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**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A SPECIAL MEETING ON TUESDAY, MAY 6, 2014 AT 5:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**Special Meeting**

**MEMBERS PRESENT:** Chair Joe Pitti, Commissioners Jack Archer, Mike Marriott, Randy Taylor, Liz West and Kezia Nielsen, NPS Liaison Commissioner.

**ALSO PRESENT:** DCD Tom Dansie, Town Engineer Tom Jorgensen and Town Clerk Fay Cope, recording. 8 citizens signed in, see attached list.

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

**Archer: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Taylor: Aye**

**West: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:**

- Thursday at Canyon Community Center at 7:00 pm there would be an Ice Cream Sundae/Information Open House. The Planning Commission was sponsoring the event for Community Info/Feedback on many issues facing the town and the townspeople. There would be a presentation from Tom Jorgensen, the Town Engineer, which would essentially duplicate the presentation he gave tonight.
- Saturday at 8:30pm there would be a Night Sky Moon Watch with Brent Sorensen, an astronomer from Southern Utah University. Mr. Sorensen would discuss many things lunar – everything from lunar exploration to how the moon affects the tides. Several high-powered telescopes would be set up for Moon gazing and star gazing.

**Action Items**

**Sign Permit: 479 Zion Park Boulevard, Zion Canyon Campground/Quality Inn – Stewart Ferber:**

Mr. Ferber said he didn't understand the problem with the sign he had presented last month. If he placed the sign on a wall, would the wall count as a sign? Yes. He didn't want a 'mickey-mouse' sign. The metal letters would be raised off the sign. His intent wasn't to have a bigger sign, but to have the letters be the sign. Hopefully the re-designed sign he proposed would meet their standards. The Q now matched the color palette. The signs would be front lit, but the lights would be hidden.

The Quality Inn building sign would be placed in front of the Campground sign. He was adding an awning that would hide the lighting.

**Motion by Mike Marriott to approve the sign permit for 479 Zion Park Boulevard, Zion Canyon Campground/Quality Inn whereas we find it complies with size, location, height, illumination, color and materials; approval is conditioned on the letter Q meeting the color palette and the light sources being completely shielded and illuminate only the sign surface; seconded by Liz West:**

**Archer: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Taylor: Aye**

**West: Aye**

**Motion passed unanimously.**

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

**Presentation on the state of Town infrastructure, Sunrise Engineering:** Tom Jorgensen of Sunrise Engineering reviewed the master plans for the culinary, wastewater and sewer systems.

#### **Culinary Water System**

- The information presented was from the 2008 Culinary Master Plan, which was based only on indoor use of the culinary water.
- Calculations were made for three basic time frames: Existing (2008), 20 years out (2028), and buildout (2050-2060?)
- Assumed annual growth rate of 3.1%
- State rule regarding minimum requirement for providing water – 800 gpd unless use is proven to be less. Springdale's recorded data for actual use was 156 average gallons per day (GPD) indoor residential culinary use; they had focused on winter use to eliminate the outdoor use variable. Because of the many variables in Springdale, they determined 250 gpd/ERU was a reasonable standard.
- Commercial uses equaled 4.74 ERUs at 1187 gpd
- 229 res ERUs
- 98 Commercial connections x 4.74 = 464 ERUs -
- 693 total in 2008
- Based on 3.1% growth rate, ERUs in 2028: 1072; at buildout: 2120

#### **Water rights:**

- Total water rights owned in 2008 – 1,182 acre-feet
- 2008 need - 196 acre-feet
- 2028 need - 361 acre-feet
- Buildout need - 594 acre-feet
- Buildout surplus – 589 acre feet. 594 acre-feet estimate did not include any outdoor use. Obviously, there were many outdoor uses, (watering the town parks, cemetery and public trees, renting irrigation water to secondary users, some residential and commercial properties used culinary water outside, too.) 589 acre-feet would not be enough for all those uses.
- Springdale Consolidated Irrigation Co owned water rights in Springdale, but the Town couldn't consider them as part of the available culinary water inventory. Shaunna Young said it wasn't a true picture without the irrigation company water. Mr. Jorgensen said if all the water rights of the irrigation company could also be used; there would probably be enough for indoor and outdoor use at buildout, but the water rights weren't Town rights.
- Mr. Mabbutt asked if the Town had a plan if there was a drought. Mr. Dansie: *No. There were conservation plans, but nothing that would address what happened if the Virgin River dried up. If that happened, there would be many problems to address.*

