



TOWN OF SPRINGDALE

1862-2012

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

PLANNING COMMISSION NOTICE AND AGENDA

THE SPRINGDALE PLANNING COMMISSION WILL HOLD A SPECIAL MEETING ON TUESDAY, FEBRUARY 4, 2014 AT 4:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.

Special Meeting

Approval of agenda

Commission discussion and announcements

4:00 **Special Discussion\Non-Action Item**

1. Discussion of Town Wide Survey Results

5:00 **Action Items**

1. Commercial Remodel: Thai Sapa

Discussion\Non-Action Items

1. Solar Panel Ordinance

2. Historic Preservation Ordinance

3. PD Zone Revisions

Consent Agenda (One action motion for all items)

2012 Minutes: Mar 6, Mar 20, May 1, Aug 21, Sep 19, Oct 2, Oct 16, Nov 6

Adjourn

APPROVAL: Joe Pitts DATE: 2.4.14

The foregoing agenda was posted at the Springdale Post Office, the Springdale Branch of Zions First National Bank and the Springdale Town Hall by Jennifer Smith

at approximately 12:30 AM/PM on January 28, 2014

The Town of Springdale, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town-sponsored public meetings, services, programs, or events should call Fay Cope, Springdale Town Clerk, at 772-3434, giving at least 24 hours notice before the meeting.

Packet materials for agenda items will be available at: <http://www.springdaletown.com/planning-commission/planning-commission-packet-materials/>



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MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING ON TUESDAY, FEBRUARY 4, 2014 AT 4:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.

MEMBERS PRESENT: Chair Joe Pitti, Commissioners Jack Archer, Tony Benevento, Mike Marriott, Randy Taylor, Alternate Liz West and NPS Liaison Commissioner Kezia Nielsen.
ALSO PRESENT: DCD Tom Dansie, Town Clerk Fay Cope and citizen Dan Mabbutt.
Mr. Pitti said it was very exciting to have a full Commission sitting.

Special Meeting

Approval of agenda: The 5:00 action item had been withdrawn by the applicant. **Motion by Mike Marriott to approve the agenda with the removal of the Thai Sapa action item.**

Seconded by Jack Archer:

Archer: Aye

Benevento: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced the Utah Chapter of the American Planning Association would be hosting their Spring Conference at the CCC in Springdale on April 3 and 4. He informed them there would be many 'planning Commission related lectured on the 4th and if any of the Commissioners were interested in attending, the Town would pay the fee. He would get them more information.

4:00 Special Discussion\Non-Action Item

Discussion of Town Wide Survey Results:

Mr. Dansie reviewed the process to date. This was the second of two surveys. This one was intended to ask specific questions in response to the first. Though the survey responses had been available for some time, the Commission hadn't had the opportunity to review them in depth. He reminded the Commission a survey, though it provided valuable feedback, was not a binding tool. The Commission had always intended on having a follow-up public involvement session after this survey was finished. He asked them to consider making some plans for that, too. He recommended they consider the following three main discussion points:

1. Operational Issues: How do we conduct business? Do we need to make any changes?
2. Long Range Planning Issues: What do we want to look like in 20 years? Are we achieving our goals for village scale and atmosphere?
3. Current Ordinance Issues: What are the current development issues?

Mr. Pitti suggested they proceed in that order, starting with review of questions 1-6, which concerned public knowledge of the General Plan (GP) and the ordinances.

Operational Issues

- Mr. Marriott thought the results showed a higher percentage of GP-knowledgeable citizens than he would have expected. He suggested establishing an acceptable baseline. The Commission discussed the portion of the population who really weren't interested or really didn't care. It might never be possible to reach them.

- Ms. Cope thought the participation in the survey would be considered 'high' in most places.
- Mr. Pitti said 1/5 of the population responded to the survey, which was very good. He thought people commonly showed interest only when something affected them. The Commission discussed ways to more fully inform people about the issues the Commission was working on or reviewing so people would know if they would be affected.
- They also discussed the public's perception about meetings and how that could be improved. Liz West said she had been doing some online research and found out a surprisingly popular incentive was refreshments. The Commission said they had learned the power of food in their General Plan sessions. Ms. West also reported on a web game for community planning at www.communityplanit.com. It was 'a game that makes planning playful, and gives everyone the power to shape the future of their community.' She thought it might be helpful for a concept like Cottage Neighborhoods.
- Ms. Benevento asked if Springdale had ever considered a Facebook page. She was informed there had been one for several years. Mr. Mabbutt said the page had two posts in January.
- Mr. Pitti said he would like to know if there were results of those kinds of effort. He knew from speaking with officials from many cities that Springdale was not the only community with participation issues, and he thought Springdale actually got more citizen participation than many cities, larger or smaller.
- Mr. Dansie explained that Utah's public meeting rules created distance and bureaucracy in meetings, but the Commission could make meetings friendlier. In the past, citizens had even been afraid to come in front of the Commission. It was a formal structure and if the Commission and staff looked very serious, it could be intimidating. The Commission could make meetings more inviting by simply smiling and being welcoming.
- Mr. Taylor thought the hearing process was often confusing to people. He wondered if it was really necessary to have a separate Q/A period. Mr. Dansie explained the process had evolved with experience and helped streamline meetings. The Commission discussed the merits of the hearing protocol – when people had a chance to have their questions answered, some of the emotional energy was diffused before the hearing. Comments heard later were more succinct. Sometimes there were fewer comments. The Commission liked the protocol and the consistency. Mr. Pitti thought the Community appreciated the consistency, too.
- Ms. West read one of the comments, which said 'the decision has already been made; they only let me talk because they have to have a hearing.' Mr. Pitti said that was an individual perception; it was his experience that decisions were not made in advance.
- Mr. Taylor suggested the online zoning map should indicate street names.

