



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING
ON WEDNESDAY, MAY 16, 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, Mike Marriott, Jack Burns, Evan Newman

EXCUSED: Jerry Giardina and Cindy Purcell

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 Mike Marriott to approve the agenda with the change to move item A3 to A2; seconded by Allan Staker.

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie welcomed new alternate members Evan Newman and Jack Burns. Procedurally alternates were encouraged to participate in the discussion but would only vote when a regular member was absent. Mr. Burns was appointed first alternate and Mr. Newman was appointed second alternate.

Mr. Dansie indicated he would have to be excused from the meeting at 6:30pm should the meeting extend beyond that time.

Action Items

Public Hearing – Conditional Use Permit Modification: Request to modify the conditional use permit for transient lodging at 111 Juniper Lane (Nama Stay) to allow additional rental units –

Jonathan Zambella: This request was a modification to an existing transient lodging CUP. A condition on the existing CUP limited guests to ten per day. Mr. Dansie explained this condition was put in place to mitigate traffic concerns on Juniper Lane. The modification would add up to nine transient lodging units which could be supported given the property size and zoning.

Council questions to staff: Given the recent changes to CUP's in code, Mr. Marriott questioned why the Commission was reviewing this request.

- Mr. Dansie indicated transient lodging in the Village Commercial Zone was retained as a conditional use.

Public questions to staff: None were asked.

Council questions to applicant: Jonathan Zambella was in attendance to answer questions. Mr. Marriott asked what conditions had changed which would help the Planning Commission make the decision to grant more units.

- Mr. Zambella was unsure how the maximum occupancy number of ten guests was originally determined. On average there were less than two vehicles at Nama Stay and with an additional nine units there would be a maximum of twenty-eight occupants.
- Since the original CUP approval, Mr. Zambella said road frontage was added. In addition, on the private section, the road was widened and surface improved.
- Mr. Zambella noted that Juniper Lane was a commercial use street. Normally it was relatively quiet except for certain times of the day.

If a use generated more than ten vehicular trips per day, the use must have access on a dedicated public street. As part of the original CUP, Mr. Zambella dedicated, paved and improved Juniper Lane to comply with this general standard. The use was further conditioned to only allow ten occupants at the transient lodging facility per day.

For the nine proposed units, code required one parking space for each transient lodging unit plus additional spaces for employees and residents on the property. The site plan illustrated a parking concept sketch.

- Mr. Pitti asked about emergency vehicle turnaround. Mr. Dansie said any future development would need review for fire code compliance; currently the property was compliant.

Public questions to applicant: None were asked.

Motion made by Mike Marriott to open public hearing; seconded by Allan Staker.

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Public comments: None were made.

Motion made by Mike Marriott to close public hearing; seconded by Allan Staker:

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Council deliberation: Mr. Pitti felt the neighborhood had been lost due to conditions put on the road. He wanted the Planning Commission to consider the whole plan of a neighborhood rather than compartmentalize a project. Mr. Pitti commented it was odd that bed and breakfasts were only allowed eight units in the Central Commercial Zone while more transient lodging units were allowed in the Village Commercial Zone.

Mr. Marriott said the dedicated street issue had been resolved therefore he did not see why the modification could not be granted.

- Mr. Pitti felt the Commission should consider potential impacts of traffic since the request had expanded.
- Mr. Marriott said the neighborhood was a busy place and the added units would not necessarily change the complexion.

Juniper Lane was a mix of Valley Residential and Village Commercial, and Central Commercial.

Mr. Burns asked if a traffic impact study would be required.

- The applicant provided a traffic analysis based on his observations which Mr. Dansie felt were good numbers in terms of discussion. Code required traffic impact studies for uses expected to generate more than 100 peak hour trips, or for problematic areas.
- Mr. Zambella commented other development on Juniper Lane was not required to provide a traffic impact study.
- Mr. Pitti did not want to specifically penalize this project; however, the Commission could consider a traffic analysis for this property as well as future properties in this zone.

Mr. Pitti asked if the property was part of the closed trail system through Town.

- Mr. Zambella said he had conversations with Mr. Dansie but the topic was not part of this application. A public trail would also implicate his neighbors.

Mr. Staker noted the staff report indicated the increase in traffic was estimated at 2%, which would not really impact the neighborhood and was a nonissue.

- Mr. Newman agreed. It did not seem like a huge increase in traffic or additional trips.

Motion made by Mike Marriott to recommend to the Town Council the conditional use modification allowing additional transient lodging units at 111 Juniper Lane to allow the appropriate number of units for the zone to dictate the unit count. Whereas the Commission finds the proposal is in conformance with the general and specific standards of the code; Allan Staker.

Burns: Aye

Staker: Aye

Elger: Aye

Pitti: No

Marriott: Aye

Motion passed.

Mr. Pitti indicated his no vote was in protest for what he felt was a problem within the code and the ordinance.

