



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

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING
ON WEDNESDAY, MARCH 7, 2018, AT 5:00PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:05 pm.

MEMBERS PRESENT: Chair Joe Pitti, Mike Marriott, Allan Staker, Jerry Giardina, and Cindy Purcell from Zion National Park

EXCUSED: Suzanne Elger

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

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

Staker: Aye

Pitti: Aye

Giardina: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced that the Town had hired a Code Enforcement Officer who would be helping with some Associate Planner auxiliary duties for the duration of that position vacancy. The Code Enforcement Officer would start in the next few weeks.

Mr. Pitti asked how the Town or UDOT planned to commemorate the completion of the SR-9 Renewed project.

- Ms. Carlson mentioned that the Town was planning a small ribbon-cutting ceremony and other ideas of how to celebrate the completion were in the works.

Action Items

Ordinance Amendment – Changes to Town Code related to Parking: Mr. Pitti announced that the Commission had asked Mr. Dansie to draft an ordinance that they could approve to recommend to the Town Council for approval. Mr. Dansie briefly summarized the minor changes he had made to the draft that was provided to the Commission in the packet materials. He then asked them to discuss and determine if the draft was ready to pass along to the Council.

Mr. Staker asked why transient lodging establishments would not be allowed to offer parking spaces required for customers and employees to the general public.

- Mr. Dansie explained that the approach was meant to encourage transient lodging guests to leave their vehicles in the commercial establishment's lot during the day so they would not be impacting on-street parking or the limited parking available in the National Park.
- Mr. Staker felt there would still be a large number of vacant spaces not being utilized that could be offered to the general public.

Mr. Marriott asked the reason for striking the language related to the requirement of an additional 8 ½ ft. of road width for streets that have on-street parking.

- Mr. Dansie explained that the particular section of the code which established minimum street widths based on the functional classification of the road would not necessarily be congruent with

the proposed changes. The language communicated idealized standards in the ordinance but facts on the ground didn't necessarily line up in practice.

Mr. Marriott inquired about the rationale behind the ¾" size minimum for surface material.

- Mr. Dansie noted some concerns from the last meeting regarding types of gravel that would be allowed. It was discussed that larger gravel size would help to prevent tracking the gravel outside of the lot. Based on analysis of other parking areas and engineering standards, ¾" was the minimum size that engineers would recommend for materials to help prevent those situations.

Mr. Marriott asked for clarification on restroom hours and if the lot owner would be required to have their restroom hours be consistent with the parking lot hours.

- Mr. Pitti, Ms. Purcell, and Mr. Staker felt the hours of operation for restrooms should be determined solely by the individual owner.
- Ms. Purcell suggested adding language that the minimum hours of operation for restrooms should follow daylight hours.

Mr. Staker asked if the parking lot owner would be subject to the utility hook-up fees for mandatory restrooms.

- Mr. Dansie affirmed that the business owner would be subject to a one-time \$6060.00 Impact Fee for a standard ¾" hookup plus ongoing utility charges.
- Mr. Staker asked if the Impact Fee could be waived since it was a requirement to provide restrooms to serve the public.
- Mr. Dansie mentioned that the Town had established an Impact Fee Deferral Policy, however, the policy stated that in order to qualify for an impact fee deferral, the amenity that the business owner would be providing cannot be required by any Town ordinance or standard.
- Mr. Staker thought that if the Town had requirements for a public amenity like restrooms then they should allow the deference of an Impact Fee.
- Mr. Dansie mentioned that impact fees were not necessarily land use issues and that they were more related to policy. He explained that the Planning Commission was welcome to make recommendations to the Council regarding impact fees and how they should be assessed.

Mr. Staker asked once more about not allowing the general public to use transient lodging parking spaces.

- Mr. Pitti felt that keeping those spaces open for customers and employees would help mitigate misuse by unauthorized vehicles, especially in the case of smaller lodging facilities with limited parking spaces.
- Mr. Marriott suggested talking to the hotels after a year or so of the ordinance going into effect and perhaps the Commission could gather feedback from the business owners at that time.

Mr. Pitti asked the Commission if they would like to move forward with the recommendation of the ordinance to the Town Council with additional language for minimum hours of operation following daylight hours. The Commission agreed.

Motion made by Mike Marriott to recommend that the Town Council approve the ordinance amendment which changes Town Code related to parking, amending sections 10-23-8, 10-23-9, 10-23-10, 10-25-12 and related sections of the Springdale Town Code regarding parking with the change of adding language to section 10-23-10 that restrooms must be open during daylight hours at a minimum. The Planning Commission recommends these changes in the light of the need for clarity on the changing parking conditions Springdale will soon be facing: Seconded by Joe Pitti.

Staker: Aye

Pitti: Aye

Giardina: Aye

Marriott: Aye

Motion passed unanimously.

Discussion/Non-Action Items

Ordinance Amendments – Agricultural Public Parking Overlay Zone: Mr. Dansie said that the Commission had determined in their last meeting that they wanted to pursue the allowance of Public Parking in the Agricultural zone and recommended doing so through the creation of an overlay zone. Mr. Dansie reiterated that the approach would make granting zone changes a legislative decision, which would give the Council utmost discretion when reviewing proposals. He asked the Commission to look at the language and determine if it was appropriate. He asked them to look specifically at the proposed development standards with an eye toward mitigating any kind of potential impacts that could arise with parking in the agricultural zone, and to also look closely at the approval standards with the intent to guide the Planning Commission in the future when reviewing applications.

Mr. Staker felt the draft contained subjective language that needed to be clarified. He referenced the fourth paragraph stating, “Whereas there is a documented demand for additional parking,” and asked for examples of what kind of a document an applicant might supply to prove the demand for additional parking. He also referenced the language about not impacting views of Zion Canyon. He asked for specific examples in the current agricultural zone of the ability to build a structure high enough as to obstruct views of Zion Canyon.

