



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

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON TUESDAY, JANUARY 7, 2014 AT 5:02 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT.**

**MEMBERS PRESENT:** Chair Joe Pitti, Commissioners Jack Archer, Mike Marriott and Randy Taylor

**EXCUSED:** Tony Benevento and NPS Liaison Commissioner Kezia Nielsen

**ALSO PRESENT:** DCD/Deputy Clerk Tom Dansie, recording. Town Clerk Fay Cope was excused. Two citizens signed in, see attached list.

**Work Meeting**

**Approval of Agenda: Motion by Jack Archer to approve the agenda, seconded by Mike Marriott:**

**Archer: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Taylor: Aye**

**Motion passed unanimously.**

**Discussion and Announcements:** Mr. Dansie announced that Liz West had agreed to accept the alternate position. She would be appointed the following evening. He welcomed her (she was in the audience) and he and Mr. Pitti expressed their gratitude for her willingness to serve.

Mr. Pitti announced he would not be attending the next meeting; Mr. Marriott would serve as chair and Ms. West would be a voting member that night.

Mr. Marriott announced he and his wife had a new daughter, Olivia. His wife had a difficult delivery which resulted in a C-section. She was still recovering. The Commission congratulated him and wished his wife well. In response to a question from Mr. Taylor, Mr. Dansie informed the Commission the Piette rip-rap project hadn't begun, but they were working with the Town Engineer and planning to begin soon. They needed to finish the project before spawning season or wait until it was over. The Palmer Bridge couldn't be situated until a modification of the flood plain was approved by FEMA.

**Discussion/Information Items**

**Solar Panel Ordinance:** Mr. Dansie reviewed: In the last work meeting, the commission had looked at ordinances from other cities and identified good ideas. They had also determined it was necessary to notify the neighbors (within 300') before approval. Mr. Dansie had drafted a process for application review. Neighbors would be informed and be given an opportunity to comment. If there were no issues, the DCD could perform an administrative review of the application. If there were neighborhood issues, the Commission would review. In order for anyone to review, there had to be design standards and review criteria. Mr. Dansie had based the standards on those used in other places to mitigate the visual impact of panels. There were standards for placement, height and size, etc.

Randy Taylor thought it was short and sweet, which he thought was a good thing. He asked what form the approval would take. Mr. Dansie said that needed to be clarified; he thought it should be a building permit. Mr. Taylor asked who inspected solar projects. Zac Martin was the building inspector ; he would ensure the building codes were met. Mr. Dansie would verify zoning codes were met. Mr. Taylor suggested requiring catalogue information and pictures of the proposed panels. He asked for clarification about roof mounted panels. Were they required to be flush or parallel? If they were allowed to be sloped, the visual impact might be significant. Mr. Dansie said there were two (often conflicting) considerations: visual impact and optimum performance of the panel. Sometimes the angle or placement of a roofline defeated the utility of the panel and the panel had to be raised or swiveled. The Commission discussed screening angled arrays with parapets, which would work on a flat roof, but perhaps more visually impacting than the panels.

Dan Mabbutt said Utah had a solar incentive program. In 2013, they had a lottery. The deadline for 2014 was January 14, 2014. He thought the complexity of the application probably precluded filing on time. He asked Mr. Marriott if he approved of the way the Hampton Inn installed roof panels. Mr. Marriott said he didn't

like it, he had expressed his displeasure to one of the owners. (He assured Mr. Mabbutt he had no interest in that business.) It was a good example of how not to do it.

They discussed the 200 SF size limit. They agreed that seemed pretty large. Mr. Marriott said it would be interesting to know how much power was generated by a 200SF panel. Mr. Dansie agreed to do some research. Mr. Marriott said it was completely possible that an entire roof would be shingled with solar tiles. Mr. Pitti said the new solar tiles looked so much like roof shingles, it was remarkable.

The Commission reviewed:

Purpose: Ok

Application: OK

Fees: Should be minimal

Site plans: Legible and to scale, may have to meet RMP requirements

Notice to neighbors: Good

Design standards: Mr. Dansie was comfortable with their directives.

Mr. Dansie would research size and output.

### **Historic Preservation Ordinance:**

The Historic Preservation committee was Tom Dansie, Joe Pitt, Louise Excell and Barbara Farnsworth. They met with Kirk Huffaker, Executive Director of the Utah Heritage Foundation, who gave them a lot of very helpful information and strategies. He advised them to establish Springdale as a Certified Local Government, which would open doors to technical assistance from the State Historical Preservation Office as well as grant funding for preservation efforts. To become a Certified Local Government, it would be necessary to adopt an Historical Preservation ordinance and establish a Historical Preservation Commission. He presented them with drafts of two different ordinances to review. The town had never inventoried its historic resources.

Mr. Archer asked if there was any downside to becoming a Certified Local Government. Mr. Dansie said some communities used historical preservation in ways that aggravated property owners, but he didn't think that was Springdale's intent.

The Commission discussed historical landmarks in Springdale, including the historic cemetery. They discussed who certified a local government, the makeup of the Commission, the requirement that two members be professionals, members weren't required to be residents, working with a commission, etc. They would begin with the ordinance and proceed from there.

**Schedule Date for Town Survey Follow-Up Meeting:** They agreed to meet in a separate meeting from the Council. They decided to meet an hour before the work meeting on February 4.

**Housing Committee Strategies Update:** Mr. Dansie said the Commission had reviewed all the recommendations and implemented some of them. The outstanding strategies were 1) cottage neighborhoods, 2) accessory dwelling units and 3) live/work in PD overlay. He asked which the Commission wanted to move to hearing. They decided on putting all three on the January agenda, since they were all about housing; that might encourage more participation.

The Commission discussed the need to review the size of accessory buildings in general in future meetings.

**Adjourn: Motion by Mike Marriott to adjourn at 6:23, seconded by Jack Archer:**

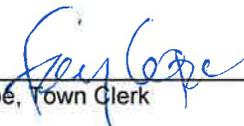
**Archer: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Taylor: Aye**

**Motion passed unanimously.**

  
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Fay Cope, Town Clerk

Approved: \_\_\_\_\_



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please sign

Meeting of Planning Commission on January 7, 2014

If you'd like to be included on our great e-notice list, please give us your email address. That's the only reason you need to provide that information. Your address will never be sold, though we may have to provide it as public information. If you have provided the information before, you don't need to add it again.

Form with 15 rows for name and email input. Handwritten entries include 'Dan 777 2443677' and 'Liz West'.