Design/Development Review Modification: Request to revise the roofline and height for the addition to 180 Zion Park Boulevard – Jack Fotheringham/Robert Timpson: Mr. Dansie said the Planning Commission had approved a modification to the Subway building in January which showed the roofline being held consistent at approximately twenty-two feet (22)' across the building frontage. During construction the contractor identified drainage issues resulting in a roof height of twenty-seven feet four inches (27'4)', significantly higher than the twenty-six feet (26') allowed in the Village Commercial Zone. Depending upon how building height was measured, this higher roof height could be out of compliance.

Mr. Dansie explained the building height was originally measured using cut grade which measured from the cut grade straight up. Another measurement method was uniform grade. Uniform grade measured the retained natural grade against the foundation wall with building height being measured from the contact point on one side of the building to the contact point on the other side.

- The building was originally placed on a cut grade, but with the addition it had been backed up to the existing cut slope. The applicant felt they now qualified for a height analysis based on uniform grade.
- Tonight, the Planning Commission needed to determine if the building qualified for measurement under the uniform grade method or should be regulated by the cut grade method as originally reviewed and evaluated.

Mr. Pitti questioned how this issue was discovered.

- Robert Timpson was in attendance to answer questions. In an attempt to mitigate drainage issues, Mr. Timpson said the architect designed the roof to slope to one side. When resubmitted, the DCD scaled the revised plans and advised the roof was over the twenty-six-foot (26') height limit. However, the architect assured Mr. Timpson the roof would be under twenty-six feet (26') with the proposed modification. Trusses were manufactured and installed under the assumption the roof height was twenty-five feet nine inches (25'9"). After installation a height check was

performed and Mr. Timpson discovered a six-foot (6') section was one-foot six inches (1' 6") out of compliance based on the cut slope method of measurement.

Mr. Pitti asked if there were other ways to mitigate the drainage problem.

- Mr. Dansie said there appeared to be other options, aside from what had been done, to solve the drainage issue.

Ms. Elger asked about the timeline of plan submittal.

- Shortly after construction began, Mr. Timpson alerted the Town to the drainage issues and indicated a modification was necessary.
- Through the series of events, Mr. Dansie communicated that plans needed to be reviewed, evaluated and approved before construction continued.

Mr. Marriott asked why trusses were ordered before modification had been approved.

- Mr. Timpson said the modification was approved based on the twenty-six-foot (26') height restriction. His belief was that trusses would be twenty-five feet nine inches (25'9").
- Mr. Dansie said as constructed the building was significantly different than what was proposed.

Mr. Pitti commented the Town had strict height ordinances and should not make a concession based on a mistake from how the project was originally approved.

Mr. Staker acknowledged the sequence was unfortunate, however if there were two ways to measure building height the applicant should use the one most beneficial to them.

- Ms. Elger said that despite not having an approval, construction continued. Ms. Elger felt this did not show a good faith effort on the part of the developer to comply with the set procedure.
- Mr. Burns said, although unfortunate, it was initially approved based on twenty-six feet (26') off of a cut grade.

Mr. Marriott asked if there was a simple way to reduce the height.

- Mr. Timpson answered 'no'. He was unsure it was ever agreed to that height would be measured by cut grade. He said the original building had a four-foot (4') stem wall to retain dirt so it was obvious this was the slope and grade of the existing ground.
- Mr. Dansie explained the most recent building plan proposed retaining the existing height of twenty-two feet to twenty-four feet (22'-24'). The analysis used the most severe method of building height measurement which was cut grade. Staff did not conduct a more thorough look because the height was clearly in compliance as proposed.
- Mr. Dansie clarified an applicant did not select the height measurement method; it was determined by code. Mr. Dansie encouraged the Commission to determine which building height measurement method was appropriate in this instance, based on the language in the code.

The Commission discussed the height measurement methodology and referenced the photo in the staff report. They considered the current plans and if they would have been approved originally.

- Mr. Marriott said based on what they had seen, it met the qualifications of uniform grade.
- Mr. Pitti said the plans and height were presented and based on the cut grade measurement. He was not in favor of altering the project any further.
- Mr. Staker didn't like the broken roof line or methodology for getting where they were, but he felt it met the criteria for uniform grade.
- Ms. Elger disagreed and said she did not see the natural grade in the photo but rather what was dug out.
- Mr. Burns acknowledged he was struggling but did not want to pick a grade to accommodate a mistake.

The Commission discussed the photo in the staff report. Based on this photo it appeared the building moved away from the retained slope except for the one corner shown in the picture.

Motion made by Suzanne Elger to deny the modified Design Development for 180 Zion Park Boulevard. The motion is based on the finding that the proposed structure was constructed using cut grade building height and the current height of the roofline does not meet the standards for a cut grade; seconded by Jack Burns.

Burns: Aye

Staker: No

Pitti: Aye

Elger: Aye

Marriott: No

Motion passed.

Mr. Dansie said based on the Commission's finding, the building was out of compliance therefore the roof would need to be modified to come into compliance with the twenty-six-foot (26') height limit.

