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MINUTES OF THE SPRINGDALE PLANNING COMMISSION MEETING ON TUESDAY, FEBRUARY 18, 2014 AT 5:30 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH. THE WORK MEETING BEGAN AT 5:00 PM.

MEMBERS PRESENT: Chair Joe Pitti, Commissioners Jack Archer, Tony Benevento, Mike Marriott, Randy Taylor, Alternate Liz West and NPS Liaison Kezia Nielsen

ALSO PRESENT: DCD Tom Dansie and Town Clerk Fay Cope, recording. Four citizens signed in, see attached list.

Work Meeting

Discussion/Information/Non-Action Items - Staff review of agenda items

Ordinance Revision: Cottage Neighborhood Housing Developments: Mr. Dansie explained the Commission took public comment on this ordinance in a January hearing. They closed the hearing but decided to discuss the item again in this meeting. The Commission had requested information about locations where these developments could take place. He displayed the map on screen. He addressed the 500' separation rule – the rule made some neighborhoods unlikely for more than one cottage neighborhood, depending on where the first was located. The density was lower than permitted in underlying commercial zones, which made the commercial locations on the map unlikely.

Guardabascio address monument In Anasazi Plateau Conservation Easement (CE): The CE allowed 'a reasonable enlargement of the driveway if required by a government regulation'. The fire code required a house number at the street. The question for the Commission: was this a reasonable enlargement? The power box was even further from the driveway than the monument and was located in the CE. The proposed monument would screen the utility boxes and would be angled to the road so headlights would illuminate the numbers. It didn't have to have a fixture. The sign code exempted address numbers, but was silent on monuments.

Excavation Permit – New Pool at Cliffrose Lodge: Mr. Dansie explained there had been some issues, but they had been resolved, so it was now pretty straight-forward. When the Cliffrose added their new buildings, they had undergone a map revision with FEMA. Though not in the Floodway (100 year), the pool was in the Flood hazard area and would need a permit from FEMA. They were still in compliance with landscape requirements. Ms. Nielsen asked about the shrub count shown on the drawings - there were far less than required. Mr. Dansie reminded the Commission they had granted permission for Cliffrose to consider trees as shrubs when they got approval for a porte cochere to replace the trellis, which was now going to be located at the new pool. They had far more trees than needed and many of the trees had begun as shrubs. At the same time, they had to recalculate the landscaping requirements because of a land swap. Mr. Dansie suggested asking the applicant if the swap was complete and if the numbers on the drawing were accurate.

There would also be discussion items:

Solar Panel Ordinance: Some revisions had been suggested in the last meeting and would be reviewed.

Planned Development Overlay Zone Revisions – mixed use developments: This had also been to hearing and still needed work. The Commission had considered making all uses conditional – that would

take some work and had some future administration issues, since conditional uses ran with the land. They also needed to discuss commercial vs. residential space and signage.

Accessory Dwelling Unit Ordinance – direction from Town Council: The Commission had recommended this revision for approval. The Council had a hearing and sent it back for additional work. The town attorney had suggested making the uses conditional, which would take some work. The Council also wanted the Commission to look at the size of accessory structures.

Discussion of Public Involvement Event: It was time to get serious about planning this event.

Discussion of recently approved development projects under construction:

Mr. Dansie said there was a lot going on: the Cliffrose, the Desert Pearl and Desert Pearl Restaurant, and Thai Sapa interior remodel. Thai Sapa was no longer contemplating the exterior work submitted to the Commission earlier.

Regular Meeting

Convened at 5:35 pm.

MEMBERS PRESENT: Chair Joe Pitti, Commissioners Jack Archer, Tony Benevento, Mike Marriott, Randy Taylor, Alternate Liz West and NPS Liaison Kezia Nielsen

ALSO PRESENT: DCD Tom Dansie and Town Clerk Fay Cope, recording. Eight citizens signed in, see attached list.

Approval of agenda: Motion by to approve the agenda as posted Mike Marriott, seconded by Jack Archer:

Archer: Aye

Benevento: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

Motion passed unanimously.

Commission discussion and announcements:

- Apr 2-4 Utah Chapter of APA conference in Springdale. Town would pay tuition for commissioner interested in attending.
- Thomas Pandolfi, a remarkable pianist would be performing at the CCC on Friday 2/21 7pm. First half of the program would be classical, the second half Gershwin.
- There was a lively pickleball community growing and the town was going to paint pickleball lines on one of the tennis courts. Jack Archer could be contacted about the schedule.
- There was now Cardboard collection at the recycling area. Only for residential cardboard waste.

