



DRAFT

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**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING
ON TUESDAY, JULY 3, 2018, AT 5:00PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:04 PM

MEMBERS PRESENT: Chair Joe Pitti, Suzanne Elger, Allan Staker, Mike Marriott, and Ethan Newman
EXCUSED: Jerry Giardina, Jack Burns, and Cindy Purcell
ALSO PRESENT: DCD Tom Dansie, 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

Elger: Aye

Pitti: Aye

Newman: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Pitti asked about the status of the streetlights on SR-9 and if there had been any adjustments to brightness.

- Mr. Dansie said that the electrician would make a filter replacement the following week to determine if that would address some of the issues with glare and brightness. The electrician would also perform an audit to check if the lights had been manufactured and oriented properly.

Mr. Pitti also asked for a status on the construction happening at 2250 Zion Park Blvd.

- Mr. Dansie mentioned that the Springdale code enforcement department was currently investigating to determine if violations were present, along with the Army Corp of Engineers. The project appeared to be deviating from what was originally approved.

Discussion/Non-Action Items

Discussion of sign standard changes in the Agricultural Zone: Mr. Dansie briefed the Commission on standards of the Agricultural Zone (AG zone) wherein a restaurant was currently a permitted use. The current sign standards, however, were somewhat restrictive. The Commission's task was to determine if the current sign standards in the AG zone were sufficient for the commercial businesses or if they should be amended. The AG zone currently allowed one freestanding sign up to 12 sq. ft. in size and not exceeding 4' in height. In contrast, the commercial zone sign standard allowed for a sign of up to 40 sq. ft and not exceeding 12' in height, nearly three times more allowance than the standard in the AG zone. For wall-mounted signs in the AG zone the maximum size was 12 sq. ft. and no more than 8' off the ground. Wall-mounted signs in the commercial zones could be up to 20 sq. ft. and up to 15' off the ground. Only one sign was allowed in the AG zone, whereas both a freestanding sign and a wall-mounted sign were allowed in the commercial zones.

Ms. Elger asked if the proposed sign standards would apply to the other zones.

- Mr. Dansie replied that currently the sign standards applied to the zones altogether. The proposed sign ordinance separated the AG zone from the residential and public use zones.

Mr. Pitti didn't think the previous building-mounted sign that existed at the Springdale Fruit Market was intrusive even though it most likely exceeded the height limit.

Mr. Marriott noted that it was permitted in the AG zone to have an unlimited number of restaurants and the standards which applied to restaurants were very sparse. He urged the Commission to consider some standards about how many restaurants and what type should be allowed.

- Mr. Pitti, Ms. Elger, and Mr. Newman agreed that discussing development standards was important but wanted to focus on the task at hand and spend their time discussing the specifics of signage standards.
- Mr. Staker felt that the AG zone was potentially starting to turn into a commercial zone.
- Mr. Pitti asked the Commission to consider typical agricultural practices where there was often a retail component for the owner to sell their goods.
- Mr. Dansie said that the probability of a large-scale, multi-restaurant development in the AG zone was not likely since the proposed ordinance only allowed for one free standing sign and one building mounted sign per property, not per building. The way the proposed ordinance was drafted, the AG zone was not like a business center in the commercial zone where multiple businesses on the property were allowed to have signage.

The Commission agreed to change paragraph B under 10-24-3 to make it specific to residential and public use zones only, then make all language specific to the AG zone a new paragraph C. They wanted to move the proposed ordinance forward with the suggested changes to a public hearing.

Mr. Dansie noted that the July regular meeting had four other public hearings. The Commission was still in favor of adding the proposed sign ordinance to the July regular meeting, making it five public hearings.

Discussion of revisions to transient lodging regulations: Mr. Dansie spoke about the University of Utah sponsored community forum on lodging and the BYU student-hosted stakeholder group studies based on transient lodging and community character which had been conducted last year. Based on those findings, the following possible action items were identified: 1) Discuss how the Town might encourage boutique hotels/lodging options, 2) Discuss the trend of converting residences in the VC and CC zones into transient rentals and the impact on community character, 3) Identify other upcoming lodging trends and determine if potential impacts should be mitigated through regulation (e.g.; glamping & hostels).

Ms. Elger asked how many Springdale residents and business owners were in the 65-person sampling who participated in the University of Utah community forum.

- Mr. Dansie replied that all participants were comprised of a mix of Springdale residents and business owners.

Mr. Marriott asked what the total current hotel room count in Springdale was.

- Mr. Dansie replied that there were approximately 1200 total lodging units in Springdale.
- Mr. Marriott had calculated that, based on the limited parcels left in Springdale to develop, the remaining number of potential lodging units was only a few hundred. He didn't see the purpose in spending a large amount of time on regulating such an insignificant percentage of the total market.
- Mr. Pitti felt there were a lot of holes in the current regulations that could lead way to more nightly rentals which he felt were not helpful in building a spirit of community.

Mr. Pitti felt that the issue was not necessarily a concern in the commercial zones but he was had concerns about transient lodging in residential zones. He felt that Springdale was not unique in the struggle to balance the allowance of nightly rentals with other more community-oriented demands like affordable housing. He had come across similar themes in recent travels and saw that people were literally being pushed out of their homes for property owners to accommodate vacation rentals.