- Mr. Dansie pointed out that the “whereas” statements that appeared in the preamble did not necessarily become the official regulating language and referenced section 10-13F-7C under “approval standards” which Mr. Staker was referring. He agreed that the language was somewhat subjective, but indicated that with legislative action, which tends to be subjective as well, language as such was complementary to the process. He indicated that the Commission could choose to remove any subjective language, but in keeping the language as is the Commission would allow the Council full legislative discretion.

Mr. Marriott felt that the phrases “pressing need” and “compelling need” in 10-13F-2 seemed similar. He asked if there was a list of specific standards that would guide an applicant on the process for demonstrating a pressing need.

- Mr. Dansie replied that the first requirement the applicant would need to provide would be a current parking study. The analysis could then be used as documentation for the Town Council to demonstrate a need for parking.

Mr. Staker raised another issue with the language in 10-13-2 referring to the statement that the Agricultural zones is to be “used sparingly,” but pointed out that if the Town only had one Agricultural zone then using it in any way would constitute 100% use.

- Mr. Pitti suggested instead using the words “cautiously” or “discriminately” instead of “sparingly”.
- Mr. Dansie said the intent of the phrase was to be judicious in granting approval of a zone change.

Mr. Pitti felt that the language was satisfactory to allow the Town Council utmost discretion in their reviews of applications. He felt the Commission could glean some valuable feedback from a public hearing on the subject.

The Commission agreed to move the proposed ordinance forward to a public hearing at the next meeting.

Ordinance Amendments – Gated Access to Subdivisions: Mr. Dansie reviewed the discussion from the last work meeting and the Council’s direction to develop objective standards for demonstrating a compelling need. The Commission continued the discussion.

Mr. Marriott expressed that the language for demonstrating a compelling need focused primarily on the presence of criminal activity but felt that other components, such as unwanted traffic impacts and liabilities, should be considered. He used a hypothetical example of a child being injured on a private road.

Mr. Pitti cited the General Plan which discouraged gated access to communities unless a compelling need could be demonstrated and stated that he felt that gated streets and communities were simply not compatible with Springdale. He felt that if gated communities would eventually be allowed then pedestrian access should be retained.

Mr. Staker and Mr. Giardina expressed that although they did not agree with gated communities in general, they felt it was important to not make decisions that would potentially encroach on the rights of property owners to develop their land as they saw fit.

Mr. Marriott asked to add unwanted traffic congestion and liabilities as elements that could be used to determine compelling need in 10-14-9C-1(c).

- Mr. Dansie said the Town could have legal counsel weigh in on the liability aspect. Mr. Dansie wanted to clarify a nuance that the Town was not mandating public access to private roads by not allowing gates in subdivisions. He explained that options other than gates existed for private roads to limit access to deter negative impacts.

Mr. Pitti suggested adding a standard to the process of demonstrating a compelling need that the HOA would be required to provide signage for at least a year prior to the application for addition of a gate. This would allow all parties the chance to observe the efficacy of signage in deterring unauthorized traffic.

Mr. Marriott summarized the elements that the Commission had discussed which could be used to add clarity to the standards for demonstrating a compelling need as: 1) Increased Criminal activity, 2) Increased traffic congestion, 3) Possible inherent liabilities, 4) Non-compliance to posted signage.

The Commission felt more discussion on this topic was needed and agreed to cover it again in the next work meeting.

Ordinance Amendments – Standards for Impound lots: Mr. Dansie summarized the discussion from the last meeting and presented the draft ordinance which included definitions of an impound lot.

Mr. Marriott questioned why it was a requirement for an impound lot to be in conjunction with an existing parking lot.

- Mr. Dansie explained that a lot owner who had both public parking and impound space would be more likely to maintain the impound portion so as to not detract from the public portion. An owner with an impound lot only might not perceive an incentive to maintain their lot to such a degree which would meet the Town standards.

Ms. Thatcher was present in the audience and wanted to point out that there was currently very little potential for many new impound lots in Springdale. It was her understanding that it was a requirement for impound lots to be associated with a towing company, and currently there were no insurance companies offering coverage to towing companies or impound lots in the state of Utah.

Mr. Staker asked the number of instances that would necessitate a tow to an impound lot on any given day.

- Ms. Thatcher responded that in the summer of 2017, their unofficial observations showed that there were 3-5 violations on a daily basis that would have required a tow to an impound lot.

Mr. Dansie suggested that instead of asking whether or not to allow state approved lots, the Commission could consider that there were creative ways to allow the construction of state impound lots and still be able to regulate impacts as set by Town standards.

Mr. Staker felt that the Commission should revisit the possibility of stand-alone impound lots.

The Commission agreed to discuss further in a subsequent meeting.

Adjourn:

Motion to adjourn at 7:03 pm made by Allan Staker; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

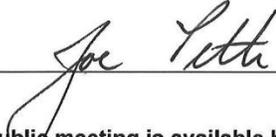
Giardina: Aye

Marriott: Aye

Motion passed unanimously.



Katy Brown, Deputy Town Clerk

APPROVAL:  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.



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Planning Commission Special Meeting Date 03/07/2018

[Signature]
Name (please print)

LAURA STINK
Name (please print)

Rosemarie Goodone
Name (please print)

Name (please print)

BRANT WARREN
Name (please print)

RICHARD MARSEAL
Name (please print)

Janet Mika
Name (please print)

Dan Mika
Name (please print)

Emeralda Mika
Name (please print)

Melanie A. Madson
Name (please print)

Name (please print)