Action Items

Chair Pitti suggested working on the ordinance revisions last. The Commission agreed.

Request to place address monument In Anasazi Plateau Conservation Easement: Gary and Nancy Guardabascio:

Mr. Guardabascio said they were having trouble finding the rock they needed in three different colors. He asked if there were rules for what the monuments could look like. Mr. Guardabascio said the HOA had approved a second version of the monument, which he supplied to the Commission. He said the neighbors also asked for something simpler. He said other homes used boulders, wagon wheels, etc. This would look different than those – more like his home. He thought most of the monuments were located near the driveway in the Conservation Easement (CE). This wouldn't cause any additional disturbance to the CE. It had already been disturbed by construction and location of the driveway. Mr. Pitti agreed the second designed seemed more appropriate for the Guardabascio home design.

Mike Marriott said the only question to consider was whether this was an enlargement of the driveway or not. Mr. Dansie clarified that many of the house numbers were placed on existing boulders in the CE. This was clearly a human 'structure.' If the requirement for a house number was a government regulation, it appeared to him the 'enlargement of the 'driveway space' could be considered reasonable.

Motion by Mike Marriott to approve placement of an address monument In Anasazi Plateau Conservation Easement for Gary and Nancy Guardabascio; whereas we find that doing so fulfills a

government requirement, screens utilities, and given the proximity to the driveway, it is a reasonable enlargement of the driveway. The design approved is the design submitted at this meeting. Seconded by Jack Archer:

Archer: Aye

Benevento: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

Motion passed unanimously.

Mr. Pitti asked why this came to the Planning Commission. He didn't remember it ever happening before. Mr. Dansie explained the town was the holder of the CE. Any encroachment had to be applied for and approved by the Town. This was not a boulder; it was a man-made structure. It would be good practice in the future to consider the placement of number markers when locating the driveways in Anasazi Plateau.

Mike Alltucker knew there was at least one other house that needed a monument. Mr. Dansie said they should make the same application.

Excavation Permit – New Pool at Cliffrose Lodge 281 Zion Park Blvd. - Breck Dockstader: He explained that since they built the suites, the Cliffrose was encouraging longer stays. The impact on the pool was 'overload.' This pool would be located in front of the suites. The pathway would be revised. The land swap with Giant Screen was complete. The numbers on the site plans were post-swap. Ms. Nielsen asked why the pool was so close to the river when there were other areas. Mr. Dansie said there was a hill in one location and groves of trees in other areas. Mr. Taylor asked if the trail was public. Not yet. There was no easement for a trail south of there yet. Mr. Dockstader said they were aware of the need to connect the trail and supported it. They were trying not to remove any trees, if possible. Maybe they would have to lose one tree where the steps would be. There would be no lights in the trellis; there would be low-level path markers like others on the property.

Motion by Joe Pitti to approve the excavation permit for a new pool at Cliffrose Lodge, 281 Zion Park Blvd based on the submitted plans: it fits within the guidelines of the ordinances, it fulfills landscaping, lighting will mirror existing lighting on the property. The applicant will need to secure a floodplain development permit before construction begins. Seconded by Tony

Benevento.

Archer: Aye

Benevento: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

Motion passed unanimously.

Floodplain development permit would have to be issued by the DCD based on a professionally certified elevation.

**Ordinance Revision: Addition of regulations for Cottage Neighborhood Housing Developments
Cottage Neighborhoods would allow clustering of smaller residential units with common open space (continued from January Meeting):**

The clerk explained this wasn't technically a continuation because the hearing had been closed, but the issue was still open for discussion. Mr. Dansie agreed the Commission could accept additional comments if they wished.

- Shaunna Young said she liked the idea of cottage neighborhoods. She thought they would fill a 'middle-ground' need. She had looked at the map; she still thought some areas were better than others. She thought there should be a requirement for storage spaces.
- Dan Mabbutt said he didn't understand the map. Mr. Dansie explained the zoning map on screen, which showed outlined properties that were at least one acre and were undeveloped or underdeveloped, thus suitable for a cottage neighborhood application.