Public Hearing – Design/Development Review: Review of The Mesa project Commons building, parcel S-128-C – Sam Hunt: Louise Excell was in attendance to represent the applicant. This request was for a Commons area in The Mesa development. Mr. Dansie said the building appeared to comply with Town code standards but mentioned there were no details on the light fixtures. Additionally, a portion of the building had exposed concrete walls which must be stained or colored.

Commission questions to staff: Mr. Pitti asked about planting on the roof.

- Mr. Dansie said planted roofs were not specifically allowed in Springdale however code allowed other roof styles to reduce reflectivity and visual impacts.

Public questions to staff: Jonathan Zambella asked about square footage.

- Mr. Dansie answered the building was just over twenty-two hundred square feet (2200 sq. ft.).

Commission questions to applicant: Mr. Burns asked what plants would be planted on the roof.

- Ms. Excell explained the roof would be planted with native species. The planted roof was a way to regulate temperature as well as aesthetics.

Mr. Marriott commented the architectural style did not reflect Springdale and questioned if they would consider changing.

- Ms. Excell answered they were not inclined to change it. The design met the code and architectural standards.

Mr. Pitti asked if a pole test had been conducted.

- Not being in the Foothill Residential Zone, there was no formal pole test. Mr. Dansie said the building may be visible from the Community Center.

Ms. Excell clarified the Commons area was a meeting and dining place for retreat center residents. The building would not be used for any public presentations or gatherings.

Mr. Staker asked if the planted roof would be irrigated.

- Ms. Excell said it would be initially watered but designed to be xeriscaped.

Public questions to applicant: None were asked.

Motion made by Joe Pitti to open public hearing; seconded by Allan Staker.

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Public comments: Jonathan Zambella said planted roofs were a fabulous idea and would have a positive impact on lower areas in Town by reducing reflectivity.

Motion made by Suzanne Elger to close public hearing; seconded by Mike Marriott:

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Council deliberation: Mr. Pitti felt The Mesa would be a great contribution to the community. The Commons building design would have less impact and he said the planted roof was a good idea.

Mr. Staker commented he was disappointed with the architecture. It didn't represent Springdale or the National Park but it met the criteria.

- Mr. Marriott agreed but it complied with the code.
- Mr. Burns felt the contemporary architecture fit with the landscape.

Motion made by Mike Marriott to approve the Design/Development Review for The Mesa project Commons building on parcel S-128-C whereas we find it is in compliance with Chapter 10-12 Public Use Zone and Chapter 10-16 Architectural Standards and Design Guidelines. With the following conditions: 1) details on the outdoor lighting must be provided to the DCD prior to building permit being issued; 2) exposed concrete on the foundation must be colored or stained to meet Town standards; seconded by Joe Pitti

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit: Moki Restaurant, 709 Zion Park Boulevard – Robin Palmer: The Commission found the application was straight forward and had no questions. Ms. Carlson said the applicant indicated the sign would not have lighting.

Motion made by Joe Pitti to approve the Sign Permit for Moki Restaurant located at 709 Zion Park Boulevard. The Commission finds that the sign complies with the Signage Ordinance Chapter 10-24 and meets the sign height, location, illumination which currently there was none, materials and colors are in compliance; seconded by Mike Marriott.

Burns: Aye

Staker: Aye

Pitti: Aye

Elger: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit: Parking Lot, 358 Zion Park Boulevard – Luke Wilson: Mr. Pitti said this sign had no proposed illumination.

Motion made by Joe Pitti to approve the sign permit for the parking lot at 358 Zion Park Boulevard. The Commission finds that the sign is in compliance with Chapter 10-24 Signage in regards to sign height, area, location, materials, colors. At this time there is no proposal for illumination but if illuminated in the future all light sources must be fully shielded and down directed and illuminate only the face; seconded by Suzanne Elger.

Burns: Aye

Staker: Aye

Pitti: Aye
Elger: Aye
Marriott: Aye
Motion passed unanimously.

Consent agenda:

Motion made by Mike Marriott to approve the consent agenda and minutes from April 25th and May 2nd; seconded by Joe Pitti.

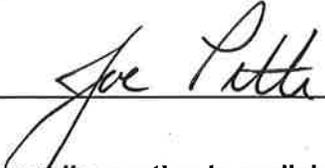
Burns: Aye
Staker: Aye
Pitti: Aye
Elger: Aye
Marriott: Aye
Motion passed unanimously.

Motion to adjourn at 6:43pm made by Allan Staker; seconded by Mike Marriott.

Burns: Aye
Staker: Aye
Elger: Aye
Pitti: Aye
Marriott: Aye
Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  DATE: 6.20.18

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 Date 5/16/18

Stephan Lambell
Name (please print)

Name (please print)

Robert Timpson
Name (please print)

Name (please print)

Shirley [unclear]
Name (please print)

Name (please print)

Louise Excell
Name (please print)

Name (please print)