



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING
ON WEDNESDAY, FEBRUARY 21, 2018, AT 5:00PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:01PM

MEMBERS PRESENT: Interim Chair Jerry Giardina, Joe Pitti, Suzanne Elger, and Mike Marriott

EXCUSED: Allan Staker and Cindy Purcell from Zion National Park

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording. Please see attached list for citizens signed in.

Approval of Agenda: Motion made by Joe Pitti to approve the agenda, with the change of moving item number 4 to item number 1; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie said Julie McKown had resigned from the Planning Commission. The Mayor would seek another nomination for an alternate member.

Mr. Dansie said the Town conducted interviews for a full-time Code Enforcement Officer and would likely fill that position soon. This position would assume some tasks from the Associate Planner role. Mr. Dansie mentioned the Council wanted to be more consistent with code enforcement.

Action Items

Sign Permit: 445 Zion Park Boulevard – Travis Barney: Mr. Dansie said this application was for one sign at the Whiptail Grill to advertise paid parking at that location. Information for a second sign (Mild to Wild) was provided to the Commission this morning however Mr. Dansie expressed concern about the level of detail provided.

Travis Barney was in attendance to answer questions. He clarified the Mild to Wild sign would have a vertical orientation and stack with the parking sign.

This location was considered a business center. Each licensed business was allowed one twenty (20) square foot building-mounted sign. The business center was allowed one forty (40) square foot free-standing sign.

A small building was being constructed at this location to house the sign for the paid parking area. There would not be any plumbing or electricity installed in the structure. Mild to Wild would use the building as a patron pick-up location.

Because of lack of detail on the second sign request, Mr. Pitti suggested the Commission hold on that approval.

- Mr. Marriott said applicants were asked to provide an accurate representation of the sign including colors and materials.

Mr. Barney said the paid parking sign would be constructed of 20-gauge steel with white powder-coated lettering.

- The Commission discussed the arrow and determined it was a graphic. Graphic elements could not be white; therefore, another approved color would need to be selected.

Motion made by Joe Pitti to approve the sign permit for the Whiptail Grill at 445 Zion Park Boulevard. As it relates to Chapter 10-24 Signage and 10-17 Color Palette, the Commission has found the size of the sign, the location and height, no illumination is proposed for the sign - and we are not considering the Mild to Wild sign at this point - may be approved. With condition the applicant must submit color samples of the steel and letters for compliance with the Town's color palette prior to installation; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing – Design/Development Review: 30-space public parking area and public restrooms, 1216 Zion Park Boulevard – Trish and Joe Jennings: Mr. Dansie said this proposed parking lot was located south of the LaFave Gallery. A public restroom was also being constructed. The applicants had submitted civil engineering drawings to address storm water run-off and detention, and ADA access from the restrooms to the sidewalk.

- To clarify, Mr. Dansie said parking lot lights must be set back 2-1/2 times their height from the property line. He suggested there was one light shown on the plans that may need to be relocated to comply with that standard.

Trish Jennings was in attendance to answer questions.

Commission questions: Ms. Elger asked if the parking lot surface would be asphalt or concrete. She also questioned if the dumpster would be accessible to the public.

- Ms. Jennings preferred concrete but was unsure about the material at this point. She indicated there would be trash cans in the restroom and the dumpster was accessible only to facility maintenance workers.

Public questions: Janet Mika asked if they intended to use a pay parking machine. As a parking lot owner herself, Ms. Mika recommended more trash cans.

- Ms. Jennings said they did not have a meter selected but intended to partner with the Town.

Motion made by Joe Pitti to open public hearing; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public comment: No public comment was made.

Motion made by Joe Pitti to close public hearing; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission deliberation: Mr. Marriott felt the project was great with the exception of the light being shifted.

- Mr. Pitti agreed and appreciated the applicant included all the goals the Town was trying to achieve with parking lots. It would be a good example.

Motion made by Mike Marriott to approve the Design/Development Review for the 30-space public parking area and restrooms at 1216 Zion Park Boulevard. Whereas the Commission finds the project is in compliance with Chapter 10-11B of the Village Commercial zone and is in conformance with setback, landscape, grading, access, lighting, and the size of the building. With one requirement that the lighting fixture be moved to 2-1/2 times the height from the property line; seconded by Suzanne Elger.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing – Design/Development Review: Building expansion to include new restaurant and banquet space, 1149 Zion Park Boulevard (Switchback) – Jon Michael Marriott: Mr. Marriott recused himself from this item.

