



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, APRIL 25, 2018, AT 5:00PM  
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**Meeting convened at 5:00PM**

**MEMBERS PRESENT:** Chair Joe Pitti, Allan Staker, Suzanne Elger, Jerry Giardina, Bill Dunn, and Mike Marriott

**EXCUSED:** 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 Allan Staker to approve the agenda; seconded by Mike Marriott.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Giardina: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Mr. Pitti thanked the staff for their effort planning the Public Official's Training. He said it was informative.

Although the Planning Commission was meeting on the fourth Wednesday this month, Mr. Dansie reminded Commissioners they would meet again next Wednesday.

Deputy Clerk Katy Brown announced the Town Hall lobby would go through a remodel. The de-facto lobby would be in the Council room for approximately four to six weeks during the course of construction.

Ms. Carlson announced this was Mr. Dunn's last meeting since he was moving to Rockville. The Planning Commission alternate position would be open again. Anyone interested in serving should speak with Mayor Smith or Mr. Dansie.

**Action Items**

**Sign Permit: Freestanding sign at Parkco parking lot located at 1216 Zion Park Boulevard – Trish Jennings:** Trish Jennings was in attendance to answer questions.

Mr. Marriott said the permit application appeared to be in conformance with all aspects of the code.

Mr. Pitti asked about lighting.

- Ms. Jennings said the light would be down lit and likely closer to the sign.

The Commission felt the application was straightforward and conformed to the criteria fit standards related to the sign ordinance.

**Motion made by Mike Marriott to approve the sign permit for the freestanding sign at the Parkco parking lot located at 1216 Zion Park Boulevard. Whereas the Commission finds the sign is in**

**conformance with sign height, area, location, illumination, materials and colors, and all the provisions of Chapter 10-24 of the signage code; seconded by Joe Pitti.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Giardina: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

### **Discussion/Non-Action Items**

**Status update and discussion of ordinance revisions including: Possible regulations on gated access into subdivisions; Possible standards for impound lots; Design standards and other regulations for storage containers; Parking lot overlay zone in the Agricultural Zone:** Mr. Dansie indicated the intent tonight was to give a status update on these four ordinance revisions related to direction from the Town Council.

The Town Council thanked the Commission and recognized the good work being done discussing these complex subjects. The Council wanted to clarify their direction to the Commission:

- *Gated access into subdivisions:* The Council asked the Planning Commission to focus on the clause in the ordinance related to 'compelling need', what it meant, and when it was established.
- *Impound lots:* The Council asked the Planning Commission to provide recommendations on how impound lots should be developed in Springdale.
- *Design standards for storage containers:* The Council asked the Planning Commission to recommend design standards for storage containers.
- *Parking in the Agricultural Zone:* The Council asked the Planning Commission to analyze the merits of this issue, and, if determined to be a good idea, bring a recommended mechanism of how to make it happen. Previously the Commission tabled the discussion to allow the first season of parking to play out and demonstrate the need. The Council preferred the Commission work through the issue, bring a recommendation forward, which allowed the Council to consider an action.

Mr. Marriott asked if the Council prioritized the four ordinance revision items.

- Mr. Dansie said the Council did not prioritize the items but spent most time talking about parking in the Agricultural Zone.

Mr. Pitti felt the comments coming back from the Council indicated they were not happy with the Commission's decision to table. He said Commissioners were being trusted to make decisions yet this was being disregarded. Mr. Pitti said the Commission was clear as to why the issue of parking in the Agricultural Zone was being tabled and Commissioners should be allowed to do their duty. He felt this was a disappointing move.

- Mr. Giardina agreed.

Mr. Marriott suggested the Planning Commission not fast-track this item but slow-it-up to see what happened through the Memorial Day weekend.

- Mr. Pitti said a number of things were still coming online which would provide a determination about where people were parking and how they were using the new systems.

The Commission discussed priority order. They decided to tackle impound lots, gates and compelling need, design standards for storage containers, and parking in the Agricultural Zone, in that order.