#### **Source Capacity**

- Sources must be able to supply to meet peak demand.
- The Treatment plant can only supply 400gpm; that was a supply problem that would have to be upgraded within the next few years.
- 2024 had been calculated, based on many assumptions, to be the 'drop-dead' date for source demand, when the amount of water available would not meet the requirements. Many variables could change the date, including growth rate, visitation rate, partial-year residency, etc.

#### **Storage capacity required by state rules:**

- 1- One full day demand
- 2- Meet fire flows

- 3- Emergency storage  
250 gpd/ERU 693 x 250 173,500  
Fire flow: 630,000 gallons (3500 gpm for 3 hours)  
Storage for emergency supply = 25% = 201,200 gallons  
**Storage:** Three tanks: 1.7 million gallons

**Distribution system Requirements:**

20 ps1 during peak day w/fire flow  
30 psi peak instantaneous  
40 psi peak day demands

- One water line (Moenave Subdivision) remained to be built in order to meet those requirements. When Moenave water line was completed and the water treatment plant upgraded, the supply system would be adequate for buildout. Water rights would not be adequate. A recent ordinance had been enacted to bring water into the system to meet the shortfall.

**Wastewater (sewer):**

- The information presented was based on the Wastewater Master Plan prepared in 2009.
- Assumed Rockville and Zion NP shared the system
- Assumed same time periods and growth rate as culinary plan.
- Theoretical population includes assumptions about Zion National Park visitation and hotels being consistent with present use percentages.
- The system was divided into collection zones. Analysis showed the existing collection system was sufficient for existing demands.
- Anticipated to exceed capacity for next 20 years.
- Future needs anticipated upgrading a 12" pipeline to a 15" pipeline from Serendipity Drive to ponds.
- Future line would be in an easement, but would mess up people's yards.
- The main trunk line was truss pipe, which was pipe constructed of two PVC pipes, one inside the other, held together by a pvc truss structure filled with lightweight concrete.
- Truss pipe life expectancy was argued at 30-100 years. Springdale's pipeline was installed in late 70's. May need to be replaced. The pipe is prone to belly, which can create smells.

**Treatment facility was required to treat for 100 gpd/person**

- There were three aerated lagoons with dike and a baffle wall separating them.
- Required detention time – 30ish days
- The blower system had three blowers. Only one of three blowers needed to be working at any one time to meet aeration requirement. Within 20 years, it will increase to 2 of the 3.
- Baffle wall life expectancy: 20 years. 2016 replacement possible.
- UV disinfection has capacity for buildout.
- Detention volume is sufficient throughout buildout. The sewer treatment system is sufficient for the needs at buildout.
- Mr. Archer asked about the cost of replacing the baffle wall. Mr. Jorgenson couldn't recall, but said that info was available in the Master Plan.
- Randy Taylor asked whether the ponds would need to be dredged to remove settled matter. Mr. Jorgenson couldn't remember how recently it had been done, but it might need to be done within a few years.
- Jack Archer asked about treatment 'bugs' that helped with the process. Mr. Jorgenson said the aeration helped the oxygenated bacteria do the job better.
- Mr. Pitti verified there was no need for an additional lagoon for buildout. *Correct*,
- Growth rate assumptions were discussed: residential and commercial growth rates were calculated separately by the engineers based on historical data.

**Stormwater:**

- Springdale ordinances required developments to limit discharge to pre-existing amount, but that had become law only 4 years ago, approximately.
- The plan mapped washes and identified drainage areas throughout town.
- There were areas that didn't drain to a wash, so the plan suggested areas that needed pipelines.

- Mr. Schwarzmann asked if parking lots created drainage issues. Yes. Most recent development had designed retention or detention basins.
- Capacity of the Virgin River hadn't been part of this study. FEMA would have that data.