Mr. Dansie said this proposal would add a new building and expand the back of the Switchback building. The concept was envisioned with the 2010 amendment to the Zion Park Resort Settlement Agreement and designed to promote a more pedestrian-friendly area. A transfer of 4,000 square feet of lot coverage from the Hampton Inn/Springhill Suites parcel to the Switchback was approved by the Planning Commission last year. Four parking spaces would be eliminated to free up additional lot coverage.

- Mr. Dansie indicated the applicant would need to conduct a complete lot coverage analysis of all the property subject to the settlement agreement so the Town had an up-to-date accounting of usage and coverage information.

Commission questions: Mr. Pitti asked about the height requirement.

- Under the settlement agreement, Mr. Dansie said height was measured from the lowest adjacent grade to the midpoint of the highest gable.

Mr. Pitti questioned lot coverage.

- Mr. Dansie said the applicant included lot coverage diagrams to demonstrate compliance. For future development proposals, it would be helpful to have an established benchmark. This lot coverage analysis would be required prior to the certificate of occupancy being issued.

Public questions: None were asked.

Motion made by Joe Pitti to open public hearing; seconded by Suzanne Elger.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public comment: No public comment was made.

Motion made by Joe Pitti to close public hearing; seconded by Suzanne Elger.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission deliberation: Mr. Pitti asked if there was a pond in the plans.

- Mr. Marriott said it was a water feature to enhance the landscape.

Mr. Pitti asked about tree removal.

- Mr. Marriott said some trees had fallen down and the remaining would come out and be replaced.

Mr. Pitti asked if the whole parking area would be paid parking.

- Mr. Marriott said only the upper section was being contemplated as a paid lot. Forty (40) spaces were required for uses on the property, however based on the parking analysis, there was enough parking to earmark thirty-eight (38) stalls for a paid area. The paid parking spaces would convert to free parking after 4pm each day.

Ms. Elger confirmed the four parking spaces being eliminated would be converted to landscape.

Mr. Pitti commented the applicant was trying to get the most out of his property as well as clean-up the back area. The design fit in well and worked seamlessly. The materials on the back would mirror those on the front.

Motion made by Joe Pitti to approve the Design/Development Review remodel and expansion at Switchback, 1149 Zion Park Boulevard. The proposed expansion will house a new restaurant and meeting space. The Commission finds that the applicant meets the code in Chapter 10-11B Village Commercial zone, 10-15 and 10-16 of Architectural Standards and Design Guidelines. The Commission determined the applicant is presenting this application under the settlement agreement established in 2010 and has established that the requirements are per the settlement agreement. The building size and height meets the proposed standards; the lot coverage is limited in the settlement agreement but the applicant has recently been approved to transfer some of that square footage to this parcel to accommodate for that; it appears the applicant is in compliance with lot coverage established in the settlement agreement; colors and materials are in compliance, and parking as well. The motion includes the following conditions: 1) all lighting must be verified to meet the Town's outdoor lighting ordinance prior to a certificate of occupancy being issued; 2) a coverage analysis of all the properties regulated by the settlement agreement must be complete prior to issuance of a certificate of occupancy for the expansion; seconded by Jerry Giardina.

Elger: Aye

Giardina: Aye

Pitti: Aye

Motion passed unanimously.

Public Hearing – Ordinance Revision: Changes to the following sections of Town Code, revising the Town Standards for parking lots, public parking, and on-street parking: 10-23 and 10-25-12:

Mr. Dansie said these revisions to parking standards were recently reviewed by the Planning Commission and necessary to help accomplish goals of the Parking Management Plan and Parking Advisory Board recommendations.

Commission questions: Mr. Marriott noted there was no specific size standard for restrooms and questioned if this should be considered.

- Mr. Pitti felt one for men and one for women was sufficient. There were design and ADA standards that would help control.
- Mr. Dansie said this was an important issue however the main goal was that public restrooms were available. He suggested it be left to the property owner to determine what was adequate.