Mr. Pitti acknowledged a number of letters had been received from the community (Attachment #1). He encouraged them to continue. Decisions made on the Commission could potentially affect everyone and



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Planning Commission Date 4/25/18

Tim & Susan Hoover
Name (please print)

Trish Jennings
Name (please print)

[Handwritten signature]
Name (please print)

Eric Bonner
Name (please print)

LAURA STUL
Name (please print)

Name (please print)

PAUL + MARY FISCHER
Name (please print)

Name (please print)

KAREN LODINGER
Name (please print)

Name (please print)

Kathleen Carter
Name (please print)

Name (please print)

Mary Excell
Name (please print)

Name (please print)

Luke Wilson
Name (please print)

**April 23, 2018**

**Planning & Zoning Commission**

As a Springdale resident on a private lane with a functional gate, I take great interest in the gate debate. Theoretically, traditional gated communities are not what Springdale is all about and that philosophy is what the General Plan refers to (having been involved in its development and revisions for many years). But Springdale has particular circumstances that other communities with traditional gated communities do not have and warrant consideration with regards to gates.

The major differences are 1) Springdale is and will remain a primarily "one street" town, and 2) our little town has nearly 5 million visitors a year using that one street. Many of those 5 million visitors are curious and want to explore, looking for places to park, places to camp, and just plain looking. So the few "side streets" we have get the brunt of the exploration. That alone impinges on my and many other resident's "health, safety and welfare" - a mission the Town is empowered to protect.

I moved to Springdale nearly 30 years ago because of its small town atmosphere and the ability to afford my owner-operated business. I was lucky enough to buy a home up on a hill offering quiet, scenic views, and privacy. At that time my 2.5 acres was on a dirt lane with only one other home. That was at a time when Springdale and Zion had about 2 million visitors a year. But even then there was a steady stream of traffic during the tourist season. I first erected a gate on my property 20+ years ago. A situation where the "last straw" was some yahoo that ran over my cat!

Since then my private lane has been paved, a small subdivision developed utilizing an easement thru my property, and visitation to town more than doubling. Changes I have adjusted to but the reasons for the gate have increased along with those changes.

While it seems you are not proposing that I must remove my (our) gate, I think you should think carefully about making it difficult for others to have gates under similar circumstances.

My second point is more about the legality of such a decision. The Town has several categories of streets and lanes. Certainly the Town has the right to impose restrictions on the use, etc. of public streets. However, the Town's definition of private street or private lane is one that they are privately owned and maintained by individuals or HOAs and are used for **private access**. Aside from ensuring road construction standards, it

would seem the Town has then relinquished responsibility and perhaps control in that circumstance. In fact, a Google search revealed the following definition:

*A private road is a road owned and maintained by a private individual, organization, or company rather than by a government.*

*Consequently, unauthorized use of the road may be considered trespassing, and some of the usual rules of the road may not apply.*

I would appreciate the Town attorney's interpretation in this instance.

Regards,

Eileen Crookes

## Darci Carlson

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**From:** Darci Carlson <dcarlson@springdaletown.com>  
**Sent:** Monday, April 23, 2018 5:09 PM  
**To:** 'Allan Staker'; 'Bill Dunn - Planning Commission'; 'Cindy Purcell (cindy\_purcell@nps.gov)'; 'Jerry Giardina - Planning Commission (jgiardina@springdaletown.com)'; 'Joe Pitti'; 'Mike Marriott'; 'Suzanne Elger'; 'Adrian Player'; 'Lisa Zumpft'; 'Mike Alltucker'; 'Randy Aton (raton@springdaletown.com)'; 'Stan Smith'  
**Cc:** Rick Wixom; Tom Dansie  
**Subject:** Public comment : Trees Ranch parking lot overlay discussion, Springdale meeting April 25 at 5pm

Commission and Council,  
Please see below public comment regarding a possible parking lot overlay zone in the AG zone.

-Darci

**From:** Brent Cook [REDACTED]  
**Sent:** Monday, April 23, 2018 12:00 PM  
**To:** dcd@infowest.com; Darci Carlson <dcarlson@springdaletown.com>  
**Subject:** Trees Ranch parking lot overlay discussion, Springdale meeting April 25 at 5pm

Dear Tom, Darci and planning commission

Kim and I attended and commented on the possibility of turning "Trees Ranch" agricultural zone into a parking lot at the March 21 planning commission meeting in Springdale. At that meeting we laid out the reasoning behind our opposition, citing the logical need to see what UDOT plans for mitigating traffic congestion (transportation corridor), what the NPS management plan is, how the new parking system works and then what, if any, additional solutions need to be considered. Additionally, the Trees Ranch is the last agriculturally zoned space in Springdale and turning that into a parking lot, with the attendant noise, lights, traffic etc., before knowing how the pending traffic changes play out would be a irresponsible.

