

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

What Do The Data Show?

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

What Are the Details of the FHC Agreement?

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

And the Cost?

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

(Source: Springdale Capital budget FY 2027-2028)

How Stable is Park Visitation?

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

If Not A Clicic, What?

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

Letter 3

I am writing as a Springdale resident to share comments for your consideration prior to Wednesday's meeting regarding the proposed rezoning of the Lion Boulevard parcel from Valley Residential to Public Use.

I want to be clear at the outset that I support access to medical care, thoughtful long-term planning, and strong municipal services. My intent is not to oppose these goals, but to ask whether the current record demonstrates a level of **demonstrated need** sufficient to justify a **permanent zoning change**, and whether the sequencing of decisions related to this proposal is appropriate.

In preparing these comments, I have reviewed the Springdale General Plan, the Planning Commission staff report, materials provided in response to my recent public records request, the Town's 2023 Rural Communities Opportunity Grant application materials, and recent public reporting on the transition of the Zion Canyon Medical Clinic.

Demonstrated Need vs. Aspirational Planning

Operational data provided by the clinic shows that the existing facility operates on a limited schedule—two days per week in winter and three to four days per week in summer. Appointment data indicates that in most months between 10% and 25% of offered appointments go unfilled. The provider has also confirmed that there is currently no mechanism to measure

unmet demand beyond this unfilled rate.
In addition, when Family Healthcare assumed operations following the retirement of the longtime private owners, its CEO publicly stated that a priority would be assessing community need, including how many days per week the clinic should be open and what services are actually required. She also stated that the organization is prepared to adjust and grow as need is demonstrated.
From a planning perspective, this information does not demonstrate a facility operating at capacity or patients being turned away due to lack of space. Rather, it suggests that current constraints may relate to staffing, funding, or operating model rather than physical square footage. Before expanding the physical footprint, it seems reasonable to ask whether expanded hours, staffing, or other operational adjustments were evaluated as alternatives.

Sequencing of Public Investment

I also note that the Town has recently invested significant funds in renovating the existing Town Hall, that the current post office remains operational, and that the medical clinic is not operating full-time and remains in an assessment phase under new ownership.
At the same time, the Town has taken substantial financial steps toward a future municipal campus, including the purchase of the Lion Boulevard property and the adoption of a reimbursement resolution through the Municipal Building Authority allowing bonding reimbursement for that acquisition and related expenses. From a planning standpoint, this reflects a significant financial commitment occurring in advance of clearly demonstrated operational need. The sequencing of these decisions is a key concern for me.**Permanence of Rezoning**

The action before the Council is not simply approval of a building, but a permanent zoning change. Even if the initial phase is limited to a 4,000-square-foot clinic, the Planning Commission staff report notes that the parcel could accommodate additional public uses over time. I respectfully ask whether the rezoning is being justified based on the long-term suitability of this site for all Public Use purposes, independent of the current proposal, and whether cumulative future build-out has been fully evaluated.

General Plan Consistency

The General Plan clearly supports enhanced medical services and access to a pharmacy. It also emphasizes protecting residential areas, managing development intensity, and exercising restraint in zone changes. I am seeking clarity on how these principles are being balanced in this proposal, particularly given that the parcel is currently zoned residential and adjacent to established neighborhoods.
If the Council believes additional analysis would be helpful, I respectfully encourage you to request clearer data on unmet demand, operating capacity, and reasonable alternatives before making a permanent zoning decision.
In closing, my concern is not whether enhanced services are a worthy goal—but whether the existing record demonstrates a necessity that warrants rezoning at this time, before existing facilities are fully utilized and before the clinic's own needs assessment process is complete.
Thank you for your time, your service to the community, and your thoughtful consideration of these comments.

Letter 4 — a different topic

In reading the staff report for item D5 "Revising the Fee Schedule", I'm questioning the use of the term "Administrative Agricultural Use Permit."
If you follow the language used in Town Code section 10-15D-9, it seems that using the term "Administrative Agricultural Review Process" is more consistent with this section. The table in this section currently uses the term Review Process for the requested use and zone. The Review Process is charged a $75.00 fee, while the Use Permit is charged a $200 fee. To me, using the term 'Use Permit' twice, for both Agricultural Use Permit and Administrative Agricultural Use Permit, is confusing.
Thanks for taking the time to consider my comments.