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MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING ON THURSDAY, MAY 8, 2014 AT 7:00 P.M. AT CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UTAH. THERE IS NO RECORDING OF THIS MEETING DUE TO ITS FORMAT.

MEMBERS PRESENT: Chairman Joe Pitti, Commissioners Jack Archer, Mike Marriott, Randy Taylor and Liz West

ALSO PRESENT: Town Manager Rick Wixom, DCD Tom Dansie, Town Engineer Tom Jorgensen and Town Clerk Fay Cope. 45 citizens signed in, see attached list.

Chairman Pitti welcomed the large audience and explained the importance of planning and how vitally important it was for citizens to participate in the process. The Planning Commission welcomed and thanked the citizens for participating. Mr. Pitti explained the format of the meeting was informal. People could move around the room and visit several information stations hosted by different members of the Planning Commission.

Housing – Jack Archer and Mike Marriott

Mixed-Use Development – Liz West

Hotel Development – Joe Pitti

Town Infrastructure Capacity – Randy Taylor and Town Engineer Tom Jorgensen

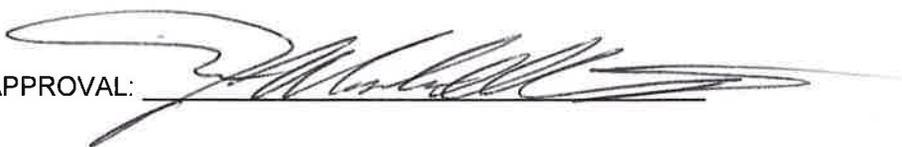
He introduced the Town Engineer, Tom Jorgensen, who made a presentation about the state of the Town's infrastructure. The culinary water system had adequate storage for buildout but would need to upgrade the water treatment plant and water distribution system in the near future. The sewer treatment facilities were adequate for buildout but upgrades to the collection system might be needed within the next 20 years. The Town had master plans for the Culinary Water system, the Wastewater system and the Sewer system. His presentation had been based on those plans, which were available for viewing at Town Hall.

After Mr. Jorgensen's presentation, citizens were free to visit the information stations and the ice cream sundae station, too. Citizens made written comments, too. See attachment #1.

The meeting informally adjourned at approximately 9:00pm.



Fay Cope, Town Clerk

APPROVAL: 

COMMUNITY MEETING – MAY 8, 2014

RECORD OF PUBLIC INPUT

HOUSING

- Cottage neighborhood = bad idea. This is a desert; the neighborhood will be a desolate group of cookie cutter boxes on dirt & dust! Basically trailer parks. Bad idea!
- The lack of affordable housing is contributing to business not having an adequate workforce. It is also directly tied to the “bunking” up with more people in a home (2-3 people per room). By the way affordable less than 200K. Change the ordinance to allow the developer the opportunity to MAKE money on residential developments. –*Rob Schwarzmann*
- I am in favor of having the freedom to rent out our guest house in the future in the event of retirement and need for additional income. It is a structure that has been built in 1994. It would not cause additional housing impact and there is a parking lot that exists. The guest house is currently used for a revolving door of guests. There would be little additional water or electricity use and it would provide a home to someone.
- My concern for cottage housing is that the targeted residents (those needing housing) won't be able to afford the housing. The developer will maximize his/her profit. Potential buyers will be 2nd home owners. Housing needs must be evaluated with a clear understanding of who needs to be housed, what is their income level, what they can afford.
- The Town of Springdale should incentivize a greater number of affordable in-town living options for hotel & restaurant workers. The best way to do this is to grant incentives to and remove barriers from landlord's ability to rent their small cottages & apartments. Another potential way the town could accomplish this is to encourage the development of more small-scale apartments.
- I believe Springdale needs more diversity in rental options especially for seasonal workers. I think letting residents have the option to rent their apartments and casitas would be a really good option. Also, giving incentives to build more apartments in town.
- Proposals to increase density must affect town infrastructure capacity. Any increase requires additional capacity w/ funding requirements.
- My vote would be a resounding NO! on cottage housing – 12 cars + rec. vehicles + boats, 7 structures per acre + roads, driveway, parking areas – 1/7 acre per structure!? Two cottages joined for a 3000 sq ft home + open porches – not affordable housing where it is most needed. I feel motivation is commercially driven perhaps by locals who would profit – should not be building ordinances around locals for investment possibilities – Have more, will write. –*Marcel Rodriguez*

