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**MINUTES OF THE PLANNING COMMISSION WORK MEETING ON
WEDNESDAY FEBRUARY 7, AT 5:00PM
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

The meeting convened at 5:00 pm.

MEMBERS PRESENT: Interim Chair Mike Marriott, Allan Staker, Cindy Purcell, Joe Pitti, Jerry Giardina, Suzanne Elger, and Julie McKown.

ALSO PRESENT: Director of Community Development Tom Dansie and Deputy Town Clerk Katy Brown recording. Please see attached list for citizens signed in.

Approval of Agenda: Motion made by Allan Staker to approve the agenda; seconded by Joe Pitti.

Staker: Aye

Marriott: Aye

Pitti: Aye

Giardina: Aye

Elger: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Marriott extended a special welcome to Ms. Elger and Ms. McKown and said he looked forward to serving with them on the Commission.

Discussion/Information/Non-Action Items:

Discussion of ordinance revisions – Permitted uses in the Agricultural Zone: Mr. Dansie reported that the Sanctuary Ranch had proposed the construction of a public parking lot on their property in the Agricultural Zone. The proposal raised general questions about allowable uses in the Agricultural Zone for the Commission to discuss. He summarized options for the Commission: a) The Commission could simply make public parking in the Agricultural Zone a permitted use, b) The Commission could make public parking lots in the Agricultural Zone a permitted use while establishing a series of standards, and c) The Commission could create a Parking Lot Overlay Zone to apply to the Agricultural Zone. The third option would be a legislative decision and would allow the Town to retain the most discretion as proposals arise. The main question for the Commission to consider was whether or not parking lots should be allowed in the Agricultural Zone and if so, what was the best method to allow them. He mentioned that the only property in Springdale that was zoned Agricultural was the Sanctuary Ranch property.

Mr. Marriott asked if the Future Land Use Map had any broad Agricultural designations that the Commission should be aware of.

- Mr. Dansie replied that the only land that had been designated Agricultural on the Future Land Use Map was the land that was now the Sanctuary Ranch Property.

Mr. Marriott asked what other types of business could be permitted on the property.

- Mr. Dansie said that any type of agricultural-related business was allowed by the code, along with retail specializing in agriculture-related sales. A restaurant would also be permitted on the property.

Mr. Pitti spoke about a supposed potential partnership between the Park and Sanctuary Ranch for shuttle services to Zion. He felt it was a good idea to have more parking in that area but wondered if a condition

would need to be set that would ensure safe and accessible transportation from the proposed parking lot to Zion.

- Mr. Dansie responded that the Town had met with the Sanctuary Ranch property owner and Jack Burns, Chief of Commercial Services for Zion National Park. The Park had showed an initial interest in extending the shuttle service to Sanctuary Ranch if a public parking lot was built. Mr. Dansie surmised that the agreement would most likely involve a dedicated shuttle service with a direct route from the proposed parking area to the Park.
- Ms. Purcell added that a design strategy for the parking lot was being discussed that would include a large turnaround meant to accommodate large shuttles. The design would allow for private shuttle companies or shuttles extended from Zion's fleet to easily access and serve the lot.

Ms. McKown asked for the timeline on the proposed project at Sanctuary Ranch.

- Mr. Dansie encouraged the Planning Commission to focus solely on whether or not the *use* of parking lots was compatible with the Agricultural zone in general. The purpose of the discussion was not necessarily to review or approve the specific proposal from Sanctuary Ranch. He mentioned that the property owner would like to move forward as soon as possible however, potentially targeting the 2019 season to begin operation.

Ms. McKown felt that there should be transportation elements in place for the patrons before the proposal was considered further. She had also been a participant in the green space initiative some years ago and felt that losing the agricultural space at sanctuary ranch to a commercialized lot was not ideal.

Mr. Pitti mentioned that a restaurant had previously existed on the property which had accommodated many cars. He felt the preliminary design looked as if the property owner was planning on building appropriate screening between the parking lot and the main byway. Mr. Pitti was in favor of discussing the creation of an Overlay Zone that would allow the Town to have a thorough development review process instead of just a blanket "yes" or "no" on whether or not parking lots were permissible in the Agricultural Zone.

Ms. Elger asked if creating an overlay zone for the Agricultural Zone would set a precedence to create overlays for other zones.

- Mr. Dansie said the Planning Commission would need to be specific about which zone the overlay could apply to.

Mr. Giardina questioned the possibility of another property owner wanting to rezone their property to Agricultural to utilize a parking overlay zone should one be created.

- Mr. Dansie responded that unintended consequences would exist when moving forward with approaching the issue as a permitted or non-permitted use.

The Commission determined themselves to be in favor of moving forward with creating a Parking Lot Overlay Zone for the Agricultural Zone as it would allow the Town wide latitude to address current concerns and any future issues that may arise.

Mr. Dansie offered to draft some language for the Commission to review in the next meeting.

Discussion of ordinance revisions – Regulation of gated access to subdivisions: Mr. Dansie reported that the Town Code did not permit gated access to subdivisions unless there was a demonstration of compelling need. The Council had asked the Commission to discuss a way to remove any ambiguity in relation to the phrase "compelling need." Mr. Dansie offered potential solutions: a) The Commission could decide to strike the language referring to a compelling need thereby removing the option of gated access to sub-divisions entirely; b) The Commission could leave the option for gated access to Communities open but develop objective standards to guide the process of determining what qualified as a compelling need. Mr. Dansie provided the Commission with a draft of possible objective standards as a starting point for the Commission to explore if they decided on that course of action. He would report the Commission's analysis to the Council.

Ms. Elger was not in favor of allowing gated access to communities. She felt it was an unnecessary application in Springdale and the message it sent was one of exclusion and isolation.