From what we have seen this month, the parking spaces way out to Majestic View are not being used and I suspect that the parking only gets out there on the dozen or so days of the year with very heavy visitation.

Again, Kim and I urge you to decline the zoning change with the idea of reviewing the situation after we all have the data to assess what additional solutions Springdale may want to consider.

Thank you

Brent and Kim Cook  
Rockville Utah

Brent Cook  
Exploration Analyst/Geologist

[www.explorationinsights.com](http://www.explorationinsights.com)  
[REDACTED]

## Darci Carlson

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**From:** Darci Carlson <dcarlson@springdaletown.com>  
**Sent:** Monday, April 23, 2018 5:11 PM  
**To:** 'Allan Staker'; 'Bill Dunn - Planning Commission'; 'Cindy Purcell (cindy\_purcell@nps.gov)'; 'Jerry Giardina - Planning Commission (jgiardina@springdaletown.com)'; 'Joe Pitti'; 'Mike Marriott'; 'Suzanne Elger'  
**Subject:** Public comment: Parking lot overlay zone

Hello Commissioners,  
Please see public comment below.

Thank you,  
Darci



**DARCI CARLSON**  
Town Clerk  
435.772.3434 x305  
dcarlson@springdaletown.com

**From:** Pat Cluff [REDACTED]  
**Sent:** Monday, April 23, 2018 1:37 PM  
**To:** [dcd@infowest.com](mailto:dcd@infowest.com)  
**Subject:** A couple of things.....please share with TC and PC

I understand that a parking lot is being considered at the Sanctuary Ranch/Trees Ranch property. So sad to see our beautiful town turned into parking lots so near the Scenic Byway. No longer scenic? What ever happened to mixed use?.....including agricultural? Was surprised to see parking meters so far south of town. It looks very greedy!

Doesn't seem fair to exclude Rockville residents from parking passes in Springdale. I always considered Rockville to be part of our community. They help support Springdale's businesses, share our law enforcement and fire/emergency services, donated to building our library/community center....?..?

## Darci Carlson

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**From:** Darci Carlson <dcarlson@springdaletown.com>  
**Sent:** Monday, April 23, 2018 5:12 PM  
**To:** 'Allan Staker'; 'Bill Dunn - Planning Commission'; 'Cindy Purcell (cindy\_purcell@nps.gov)'; 'Jerry Giardina - Planning Commission (jgiardina@springdaletown.com)'; 'Joe Pitti'; 'Mike Marriott'; 'Suzanne Elger'; 'Adrian Player'; 'Lisa Zumpft'; 'Mike Alltucker'; 'Randy Aton (raton@springdaletown.com)'; 'Stan Smith'  
**Cc:** Rick Wixom; Tom Dansie  
**Subject:** Public comment: Agricultural Zone in Springdale:

Commission and Council,

More public comment below regarding a possible parking lot overlay zone.

Thank you,  
Darci

**From:** JULIE MCKOWN [REDACTED]  
**Sent:** Monday, April 23, 2018 1:17 PM  
**To:** Tom <[dcd@infowest.com](mailto:dcd@infowest.com)>  
**Cc:** Kim [REDACTED] Pat Cluff [REDACTED] Dale & Patty Catten [REDACTED] Suzanne Elger [REDACTED]  
**Subject:** Fw: If you want to help save the last Agricultural Zone in Springdale:

I couldn't agree more. Exactly the points I was talking about at the one meeting I attended. Let's give this parking hysteria time to settle down before we pave our last agricultural zone. As a Springdale resident and business owner of 40+ years, agricultural and open space was part of our original plan(s) and we are deviating away from that idea more and more all the time. Please don't do this for a year of two.

Sincerely,

Julie McKown  
[REDACTED]  
& Flanigan's Villas  
Springdale, Ut.