- Need to study the numbers that need housing – What is affordable?? Is there enough H2O? Really?
- Foothill residential is & should remain single family dwelling – no need for casita rental & increasing density!
- Re: Cottage Idea – They look nice in the photos, BUT, would likely be pre-fab housing (like 55+ mobile home communities) and would not be the idyllic setting depicted. I do think land use should maintain major residential swathes so that the town retains some character and does not feel like a giant strip mall. Perhaps lot size influences \$ spent on housing; I do realize that “affordable housing” is an issue here. It would be great if more people could afford housing—So, small lots/small footprints (small costs)? – Good luck!
- I support the concept of affordable cottage housing, but all future development should depend upon traffic analyses as well as water. What about attached housing with larger open spaces? – *Nancy Guardabascio*

HOTEL DEVELOPMENT

- Future developments, houses or transient, should be zero scape or at least keep native veg + be water use limited. Thanks, nice turn out!
- Too much. Too much traffic, noise, bad smells.
- Development must not exceed water capacity, obviously. – Start building that replacement pipe now. – The two recent mega-developments could be in any (ugly) town in the US. Council should limit water – all that grass!! – and should encourage indigenous flora to the extent possible. – The Town feels full to me! Small non-chain hotels/motels could be welcome. – Lighting ordinance must be respected and followed. The town is starting to really glow at night. – The whole “village feel,” while subjective, can be legislated somewhat by insisting on low water use plants, etc. – Thank you.
- Very disappointed with Hampton Inn’s disregard for original landscaping. The Town needs stronger landscape regs + native species.
- Hotel developments should address increased traffic and its associated impacts on road capacity and maintenance costs.
- Please limit large hotels – no more La Quinta, Zion Park Inn, Hampton. Smaller, individualized lodging in the future.
- I can’t imagine any more hotels in town. Can the roads handle it?

- I would like to prohibit any further hotel development.
- Number of hotel rooms need to be limited unless they are responsible for:
 - Supplying their own employee housing.
 - Increased traffic (is this covered for town room tax)
 - Water usage
 Bottom line – I think we are at full capacity & need to prohibit any add'l hotel rooms.
- Cap large hotel development. No more big, ugly places. So smaller hotels, locally owned.
- Build out has been reached. Infrastructure cannot keep up. Fire and medical cannot keep up. Buildings are too tall. 2 story but taller than should be.

INFRASTRUCTURE

- Start working on that pipe now. The figures given were mostly from 2008, which do not take into account our two new additions. How have they impacted the projected requirements?
- Clean the streets. Have no idea who is responsible but our streets are dirtier than Washington D.C. Please do something about the smell coming from the sewer. Worse every year. Bury the power lines, please. I know this isn't practical; raise the taxes on hotel rooms by ½%. You'll have the money in 7 – 12 years. –*Rob Schwarzmann*
- Why do we think we are in good shape dealing with waste water when the sewage system has to be pumped out throughout town to keep the place from stinking horribly and/or keep the sewage from backing up into homes and businesses?

MIXED – USE DEVELOPMENT

- Would it be possible to build living quarters at the Medical Clinic so we could have someone cover for us temporarily?
- Q: What types of commercial uses in mixed-use developments would you like to see as PERMITTED USE?
 A#1: In commercial areas, I think it would be great to add on a residential unit.
 A#2: I love the idea of mixed use with people able to live near their business. I love the idea of walkable communities.
- Q: Should Conditional Use Permits be required? Why?
 A: If there is anything dangerous or unseemly for families with children, should be banned or case-by-case.

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MAY 8, 2014 COMMUNITY EVENT
SIGN IN SHEET

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Dan + Roxy Marshall

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Gene + Chuck Bassel

MAY 8, 2014 COMMUNITY EVENT
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