



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING  
ON TUESDAY, SEPTEMBER 4 2018, AT 5:00PM  
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**Meeting convened at 5:01PM**

**MEMBERS PRESENT:** Chair Joe Pitti, Allan Staker, Suzanne Elger, and Cindy Purcell

**EXCUSED:** Jack Burns, Mike Marriott and Ethan Newman

**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 Suzanne Elger to approve the agenda; seconded by Allan Staker.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Mr. Dansie said the new Associate Planner, Sophia Frankenburg, would start September 17<sup>th</sup>. She grew up in Park City and was currently working for Summit Land. Her family had property in Virgin so she and was familiar with the local area.

On September 12<sup>th</sup> at 6:00pm in the Canyon Community Center, the Town would host a public open house to get feedback from the community on the first season of the paid on-street parking program. Although the Town had accomplished a number of goals, input from residents and businesses would help refine and optimize the program.

Ms. Elger asked about Labor Day weekend parking and specifically the areas where meters had been removed.

- The Town did not experience as much parking as during Memorial Day weekend. Meters south of the Majestic View had been removed and placed elsewhere in Town. Cars parked in this area only on Sunday and approximately 80% paid via the mobile app or kiosk by the Majestic View. Mr. Dansie indicated most citations written over the weekend were for disorderly parking.

A kickoff meeting with the wayfinding and signage consulting firm was held Friday. Consultants were in Town over the holiday weekend interviewing visitors and observing parking. They would conduct additional field work mid-October and continue to work with the Town on recommendations through December. A final report would be finished February 2019.

Mr. Pitti asked about free parking during the off-season.

- Mr. Dansie said the Town planned to charge a reduced rate for parking during times when the shuttle wasn't running, however community feedback was encouraged.

Mr. Pitti asked about the street lights.

- Mr. Dansie indicated the Town continued to work with the manufacturer to find solutions. Additionally, the Code Enforcement Officer was modeling ways to shield, filter or reduce the light.
- UDOT had minimum standards for roadway illumination. In Springdale, the number, height, and brightness of lights met this minimum requirement. UDOT had waived some of their standards and as a result the Town was less bright than what would typically be required. The Town continued to work on issues with light trespass and glare.

Ms. Purcell said the Park planned to close the Mount Carmel highway from 6am – 1pm during the next two days to accommodate a chip seal project.

- Trails crew used beams in Refrigerator Canyon to further repair the trail and re-open Angels Landing. Ms. Purcell indicated another slide in Hidden Canyon had closed the trail. Crews were working to clear debris.
- The preferred alternative for the Visitor Use Management Plan would be released for public comment this fall. Ultimately the plan would need to be approved and implementation funded. This would take a bit of time.

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

**1. Continued discussion of revisions to transient lodging regulations.** Mr. Pitti indicated Mr. Burns had forwarded a TEDtalk video (<https://youtu.be/sBaiRplpPKQ>) related to the impact of tourism on communities. The Commission watched the video as a group before proceeding with the discussion. The video focused on travel trends, making travel better and unique, growing tourism organically, and creating an authentic, quality visitor experience, and long-term sustainable growth.

Mr. Dansie provided a summary as to why this issue was important for the Commission to analyze. He said in the most recent update of the General Plan, options for transient lodging were a priority. Also, the Community Forum on Lodging revealed the top call for action was regulation of transient lodging. Finally, comments from the community consistently addressed transient lodging and the need to preserve the uniqueness of Springdale.

The staff report emphasized three main areas for the Planning Commission to consider.

- How short-term rentals were regulated.
- What lodging units should look like from a design standpoint; such as scale, size, number of units, and architecture.
- Slowing the trend for housing units in commercial zones converting to nightly lodging use.

The Commission discussed the proposed definition of short-term rentals.

- Ms. Purcell suggested it would be important to note rental was for financial gain rather than for trade or barter.
- Short-term rentals legally operating in the commercial zones required a business license. Taxes from these businesses were collected by the state and remitted to the Town as appropriate.