- Matt Rayner said the density regulations were more restrictive than the commercial zones, which made them unlikely in commercial zones. As a mathematician and developer, he wasn't sure if six cottages and a common building would fit on an acre lot. He reviewed some of the public comments summarized in the staff report – he didn't think it was possible to require residency. He didn't know if it was possible to limit a two-story house to 20 feet in height. He wanted to make sure his comments weren't interpreted as negative. He was in favor of the idea, but he saw it as a tricky problem.
- The Commission discussed the 'distance between' requirement. Mr. Archer thought the 'first guy in the neighborhood' could affect how many other developments there could be, particularly at the south end of town.
- Most of the Commissioners were in favor of requiring storage structures, either as part of the footprint or as part of the common building.
- Mr. Pitti said he knew cottage neighborhoods had been introduced and discussed as a concept during the General Plan (GP) update. He knew Mr. Marriott had been the leader of that discussion and asked him for a recap.
- Mr. Mabbutt volunteered to recap what 'he heard' at the GP update. The public was generally in favor of cottage neighborhoods, but they wanted them to be high quality developments. He thought the understanding of what they could be and how they could affect the town was now sinking in.
- Ms. West asked how the density bonus in the PD chapter would apply to these neighborhoods. Mr. Dansie said as a separate development option, cottage neighborhoods weren't eligible for bonuses.
- The question arose again: If the applicant had two acres and one was not buildable, could all twelve units be located on one acre, with two common areas? In theory, yes. Mr. Rayner didn't think that was physically possible, considering setbacks, separation and driveways.
- They discussed the building size – 1000 SF or even 1500 SF was small for a family. Mr. Dansie indicated they could have a full basement.
- Could a common building be a garage? Yes. It could also be storage. It could be a reception area. The ordinance purposely didn't specify. Mike Marriott said from the earliest concepts, the intent of the common building was for a gathering space.
- The Commissioners agreed these neighborhoods were probably not realistic in CC or VC zones.
- The Commission spent several minutes discussing and recommending development standards. Mr. Dansie would work up draft standards and bring them back to the next work meeting.
- Randy Taylor asked if they could send it to the council before it was done to see if they were headed in the right direction. No. It should be as ready as they could make it be.

Discussion/Non-Action Items

Solar Panel Ordinance: The Commission strongly preferred roof mounted arrays that were flush with the roof, consistent with roof, and had low visibility. Next choice would be ground mounted, maximum 6' tall and screened with vegetation. Least: pole mounted. That should only be allowed if other arrays weren't workable. There should be very stringent visibility, size and height limits. Limit one per property. They had removed prohibition on trackers. Mr. Archer asked if pole mounted arrays were completely hidden, no larger than 200 SF, should more be allowed on a property? Would they allow an increased size on one pole or add a pole? No one could envision how a pole-mounted 200 SF array could be invisible anywhere in Springdale. After much discussion, the Commission determined there was no feasible reason to allow pole-mounted arrays, unless they were in the PU zone. They decided not to open a discussion about regulating wind power yet.

Planned Development Overlay Zone Revisions – mixed use developments: Mr. Dansie cautioned the Commission: This will take awhile. They would have to put all the conditions together and make critical decisions about use of space. How should the spaces be laid out? How should they be related? Should there be space limits? How should they address signage? He recommended this discussion should begin in earnest in the next work meeting.

Accessory Dwelling Unit Ordinance – direction from Town Council: Mr. Dansie briefly overviewed the Council's requests for revision: consider making them conditional uses, make a 90 day lease standard, study how this would affect the build-out scenario, review accessory structure size in general, determine if ADUs were appropriate in the VR-A, VR-B and FR zones.

Shaunna Young said she thought there was some over-reaction in the council meeting. She said 'they missed the objective: there is a need that could be met.' It's another option. She didn't think it would 'go

viral'. People weren't going to borrow half a million dollars to build a casita to rent. That was not the spirit of this option. It fills an important niche. She hoped it could be used in a positive manner.

Discussion of Public Involvement Event:

Consent Agenda: Minutes: Jan 7, Jan 21, Feb 4: **Motion by Mike Marriott to approve the consent agenda with corrections as noted. Seconded by Jack Archer:**

Archer: Aye

Benevento: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

Motion passed unanimously.

Adjourn: Motion by Jack Archer to adjourn at 7:51 PM. Seconded by Mike Marriott:

Archer: Aye

Benevento: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

Motion passed unanimously.

Fay Cope, Town Clerk

Approved _____
Approved March 4, 2014