- Mr. Staker asked how many commercially zoned residential properties there were in Springdale.
- Mr. Dansie replied possibly 20-30.
- Mr. Staker felt that 20 - 30 possibilities for landowners to convert their residences into vacation rentals was ultimately an insignificant number compared to the total of 600 residences in Springdale.
- Mr. Newman disagreed and felt that if 20-30 properties, which could house an average of 3 individuals each, decided to convert to vacation rentals then up to 75 or more community

members could be displaced, most likely people who worked in and contributed greatly to the community.

Mr. Pitti noted that current legislative discussions in Utah pointed to making it illegal for municipalities to prohibit vacation rentals in residential zones.

- Mr. Dansie clarified that state legislature had determined that advertising was not enough to prosecute for having a transient rental in prohibited zones. Mr. Dansie wanted the Commission to discuss whether or not that would be an issue to begin discussion on given the strong push on both the State and National level to disallow municipalities from prohibiting nightly rentals in any zone.
- Ms. Elger stated that the trend was showing that transient rental companies were winning their way in state legislature.
- Mr. Staker felt that the push on the State level in favor of nightly rentals showed that lawmakers and property owners didn't view vacation rentals in a negative way.
- Mr. Pitti was concerned that not having a plan for contingencies related to transient lodging was allowing the potential for outside investors with no stake in the community to dominate the limited market in Springdale.
- Mr. Staker felt the decision to rent properties for nightly rentals should be fully up to the property owner.
- Mr. Pitti felt that it was crucial for the Commission to follow-up on the tremendous amount of time that had gone into the studies and forums conducted to benefit the Commission in coming up with long term plans.
- Mr. Newman noted that other neighboring communities had started drafting approaches to nightly rentals and it might help the Commission to consider how other localities close by were currently regulating the use.

Mr. Marriott noted that the current hotels in Town had generated a massive amount of revenue for the Town which made up a large part of their budget.

- Mr. Pitti felt that he wasn't hearing from the Community at-large that Springdale should have more hotels and believed there were other ways to generate revenue that also help build community. He didn't feel that hotels necessarily created a sense of community.

Mr. Staker felt that Springdale was mostly built out and that the current ordinances regulated the remaining potential appropriately.

- Mr. Pitti responded that it was still the Commission's task to plan out what future development should look like.

Mr. Pitti proposed that the Commission direct Mr. Dansie to work on formulating strategies to prepare for the impact of nightly rentals in residential zones. The Commission agreed.

Discussion of long range parking policies: Mr. Dansie reviewed that the Town had completed a parking management plan, parking action plan, and assembled a parking advisory committee to address the parking issues that Springdale faced. The approach had achieved its purpose in reducing the current congestion. Having accomplished the primary objective, it was pertinent for the Commission to discuss the long-range strategies for parking regulation. One example he cited was that removing on-street parking from SR-9 had made off-street parking lots a necessity. He asked the Commission to discuss in general terms what long term strategies might look like.

Mr. Pitti asked if sales tax was being charged for parking spaces, either in private lots or SR-9.

- Mr. Dansie replied that since parking was a service, state law did not allow taxes to be charged.

Ms. Elger asked where the revenue from parking was being spent.

- Mr. Dansie said that UDOT required that the revenue generated from the parking program must be spent on transportation related issues associated with SR-9 and was not commingled in the Town's general fund.

Mr. Staker asked how many parking spaces were left on SR-9 now that the road project was complete versus how many were available before.

- Mr. Dansie replied that approximately 300 on-street parking spaces had been eliminated. 150-200 spaces had been recovered in the form of private lots.

Ms. Elger asked what became of the parking structure proposal from a few months ago.

- Mr. Dansie replied that the development agreement from the property owner and the Town had not moved forward and that a surface parking lot was currently operating on the property.

Ms. Elger felt that the Town should not promote development strictly intended for the few days a year when the Town is full to ensure adequate parking.

- Mr. Newman agreed and felt that seeing paid parking lots appear in and near residential zones potentially diminished the look and feel of the Community.

Mr. Pitti felt that the current parking program seemed to be working smoothly and was serving the needs, but he agreed that the Town shouldn't necessarily put a high priority on adding more parking lots. He also was not in favor of essentially burdening neighboring communities with parking issues by prohibiting parking in Springdale completely.

Mr. Staker mentioned that the parking seemed to be concentrated primarily at the Park entrance since the inception of the parking program.

- Mr. Dansie mentioned that the Town was currently in the process of putting out a Request for Proposal for wayfinding strategies.
- Mr. Staker applauded any effort to help guests find their way and make it a more hospitable experience.
- Mr. Dansie noted that the town was trying to take a balanced approach to providing enough wayfinding options but not cluttering the roadside with signage.

Mr. Dansie noted that opportunities for commercially zone land were limited and the question should be what type of development the Commission and the community would like to see in the few spots left. He asked them to consider if they would like to see more parking lots or more mixed-use developments.

Ms. Elger asked if there was a minimum size standard on parking lots.

- Mr. Dansie replied that there were currently no standards which directed minimum or maximum size. He also noted that no standards were currently in place for total number of parking lot establishments in Springdale or setback requirements for neighboring properties.

The Commission directed staff to draft some initial recommendations based on their discussion.

Adjourn:

Motion to adjourn at 6:55 PM made by Allan Staker seconded by Mike Marriott.

Staker: Aye

Elger: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Katy Brown, Deputy Town Clerk

APPROVAL: _____ DATE: _____

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.