Regarding time periods for rental, Mr. Staker suggested one time period be applied to all to make it less confusing.

- The Commission agreed consistency in the rental time period would be preferred. Therefore, the rental time period for short-term rentals, residential units, accessory dwelling units, and cottage neighborhood overlay zone units could be standardized to not less than ninety (90) days. Transient lodging units would remain at thirty (30) days or less since the state mandated this time period in its definition.

Mr. Staker did not see the difference between someone staying in his guest house for free, versus paying to rent it. The impacts to the neighborhood and Town were the same.

- Mr. Dansie said impacts from whole house rentals were likely greater than if an owner was on-site. Short-term rentals inflated property values which ultimately affected affordable housing in the area. If the Planning Commission wanted to promote community a variety of property values promoted a variety of members.
- Mr. Dansie noted there was a market and a demand for vacation rentals however there were also implications to the character of the community.
- Mr. Staker felt it important to recognize there were potential buyers and residents who felt differently about this issue. He said the increasing trend of short-term rentals was true.

The Commission discussed allowing short-term rentals in commercial zones and prohibiting them in residential zones. They agreed to retain this policy in order to preserve residential areas and fit with the General Plan.

Ms. Elger asked how an owner-occupied short-term rental differed from a bed and breakfast.

- Mr. Dansie said they operated similarly. He suggested the Commission look at code language regulating bed and breakfasts in a future meeting.

Although the General Plan encouraged boutique hotels it did not give a lot of guidance as to what this meant. Community and Commission comments indicated a desire for smaller developments reflective of Springdale's village character. Mr. Dansie suggested the Commission discuss design standards that would help promote this concept.

The Commission considered the elements of parkitecture and incorporating these into developments; or, allowing more variety to promote uniqueness.

Mr. Staker questioned the number of properties in Town that could accommodate a 12,500 square foot structure.

- Although there was not a lot of vacant land, Mr. Dansie stated there was potential for re-development of existing properties. There were also under-developed properties that could be affected by changed regulations.
- Ms. Elger felt the Commission should consider limiting size, mass and setbacks so there was less of an imposing feel.

Mr. Dansie would put together some ideas related to building size, setbacks, and position relative to SR-9 to assist the Commission with continued discussion.

Regarding housing and lodging mix, Mr. Dansie said more residential units in the commercial zones were converting to nightly rentals which affected the Town's unique character.

In order to preserve the housing mix, if a property owner wanted to convert units to short-term, Mr. Pitti suggested they be required to keep a portion as long-term.

- For existing properties this concept could be considered. For new construction, if a property owner was required to give 'x' in exchange for 'y', Mr. Dansie explained this was a development exaction. There must be a rational, proportional connection between what was being required and the permit being issued. Mr. Dansie would conduct further legal analysis.

Mr. Pitti commented more elderly people were being displaced because of nightly rental conversions or increasing rental rates. Given the demographics in Springdale, this was something to consider.

In order to maintain opportunities for long-term housing, Ms. Purcell suggested property owners be incentivized.

- Mr. Dansie said the Town had development-related incentives in ordinances but no financial incentives.

Mr. Staker did not see the point in changing the existing ordinances or tightening regulations.

- Mr. Pitti countered that the Town learned from development and made changes accordingly. Developers often looked for holes in ordinances to get what they wanted, therefore it was important to tighten them.

**Motion to adjourn at 7:02pm made by Allan Staker; seconded by Suzanne Elger.**

**Staker: Aye**

**Elger: Aye**

**Pitti: Aye**

**Motion passed unanimously.**

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: Joe Pitt DATE: 9.18.18

**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](mailto:springdale@infowest.com) for more information.**



PO Box 187 118 Lion Blvd Springdale UT 84767

**ATTENDANCE RECORD**  
**Please print your name below**

Meeting Planning Commission Date 9/4/18

Lisa Jumpft  
Name (please print)

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Name (please print)