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**From:** Kim [REDACTED]  
**Sent:** Monday, April 23, 2018 12:20 PM  
**Subject:** If you want to help save the last Agricultural Zone in Springdale:

*Trees/Sanctuary Ranch parking lot overlay discussion, Springdale meeting April 25 at 5pm*

Below, please find a message Brent sent today to Springdale Town. We would encourage you to support the green space, avoid turning "Paradise into a Parking Lot". Unfortunately we have to be away Wednesday.

You can also write to Tom Dansie, who should forward your comments to the commission:

dcd@infowest.com

Thanks for your support,

Kim  
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Dear Tom, Darci and Planning Commission,

Kim and I attended and commented on the possibility of turning "Trees Ranch" agricultural zone into a parking lot at the March 21 planning commission meeting in Springdale. At that meeting we laid out the reasoning behind our opposition, citing the logical need to see what UDOT plans for mitigating traffic congestion (transportation corridor), what the NPS management plan is, how the new parking system works and then what, if any, additional solutions need to be considered. Additionally, the Trees Ranch is the last agriculturally zoned space in Springdale and turning that into a parking lot, with the attendant noise, lights, traffic etc., before knowing how the pending traffic changes play out would be a irresponsible.

From what we have seen this month, the parking spaces way out to Majestic View are not being used and I suspect that the parking only gets out there on the dozen or so days of the year with very heavy visitation.

Again, Kim and I urge you to decline the zoning change with the idea of reviewing the situation after we all have the data to assess what additional solutions Springdale may want to consider.

Thank you

Brent and Kim Cook  
Rockville Utah

TO: Springdale Planning Commission and Town Council  
FROM: Louise Excell and David Pettit  
RE: Parking Lot Overlay for Agricultural Zones  
DATE: April 24, 2018

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In 1970, Joni Mitchell penned these words, and we think she was visionary as we look at your proposal to allow parking lot overlay on agricultural-zoned property, specifically at the Trees Ranch (aka Sanctuary Ranch):

They paved paradise  
And put up a parking lot  
With a pink hotel, a boutique  
And a swinging hot spot  
Don't it always seem to go  
That you don't know what you've got  
'Till it's gone  
They paved paradise  
And put up a parking lot

They took all the trees  
And put them in a tree museum  
And they charged all the people  
A dollar and a half to see 'em  
Don't it always seem to go  
That you don't know what you've got  
'Till it's gone  
They paved paradise  
And they put up a parking lot

(Joni Mitchell, *Big Yellow Taxi*, 1970)

Please don't be hasty in this matter. Agricultural properties in Springdale have been vanishing at an alarming rate, and Springdale looks more and more like any other strip-zoned and highly commercialized tourist trap. And when a town begins to be indistinguishable from every other place, people won't want to come and those of us who live here won't know where we are any more.

Here are some reasons you may want to go slowly:

- Springdale's own zoning ordinance clearly defines the purpose of agricultural zoning: 10-10-1 Purpose and Objectives says:

*The agricultural (AG) zone is established to provide areas in which agricultural or agricultural business pursuits can be encouraged and supported within the town. The AG zone is designed and intended to preserve existing large parcels of land currently in agricultural or agricultural business use intermixed with low density residential uses to protect an important part of the village atmosphere of the town. (Ord. 12-000, 12-28-1992) (emphasis ours).*

Clearly, a parking lot overlay is antithetical to the spirit of the General Plan and in conflict with the purposes and objectives described by the ordinance.

- Springdale has barely completed a massive roadway reconstruction and instituted pay parking throughout town, so why not give the new system time to reveal whether drastic measures to create additional parking are necessary?
- Several new private pay-parking lots are coming on line in addition to those already scattered throughout town and they may mitigate the need to add still more in the near future.
- Zion National Park's "Visitor Use Management Plan" has not been completed and the likelihood that it will include a reservation system for high-use months is very real. Wouldn't it be wise to wait to see what the Park's plan is?
- And finally, there are only a handful of days in any given year, mainly associated with holidays, three-day weekends, and Zion National Park's "fee-free" program, when parking becomes a serious issue. The vast amount of time, the existing parking adequate. Why not wait and see?

We urge you to delay any action on the parking lot overlay for the AG Zone for the time being. Please help us save what little is left of our village atmosphere.