

1. March 7, 2018 Agenda

Documents:

030718.PCSA. COURTESY.PDF

2. March 7, 2018 Packets

Documents:

ITEM A1 - 2018 PARKING REVISIONS.PDF

ITEM B1A - AGRICULTURAL PUBLIC PARKING OVERLAY ZONE.PDF

ITEM B1B - GATED ACCESS ORDINANCE.PDF

ITEM B1C - STANDARDS FOR IMPOUND LOTS.PDF



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PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A SPECIAL MEETING
ON WEDNESDAY, MARCH 7, 2018 AT SPRINGDALE TOWN HALL,
118 LION BLVD., SPRINGDALE, UT.
THE MEETING WILL BEGIN AT 5:00 PM.

Approval of agenda

Commission discussion and announcements

A. Action Items

- 1) Ordinance Amendment: Changes to Town Code related to Parking – continuation of discussion from Feb 21st meeting

B. Discussion/Non-Action Items

- 1) Ordinance Amendments:
 - a) Agricultural Public Parking Overlay Zone
 - b) Gated access to Subdivisions
 - c) Standards for Impound Lots

C. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

If you have questions regarding any of the agenda items, or other community development comments, please contact the Community Development staff at 435-772-3434 or dcd@infowest.com.

The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town-sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.

Packet materials for agenda items will be available here: <http://www.springdaletown.com/AgendaCenter/Planning-Commission-7>

ORDINANCE 2018-___

AN ORDINANCE OF THE TOWN COUNCIL AMENDING SECTIONS 10-23-8, 10-23-9, 10-23-10, AND 10-25-12 AND RELATED SECTIONS OF THE SPRINGDALE TOWN CODE REGARDING PARKING

WHEREAS, the Town Council finds it will promote the general welfare of the Town's residents and visitors to better manage parking throughout the Town; and

WHEREAS, the Town's Parking Management Study, Parking Action Plan, Parking Advisory Board, and Parking Committee have all recommended policies to better manage and administer parking in the Town; and

WHEREAS, revisions to parking related ordinances are necessary to implement the recommended policies; and

WHEREAS, the necessary public hearings and processes required to amend the Town's Land Use Ordinance have been completed;

NOW THEREFORE BE IT ORDAINED by the Springdale Town Council that the following revisions and additions are made to Title 10 of the Springdale Town Code:

Add new section 10-23-8(D): Shared Public Parking:

A commercial establishment with peak parking hours after five o'clock p.m. may allow parking for general public parking in the commercial establishment's parking area, in spaces required by this title for customers and employees of the commercial establishment. This parking may be made available to the general public any time prior to five o'clock p.m. with or without charge.

1. After five o'clock p.m. parking required by this chapter for the commercial establishment must be made available to customers and employees of the commercial establishment, as required by this title.
2. Transient lodging establishments are not allowed to offer parking spaces required by this title for customers and employees to the general public at any time.
3. A business license is required to operate a shared public parking area, if a fee is charged for the shared public parking.

Revise Section 10-23-9: DESIGN AND CONSTRUCTION STANDARDS:

~~Design and construction standards are hereby adopted by reference and are on file in the town office.~~

- A. Parking area design and construction shall adhere to all the standards of the Town's Construction Design Details and Standards Manual.
- B. Surfacing: Parking areas, including parking access lanes, shall be surfaced to minimum all-weather standards. Parking area surface shall be designed to minimize storm water runoff and reduce "heat island" effects. If asphalt or concrete are used as a surface material the parking area should include

features to reduce heat island impacts, such as: shaded areas (provided by either landscape or structures), cool pavement applications, breaking up large pavement areas with landscape planter areas, minimizing the amount of asphalt or concrete used, etc.

1. Acceptable parking area surfaces include:

- a. Asphalt pavement.
- b. Concrete (colored to meet Town standards).
- c. Stone or brick pavers.
- d. Permeable paver, permeable grid, or other engineered permeable surface specifically designed and engineered for parking uses.
- e. Crushed stone or gravel, if the parking area contains 25 or fewer parking spaces. Owners of crushed stone or gravel parking lots must take measures to prevent crushed stone or gravel from being transported adjacent roadways. The crushed stone or gravel material used as the parking lot surface must be ¾" in diameter or larger, a minimum of 2" deep, and placed on a subgrade of at least 4" of compacted road base.

2. Prohibited parking area surfaces include:

- a. Dirt.
- b. Road base.