Long Range Planning Issues (Questions 7 – 14)

Mr. Marriott thought question 8 *"Does the Town as currently developed meet your expectations of a 'village?'"* was very interesting – specially the split in opinion.

Ms. West said the survey clearly showed the townspeople still wanted no formula restaurants.

Mr. Taylor referred to the large build-out population/hotel room numbers. He asked if the town could do anything to 'downsize' the numbers. Mr. Dansie said the Town had complete control over the zoning ordinance, which was the principal way to control growth, but they had to be able to justify any decisions to reduce density allowances, etc. There were significantly bigger political and economic ramifications.

Mr. Taylor asked who did feasibility studies for a hotel. Mr. Dansie said the hotelier, not the town. Mr. Taylor asked if anyone had conducted any study based on fewer hotel rooms. Mr. Dansie explained that a few years earlier, the Town had decided to have a study done on the feasible number of hotel rooms and he had contacted Pam Perlich, an economist at the University of Utah. In essence, she told him, 'Sure, I'll take your money to do a study. But I can already tell you the answer. You're at the entrance to Zion Nat'l Park. If you build it, they will come.' She had advised him that any consideration of limiting the number of hotel rooms in Springdale had to be justified not on an economic basis, but on the character of the community basis.

Mr. Taylor asked if there had there been a recent sewer study. Mr. Dansie said yes, and wastewater was not a significant factor in limiting development.

Mr. Dansie urged the Commission had to determine how they wanted to go forward to try to preserve village scale

Current ordinance issues:

Mr. Taylor agreed with comments that the town was surrounded by national park, so the town's drive to provide open space seemed unnecessary. The Commission pointed out the open fields were a principal part of Springdale's village feel. The overwhelming response in the survey was for Springdale to protect and even acquire open space.

Mr. Dansie announced that Steven Goldsmith's students were applying Sumner Swanner's recommendations into an ordinance. Ms. Cope suggested future ordinances to consider would be about development rights. Mr. Dansie pointed out Conservation Easements were development rights acquisition and that was already in place. The ordinances didn't address transferring development rights from one property to another.

The Commission took a short break.

5:10

Action Items

Commercial Remodel: Thai Sapa- Withdrawn by applicant

Discussion\Non-Action Items

Solar Panel Ordinance: Mr. Dansie reviewed the changes from the last draft: Added requiring cut sheets to the application process, no solar farms, no trackers, nothing allowed if elevated off the roof, only one ground-mounted system allowed. He did some research regarding whether the 200SF maximum for a ground mounted system know was adequate. Based on the industry standard, Utah received 6 hours of direct sunlight a day. The chart showed a panel would need to be between 500 - 800SF. If the Commission limited ground mounted panel size to 200SF, a larger array would have to be on the roof. The Commission discussed appropriate size, whether to encourage roof mounted systems over ground mounted or not (yes), and whether it was really necessary to forbid tracking (no).

Historic Preservation Ordinance:

Mr. Dansie explained this ordinance allowed for the creation of an Historic Preservation Committee and spelled out its duties. Ms. Nielsen had located an NPS document that spelled out the 'NPS requirements' for professionals. Members weren't required to be residents. The Commission deemed the ordinance was ready for hearing.

PD Zone Revisions: Mr. Dansie reviewed the changes he'd made to the chapter subsequent to the hearing:

10-13C-3 needed to allow commercial uses per the section

10-13C-5-a (9) added – required a conceptual plan

10-13C-5-e (3) complement architectural heritage

10-13C-9 added entire section regarding mixed use developments

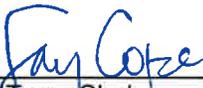
There was a lengthy discussion about acceptable allowed uses vs. making all uses conditional uses. Though it was part of a 'bigger ordinance consideration' they considered treating restaurants, delis and bakeries the same. Mr. Dansie said the principal difference was seating. If they decided to consider all businesses as conditional uses, conditions would need to be determined that would apply to all businesses.

The Commission decided they wanted to review this ordinance in at least one more work meeting.

Consent Agenda 2012 Minutes: Mar 6, Mar 20, May 1, Aug 21, Sep 19, Oct 2, Oct 16, Nov 6
Motion to approve the consent agenda by Randy Taylor, seconded by Mike Marriott:

Archer: Aye
Benevento: Aye
Marriott: Aye
Pitti: Aye
Taylor: Aye
Motion passed unanimously.

Adjourn: Motion to adjourn by Mike Marriott at 6:43pm. Seconded by Jack Archer:
Archer: Aye
Benevento: Aye
Marriott: Aye
Pitti: Aye
Taylor: Aye
Motion passed unanimously.



Fay Cope, Town Clerk

APPROVAL:  _____