Mr. Pitti touched on findings from studies he had come across where gated communities without a full-time guard actually attracted more criminal activity and potentially offered the residents a false sense of security. He was more in favor of the first option presented to remove the language regarding demonstrating a compelling need for gated access.

Mr. Giardina felt that, although he didn't prefer to live in a gated community, there were concerns about increased traffic in subdivisions like Anasazi plateau and what that might mean for road maintenance in the future.

Mr. Staker spoke on his experience with the Gifford Park subdivision regarding gated access. The issue had served as a very polarizing topic that he felt negatively impacted the small community. He stated that he was generally against gated access for subdivisions.

Ms. McKown was also not in favor of gated access to communities. She felt it conveyed a sense of exclusivity. She also felt that gates could potentially prevent immediate response from emergency personnel.

Mr. Marriott was in favor of the option to allow gated access to subdivisions but clarify what would qualify as a compelling need rather than prohibiting gates completely.

Mr. Staker referred to the drafted objective standards for demonstrating a compelling need and wondered what would stop a resident from surreptitiously slashing their own tires five times, or otherwise engineering the compelling need, to meet the criteria for gated access.

Mr. Dansie mentioned that although there were no existing applications for constructing gated access to a subdivision, the Council still wanted clear language and protocol in place.

- Mr. Pitti noted that the Council didn't seem to be looking for justification on gated communities, but rather wanted to remove the ambiguity in the language, particularly the language of "compelling need."
- Mr. Dansie agreed that the Council had only directed the Commission to remove the ambiguity of the phrase.

The Commission took a poll and determined that they would move forward with determining objective standards for what would qualify as a compelling need. They agreed to help Mr. Dansie in the draft process by emailing their ideas for objective standards to him before the next work meeting.

Discussion of ordinance revisions – Revisions to section 10-22-3, Prohibited Uses: Mr. Dansie summarized Commission's process over the last few months of removing all conditional uses from the Town Code to make certain uses either permitted or prohibited. He summarized that the approach to prohibited uses in the past had been that if a municipality did not expressly deem a certain use permitted, it could be assumed that the use was prohibited. Due to recent Supreme Court cases however, there was an increasing need for municipalities to clarify language in their code. The shift in focus due to the Supreme Court case findings now strongly encouraged a municipality to list specifically which uses were prohibited. If a use was not expressly listed as prohibited, then it could be assumed the use was permitted. To be in keeping with the new directive, Mr. Dansie presented a sample list of prohibited uses and asked the Commission to discuss so they could start drafting their own comprehensive list of prohibited uses to add to the Code.

Ms. Purcell felt that along with efforts to create an all-inclusive list, inevitably something might be left out. She wondered if the Commission could broaden their approach to capture prohibited uses which create certain negative impacts, like toxic waste or noxious fumes, rather than just looking at specific uses alone. She suggested looking at EPA established standards as a starting point.

Mr. Marriott questioned the reason behind certain uses on the sample list of prohibited uses, i.e., car washes, ice skating rinks, RV Parks and carnivals.

- Mr. Staker added to that by questioning refineries and bowling alleys as prohibited.
- Ms. McKown suggested adding tattoo parlors to the list of prohibited businesses.
- Ms. Elger suggested prohibiting pawn shops.
- Mr. Pitti felt that carnivals, skating rinks, and bowling alleys could remain on the prohibited uses list. He also wanted to add skateboard parks to the list of prohibited uses.

Mr. Pitti felt that a comprehensive list of prohibited uses could potentially set the tone for the Town as far as communicating what Springdale stood for. He saw the list as an opportunity to compliment how Springdale could be branded in the future.

Mr. Dansie summarized that to the extent the Commission could make the list more robust and take a proactive approach to the regulation of prohibited uses, he recommended to have the Commission study the sample list provided and email their thoughts to him to compile before the next work meeting.

Discussion of ordinance revisions – Parking related ordinance revisions: Mr. Dansie reviewed the draft ordinances provided in the packet materials in regards to parking and asked the Commission to discuss.

Mr. Marriott felt that Mr. Dansie’s suggestions in the proposed draft ordinances were satisfactory.

Mr. Pitti asked about permitting or prohibiting parking representatives who would hold on-street signs for shared parking lots.

- Mr. Dansie suggested adding more language to express that parking lots would be subject to the same business license and signage standards as any other businesses in the Code.

Mr. Staker asked for some background information on the classifications of streets listed in Mr. Dansie’s Staff report.

- Mr. Dansie replied that, included in the Transportation Master Plan the Town had conducted a number of years ago, was a Street master plan where all the streets in Springdale were classified as follows: Arterial Streets - SR-9 (Zion Park Boulevard); Collector Streets - Lion Boulevard and Winderland Lane; Minor and Local Streets – All other streets in Springdale.

The Commission unanimously agreed that the proposed standards in 10-23-10 were greatly needed and fine as-is.

Mr. Marriott asked the Commission if they were satisfied with the draft ordinances as presented, with some additional clarification added regarding signage standards for shared parking lots. The Commission affirmed that they would move forward with the proposed ordinance revisions as presented including the additions discussed.

Adjourn: Motion to adjourn at 6:58 pm made by Allan Staker; seconded by Jerri Giardina.

Staker: Aye

Marriott: Aye

Pitti: Aye

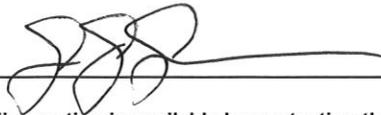
Giardina: Aye

Elger: Aye

Motion passed unanimously.



Katy Brown, Deputy Town Clerk

APPROVAL: 

DATE: 02/21/2018

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