C. Maintenance: Parking areas must be kept in a state of good repair. Cracks, potholes, and other uneven surfaces must be repaired in a timely manner. Parking areas must be kept weed-free. Garbage and debris must be picked up and removed from parking areas in a timely manner. Landscaping required for buffering or screening must be kept viable and in good health.

Add new section 10-23-10: PUBLIC PARKING:

Where allowed by section 10-7A-2, public parking areas that charge a fee for parking must meet the following standards:

- A. Restrooms. Public parking areas larger than 30 parking spaces must provide restroom facilities that are open to patrons of the parking facility. The restrooms must be open and accessible at all times the public parking area is open and operating. Maintenance, utility charges, and other responsibilities and expenses associated with the restrooms are the responsibility of the parking area owner.
- B. Trash and recycling. Public parking areas must provide trash and recycling receptacles. The parking lot owner or operator is responsible for keeping the trash and recycling receptacles clean, emptied, etc.

Revise section 10-25-12: WIDTHS:

Arterial and collector streets shall conform to the width assigned on the arterial and collection street plan wherever a subdivision falls in an area for which an arterial and collector street plan has been adopted. For territory where such plan has not been completed at the time the preliminary plan of the subdivision is submitted to the planning commission, street dedications shall be provided as follows:

- A. Minor and local street dedications shall have a minimum width of thirty feet (30').

- B. Collector street dedications shall have a minimum width of thirty six feet (36').
- C. Arterial street dedications shall have a minimum width of sixty six feet (66') or as shown on the arterial and collector street plan, whichever is greater.
- D. Minimum width of roadway shall be as follows:
1. Minor streets, without on street parking: Twenty two feet (22'). Additional width may be required by the planning commission to incorporate curb, gutter and sidewalks, or a shoulder area.
 2. Local streets, without on street parking: Twenty eight feet (28'). Additional width may be required by the planning commission to incorporate curb, gutter and sidewalks, or a shoulder area.
 3. Collector streets, without on street parking: Thirty two feet (32'). Additional width may be required by the planning commission to incorporate curb, gutter and sidewalks, or a shoulder area.
 - ~~4. For minor, local or collector streets, with on street parking: An additional eight and one half feet (8 1/2'). On street parking is restricted to parallel parking.~~
 54. For arterial streets: Fifty feet (50'), or conform to arterial street plan, whichever is greater.

ORDINANCE 2018-_____

Revisions to Title 10 of the Springdale Town Code, adding regulations for the Agricultural Public Parking Overlay Zone

WHEREAS, the Town of Springdale desires to protect the iconic, scenic views and vistas of Zion Canyon; and

WHEREAS, the Town also desires to accommodate growing demand for parking, and to provide an alternative to on-street parking; and

WHEREAS, the Town Council finds that public parking in limited and select locations of the Agricultural zone, if located, designed, and sized appropriately, can help alleviate parking congestion and also protect views of Zion Canyon; and

WHEREAS, the Town Council desires to create an overlay zone that will allow public parking in the Agricultural zone, but only after thorough and rigorous review to ensure: 1) there is documented demand for additional parking, 2) the proposed public parking area is located in an area that will not impact views of Zion Canyon, and 3) adequate design features have been incorporated into the design of the public parking area to make it compatible with the surrounding natural and built environment; and

WHEREAS, the necessary public hearings and procedures for the changes to the zoning ordinance required by Town Ordinance and Utah Code Ann. 10-9a-205 and 10-9a-503 have been met;

NOW THEREFORE, be it ordained by the Town Council of the Town of Springdale that chapter 13F “Agricultural Public Parking Overlay Zone” is added to Title 10 of the Springdale Town Code as follows:

10-13F-1: PURPOSE:

The Agricultural Public Parking Overlay Zone (APPOZ) is established:

- A. To allow carefully designed public parking lots in appropriate locations of the Agricultural zone that will provide off-street parking supply to accommodate documented parking demand within the Town;
- B. To protect scenic views in Springdale and Zion Canyon by requiring public parking in the Agricultural zone to have as minimal a visual impact on the surrounding areas as possible;
- C. To protect the Town’s village atmosphere by allowing public off-street parking to supply the Town’s parking needs in-lieu of on-street parking; and
- D. To preserve the Town’s character by implementing standards for the design and development of public parking in the AG zone to ensure such parking is compatible with the Town’s village atmosphere.

10-13F-2: APPLICABILITY:

The APPOZ may only be used in combination with the Agricultural zone. The APPOZ shall only be allowed when the Town Council finds there is a pressing need for additional parking supply in the Town. The APPOZ is to be used sparingly and only on properties where a public parking area can be developed

that will not unduly impact the surrounding land uses or significantly detract from the Town's village character or from the scenic vistas of Zion Canyon.