Mr. Pitti felt the Town should consider the language in 10-23-9(B), pertaining to heat islands.

Mr. Dansie had emailed information to the Commission prior to the meeting (Attachment #1) on ways to reduce heat islands. These including reduced parking area size, shaded areas, or surface treatments to increase reflexivity. Language could be changed that encouraged applicants explore strategies to reduce heat.

Regarding surface materials, Mr. Pitti suggested a certain size of gravel be proposed rather than alleviating it altogether. The Commission discussed setting some definitive surface material parameters.

Public questions: None were asked.

Motion made by Joe Pitti to open public hearing; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public comment: Janet Mika asked if the standards would be retroactive.

- Mr. Dansie said they were all pro-active regulations and applied only to new applications after the ordinance was adopted.

Motion made by Joe Pitti to close public hearing; seconded by Suzanne Elger.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission deliberation: Once input from tonight's meeting were integrated into the ordinance language, Mr. Pitti wanted the Commission to review again.

- Dansie indicated there was some urgency to get regulations in place so the Town could move forward with other parking strategies. He requested the upcoming March 7th Work meeting be a Special meeting so the Commission could take action. Commissioners agreed.

Motion made by Jerry Giardina to continue discussion on this item until the first meeting in March; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Nomination and recommendation for the 2018 Planning Commission Chair and Vice Chair:

Motion made by Suzanne Elger to nominate Joe Pitti as Chairman and Mike Marriott as Vice Chair for the Planning Commission; seconded by Jerry Giardina.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Consent agenda:

Motion made by Jerry Giardina to approve the consent agenda and minutes from January 17th and February 7th; seconded by Mike Marriott.

Elger: Aye

Giardina: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Adjourn:

Motion to adjourn at 6:17pm made by Mike Marriott; seconded by Jerry Giardina.

Elger: Aye

Giardina: Aye

Pitti: Aye
Marriott: Aye
Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: *Jae Pitt* DATE: 3.21.18

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

From: Tom Dansie
To: "[Darci Carlson](#)"; "[Allan Staker](#)"; "[Cindy Purcell](#)"; "[Jerry Giardina - Planning Commission](#)"; "[Joe Pitti](#)"; "[Mike Marriott](#)"; "[Suzanne Elger](#)"
Cc: "[Rick Wixom](#)"; "[Stan Smith](#)"
Subject: RE: 02/21/18 Planning Commission Agenda & Packet Materials
Date: Wednesday, February 21, 2018 12:01:46 PM
Attachments: [image001.png](#)

Commissioners-

Some of you have asked questions about heat islands and parking lot surfaces that can help reduce heat island impacts.

The following is a link explaining "cool pavements" and some of the options available to reduce heat island impacts.

https://www.epa.gov/sites/production/files/2017-05/documents/reducing_urban_heat_islands_ch_5.pdf

Thanks!

Tom

From: Darci Carlson [<mailto:dcarlson@springdaletown.com>]
Sent: Friday, February 16, 2018 3:18 PM
To: 'Allan Staker' <astaker@springdaletown.com>; 'Cindy Purcell' <cindy_purcell@nps.gov>; 'Jerry Giardina - Planning Commission' <jgiardina@springdaletown.com>; 'Joe Pitti' <jpitti@springdaletown.com>; 'Mike Marriott' <mmarriott@springdaletown.com>; 'Suzanne Elger' <selger@springdaletown.com>
Cc: Tom Dansie <dcd@infowest.com>; Rick Wixom <rwixom@infowest.com>; Stan Smith <ssmith@springdaletown.com>
Subject: 02/21/18 Planning Commission Agenda & Packet Materials

Hello Commissioners,

Following are links to the agenda and packet materials for the **Wednesday, February 21st Planning Commission Regular Meeting:**

[Agenda](#)

[Item A1 – Public Hearing – DDR: Parking Area at 1216 ZPB](#)

[Item A2 – Public Hearing – DDR: Building Expansion at 1149 ZPB](#)

[Item A3 – Public Hearing – DDR: Ordinance Revisions Related to Parking](#)

[Item A4 – Sign Permit: 445 ZPB](#)