Mr. Pitti asked, based on the number of assumptions used, how the Town was comparing with estimates. Mr. Jorgensen said growth rate had been the biggest assumption. There were many variables that could change those numbers. The culinary water master plan should be redone fairly frequently to keep current with trends, but it was an expensive process. Mr. Taylor asked if the plan could be updated without being completely redone. Yes, *with limitations*. Mr. Jorgensen said it made sense to the engineers to study the treatment plant soon. Mr. Dansie said it was 'on the council's radar'. The Commission thanked Mr. Jorgensen for his presentation.

**Discussion of the definition of "Aircraft" in the Town Code:**

Mr. Dansie reviewed the process to date: The Town Council had directed the Commission to define 'aircraft' as is pertained to the prohibited uses section of the land use code as well as the nuisance code. The Commission had a work meeting and established guidelines for him to use for drafting a definition. He read the proposed language. "*A machine which is capable of sustaining flight through the air, including airplanes, helicopters and unmanned or remotely controlled flying machines. This definition does not include small flying toys which do not create loud noises*". The Commission asked about whether restricting toys to the owner's personal property or public property should be part of the definition. They discussed adding language to the draft but ultimately left the language as it was, acknowledging it might need to be 'tightened up' in the future. They determined it was ready for public hearing.

**Discussion of the method used to measure the allowable size of signs:**

- The Commission discussed the unintended consequences of a change they had made to the sign ordinance recently. The new language was intended to allow creativity in shapes of signs. It was working out to allow signs to increase in size.
- Mr. Marriott thought enclosing the letters only could meet the size limit. The other Commissioners disagreed. That would make the sign bigger, because everything around the sign was part of the sign. Mr. Marriott asked if individual letters could somehow be all there was to a sign, it could be argued that only the letters should be measured.
- Mr. Schwartzman said he would prefer to see individual letters rather than a billboard or a panel.
- Mr. Dansie displayed a visual aid that showed different measuring strategies.
- The Commission discussed the rectangle method, the polygon method as it existed, how limiting the polygon to 10 sides might limit size, how sign makers could easily measure the size of any shape, no matter how non-linear, and whether there were mathematical methods that could be used to determine the limits of a sign face.
- The Commission asked Mr. Dansie to prepare additional visual aids, using to-scale examples, for their next work meeting.

**Discussion on the proposed solar ordinance:**

- Mr. Dansie explained that since the Commission began working on this ordinance, the Town had joined Utah Clean Energy's American Solar Transformation Initiative (ASTI) and the Council asked the Commission to take advantage of the resources the organization offered. Mr. Dansie had sent the Commission ASTI's model ordinance. It had different objectives than Springdale, but parts of it could be helpful.
- Ms. West said she had noticed they had a section governing abandonment, which hadn't been addressed in Springdale's ordinance. She read a section and the Commission agreed that would be important to include. Mr. Taylor agreed with Mr. Dansie about the difference in intent. He had also noticed the abandonment section as well as other sections he'd thought important to include: underground transmission control, advertising and appeals.
- Mr. Pitti thought the work they had done already was very good. Adding these points would improve the document.
- Ms. West asked what happened if a proposal wasn't approved. Mr. Dansie said any decision would have to be based on standards in the ordinance. If it was denied, the applicant would have to follow the appeal process already in the zoning ordinance.
- The Commission wanted to see the ordinance again with the additional language.

**Consent Agenda**

**Minutes:** Liz West pointed out she had voted several times at the 4/15 meeting when she wasn't present. The Clerk apologized and said she would make corrections. **The minutes of April 1 and April 15, 2014 were approved with corrections by a motion made by Randy Taylor and seconded by Mike Marriott:**

**Archer: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Taylor: Aye**

**West: Aye**

**Motion passed unanimously.**

**Adjourn:** Jack Archer moved to adjourn at 7:02pm; the motion was seconded by Mike Marriott:

**Archer: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Taylor: Aye**

**West: Aye**

**Motion passed unanimously.**

  
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Fay Cope, Town Clerk

APPROVAL:   
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