10-13F-3: PUBLIC PARKING DEVELOPMENT STANDARDS:

The following development standards apply to public parking areas in the APPOZ:

- A. Setbacks: Setbacks for parking structures shall be the setbacks required for the underlying zone, unless the Council finds that increased setbacks are necessary to mitigate the impacts of public parking on adjacent properties in which case the Council may require greater setback distances.
- B. Size: Public parking areas in the APPOZ shall not exceed a size larger than is necessary to accommodate 200 parked vehicles.
- C. Landscape: The landscape requirements in Chapter 10-18 apply to all public parking areas in the APPOZ. Additionally, the Town Council may require increased landscape around the perimeter of a parking area in the APPOZ to provide visual screening of the parking area from streets and adjacent properties.
- D. Lighting: All lighting associated with the public parking area must be designed and constructed such that:
 - 1. All light is down directed and no light escapes upward.
 - 2. All light sources are completely shielded such that the light source is not visible from anywhere outside the property boundaries.
 - 3. All light serves a functional purpose for safety of motorists and pedestrians.
 - 4. All light sources have a color temperature of 3,000 K or less.
- E. Run-off: The public parking area must incorporate strategies to minimize the potential for storm run-off to be polluted with motor oil and other pollutants from the parking area. The use of bioswales is encouraged where feasible.
- F. Shielding for Vehicle Lights: The public parking area shall be designed such that vehicle headlights do not shine directly onto adjacent properties when vehicles are maneuvering within the parking area.

10-13F-5: OTHER REQUIREMENTS:

- A. Pedestrian Accommodation: The public parking area shall include well designed, safe and convenient access for pedestrians to enter and exit the parking area and the property.
- B. Restrooms: Public parking areas in the APPOZ shall provide public restrooms that remain open and available to the patrons of the parking area. All costs of maintenance and operation, including utility user charges, associated with the public restrooms are the responsibility of the owner of the public parking area.
- C. Trash and recycling: Public parking areas in the APPOZ shall provide accommodation for trash disposal and recycling.
- D. Prohibited acts: Parking areas shall not be used for the following purposes:
 - 1. Maintenance or repair of vehicles.
 - 2. Display of vehicles for sale, rent or lease.
 - 3. Overnight occupancy of vehicles.
- E. Maintenance: Parking areas shall be maintained in a good state of repair, shall be clean and neat in appearance, and shall not be littered with refuse, trash or debris.

10-13F-6: NON-PARKING USES:

Buildings, structures, and other development on the property not used for public parking must meet all development standards of the underlying zone. The APPOZ does not alter the regulations and standards of the underlying AG zone for any non-parking uses or development.

10-13F-7: APPROVAL STANDARDS:

The Town Council shall refer to the following standards when determining whether or not to grant an APPOZ zone change request:

- A. The request meets the standards for granting a zone change in section 10-3-2.
- B. There is current unmet demand in Springdale for additional public parking that is not likely to be supplied through other means, and such unmet demand is projected to continue.
- C. The proposed public parking area will not unduly impact the surrounding land uses or significantly detract from the Town’s village character or from the scenic vistas of Zion Canyon.
- D. The proposed public parking area is located in an area with adequate access to SR9, pedestrian infrastructure, shuttle and transit infrastructure, etc. such that public parking on the property will function effectively in meeting the parking demand in Springdale and will allow parking patrons to have reasonable access to Zion National Park and other parking demand generating destinations in Springdale.

10-13F-7: APPLICATION PROCESS:

- A. All requests for the APPOZ shall follow the zone change process outlined in section 10-3-2.
- B. In addition to all material required by section 10-3-2, applicants requesting the APPOZ shall provide the following additional documents:
 - 1. A current parking study demonstrating need for additional public parking supply in Springdale.
 - 2. A Traffic Impact Study demonstrating the traffic impact of the proposed parking area, and any roadway improvements necessary to mitigate that impact.
 - 3. A conceptual site plan showing:
 - a. Property boundaries.
 - b. Development on adjacent properties within 300 feet of the subject property.
 - c. Public parking area location, size, and setbacks.
 - d. Vehicular access into/out of property and the public parking area.
 - e. Pedestrian improvements and circulation within the public parking area and access to pedestrian improvements outside the property.
 - f. Location of the required public restrooms.
 - 4. Conceptual elevations of the proposed public restrooms showing:
 - a. Height (in compliance with underlying zoning).
 - b. Exterior materials and design.
 - c. Exterior building mounted lighting.
 - 5. Landscape plan showing:
 - a. Landscape features used to screen the view of the public parking area from adjacent properties and streets.
 - b. Types of screening vegetation used in the landscape:

- 1) Common name of all screening vegetation species used.
 - 2) Mature height of each species used for screening.
 - 3) Planting intervals for all screening vegetation.
6. Parking area lighting plan, if the proposed parking area will be illuminated, showing:
 - a. Proposed location of all lights.
 - b. Heights of all pole mounted lights.
 - c. Proposed fixtures for all lights.
 - d. Color temperature and initial lumen output for all light sources.
- C. Upon complete application and pursuant to the process identified in section 10-3-2, the Town Council shall act on the APPOZ request. The Council may grant requests to the APPOS zone only after making a finding that the public parking allowed by the request meets all the standards in this section, as well as the criteria for granting zone changes in section 10-3-2.
- D. If the Town Council approves the APPOZ, Town and developer must enter into development agreement that:
1. Establishes the setback and other development standards for the public parking on the property, pursuant to the standards in this chapter.
 2. Requires the developer to adhere to conceptual plans presented in the application when constructing the project.
 3. Requires the property owner to allow public use of the parking area.
- E. Upon completion and approval of a zone change to the AAPPOZ and approval and execution of the development agreement, the applicant must submit a Design/Development Review application to the Planning Commission for review for compliance with all applicable standards in this title, as modified by the development agreement.

PASSED AND ADOPTED by the Springdale Town Council the _____ day of _____, 2018. This ordinance shall be effective upon passage and posting.

Mayor Stanley J. Smith

Attest: Town Clerk Darci Carlson

10-14-9

C. Gated Communities ~~Prohibited~~:

1. No subdivision shall install a gate or other similar structure, or make significant improvements (other than routine maintenance and upkeep) to gates existing at the time this regulation is adopted, designed to limit access into the subdivision across any road, street, lane, historical access, easement, trail, or other similar access leading into the subdivision, unless a compelling need for the gate or significant improvement can be demonstrated. The town council shall review requests for gates or significant improvements to existing gates and must confirm and approve the compelling need. This regulation shall not prohibit subdivisions from temporarily closing their roads, streets, lanes, historical accesses, or easements once a year to prevent claims of prescriptive easements. In determining whether or not to allow a gated access to a subdivision based on compelling need, the Town Council shall refer to the following standards:
 - a. The majority of owners of property in the subdivision has made a written request for the gated access to the Town Council.
 - b. All the roads in the subdivision are private roads, not public roads.
 - c. The Council finds that there are unique circumstances associated with the subdivision that have led to a documented increase in crime or property damage within the subdivision, that such circumstances are not generally associated with other subdivisions in the Town, and that gated access to the subdivision would reasonably have prevented such crime or property damage.
 - d. The Council finds that gated access to the subdivision will reasonably prevent future instances of crime or property damage in the subdivision.
2. In the event the Town Council allows gated access to a subdivision pursuant to paragraph 1 above, the gate shall conform to the following standards:
 - a. The gated access shall meet all standards in this title for color, material, lighting, and design. The gated access shall be subject to the same height standards as fences and walls.
 - b. Any signage associated with the gated access shall be subject to sign regulations in this title.
 - c. The gated access shall accommodate emergency vehicle access without delaying emergency response times.

IMPOUND LOT ORDINANCE

Section 1:

Add the definition of "Impound Lot" to section 10-2-2

Impound Lot: An area where vehicles are temporarily stored and await pick up after being towed.

Section 2:

Add "Impound Lot" in the use table in 10-7A-2 under "Commercial Uses" with the following note:

- Impound lots are allowed on any property where there is an existing approved public parking area, subject to the standards in section 10-7A-4.

Section 3:

Add the following standards for Impound Lots to section 10-7A-4:

D. Impound Lots

1. Impound area for towed vehicles is only allowed on and in conjunction with an existing permitted and licensed parking area. Stand-alone impound area is not allowed.
2. No more than 1,600 square feet of area may be devoted to impound use on any single property.
3. Fencing, lighting, and signage associated with the impound area must conform to all Town standards.
4. Each vehicle stored in the impound area must be removed from the impound area no later than seventy-two hours from when it was placed in the impound area.
5. Inoperable, junk, abandoned, or unregistered vehicles may not be stored in the impound area. All vehicles stored in the impound area must be capable of driving off the site under their own power.