



1862-2012

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**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON TUESDAY, SEPTEMBER 2, 2014 AT 5:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT.**

**MEMBERS PRESENT:** Chair Joe Pitti, Commissioners, Mike Marriott, Liz West, Alternate Allan Staker and NPS Liaison Commissioner Kezia Nielsen

**ABSENT OR EXCUSED:** Randy Tayler and Jack Archer

**ALSO PRESENT:** DCD Tom Dansie and Town Clerk Fay Cope. Lisa Zumpft signed in.

**Work Meeting**

**Approval of Agenda: Motion by Mike Marriott to approve the agenda as posted, seconded by Allan Staker:**

**Marriott: Aye**

**Pitti: Aye**

**Staker: Aye**

**West: Aye**

**Motion passed unanimously.**

**Discussion and Announcements:** Mr. Dansie announced:

- Butch Cassidy race on Nov. 8 (2<sup>nd</sup> Saturday this year) Allan Staker was the race coordinator. Lizz Totten was the contact for sponsors.
- The SU students from Professor Steven Goldsmith's class would be coming soon. There were several potential projects, and they would set up a website called ListeningtoSpringdale.com. There would be three different groups on three different weekends. If the weather permitted, they would camp. If not, they would prefer not to camp. They would arrive on a Friday and leave on Sunday. Two nights' lodging would be needed in those cases. The first weekend would be Oct 24-26 and the last Nov 7-9. Ms. Nielsen said she would check into the Park's researcher camp.
- If there was sufficient time at the end of the meeting, the Commission could discuss preparation for General Plan (GP) update or prioritizing projects.
- Greek Theater would be having their third annual Springdale performance – *Hecuba* – Z-Arts provided free tickets for students. They were expecting about 150 this year. <http://www.Zarts.org> had more info

**Discussion/Information Items**

**Ordinance Revision: Cottage Neighborhood Development ordinance:** Mr. Dansie explained this ordinance would allow for developments with smaller lots than Springdale normally allowed. The Commission had discussed it several times. In the last meeting, they changed 10-13E-10(e); 10-13E-11 included additional design standards. 10-13E-12 added open space standards.

Mr. Pitti asked about 10-13E-9 density restrictions. He asked if they applied to the Rayner/Excell project. Mr. Dansie said they didn't because the ordinance wasn't adopted. That development met the existing subdivision standards.

Mr. Staker asked if the Moenave subdivision would be able to develop a cottage neighborhood. Mr. Dansie said the developer had applied for and been granted zone changes that benefitted the

development planned. If they chose to do a cottage development, they would have to change the zone again.

Mr. Dansie explained it was unlikely a developer would use the cottage neighborhood standards in a commercial zone. They could already do essentially the same kind of development without the additional standards.

Mr. Marriott suggested phasing didn't make sense for cottage neighborhoods. The clerk read from the June 3 minutes wherein Mr. Marriott suggested limiting the developments to 5 units per acre, ten maximum on two acres, with phasing limited to completion of one acre minimum. The Commission discussed whether they should require total completion of phase one before anything, including infrastructure, to be done on the second phase. The Clerk suggested allowing some flexibility in case the water line had to be looped for fire flow. Mr. Pitti wasn't sure that would be necessary, but if so, the developer could approach the Commission.

Ms. Nielsen asked Mr. Dansie if he had explored how many of these developments could be done in Springdale. Mr. Dansie said there weren't many places it could be done, particularly since the ordinance restricted the distance between cottage neighborhoods.

Mr. Staker asked if this would benefit a developer or benefit the town. Mr. Dansie explained the Housing Committee had explored ways to diversify the town's housing options. They had determined there were many options for single family homes, there were apartments at Redhawk, but there weren't many options for market-driven smaller housing options. Mr. Marriott said there was no guarantee these would be moderately priced, but the size would help with that.

Ms. West was concerned that these small lots could become 'junky' if a two-acre developer was allowed to store material on the second acre during construction.

Mr. Pitti asked Mr. Dansie to bring revised language to the next meeting.

**Ordinance Revision: Planned Development Overlay Zone Revisions (including provision for mixed-use developments):** Mr. Dansie said the existing ordinance required the developer to spend a lot of money on engineered plans very early in the process. Since it was a zone change process and there was no guarantee of approval, those early costs could be prohibitive. This revision would make it so engineering and technical drawings weren't required up front.

Mr. Dansie explained there were many advantages to a PD zone, but one of the drawbacks was the prohibition on commercial uses in the PD zone. This revision would allow specific provisions for mixed-use developments in a PD project. The Commission had discussed this ordinance many times in an effort to control the impact on the residential property owners. He reviewed changes to 10-13C-E-9. He asked about sign size (10SF). He said they also needed to determine whether commercial uses should be permitted or conditional uses. Conditional uses, once granted, ran with the land in perpetuity.

Mr. Marriott asked about the residential space being separate from the commercial space. Mr. Dansie explained 10-13c-9-a required the uses to be in the same unit. There could be an upstairs/downstairs; there could be different rooms on one floor; there needed to be 'clear visual separation' between uses. The Mixed-Use provisions of 10-13C-9 were only allowed in commercial zones.

Mr. Marriott wondered if there was a way to have the spaces more flexible – if there was a large retail space on the lower floor with apartments above, but not necessarily tied together. Mr. Staker thought it would be most feasible for a developer to build several units together and rent the spaces. Mr. Dansie said that was allowed now, but if the developer didn't want to be a landlord, the spaces could also be sold individually in this revision. Ms. Nielsen said this could also be used to redevelop existing buildings. Under the current ordinance, the units couldn't be sold individually.

Mr. Dansie said this ordinance and the cottage neighborhood ordinances might never be used, but the options would exist.

Mr. Pitti asked why artist studios were listed as conditional uses. Mr. Dansie said artist studios and restaurants were presently conditional uses in the underlying zone. The Commission could review that. Mr. Pitti thought people interested in living in this kind of development would already be expecting to live with impacts.

The Commission discussed conditional use permits for artist studios. The standards in the underlying zones could be used.

The Commission discussed the 10 SF sign size limit; they deemed it feasible.

The Commission decided to schedule this for another public hearing.

Mr. Pitti suggested discussing the GP update. He asked the Commission if they had ideas for the process. They discussed how the students' efforts could enhance the process; particularly in gathering input. Mr. Pitti asked Mr. Dansie if he had new ideas. Mr. Dansie suggested reviewing the surveys they had already taken. They could form a sub-committee, they could do it as a commission, or they could do it individually. Mr. Pitti thought they could bring the surveys into their planning more organically. Mr. Marriott pointed out the last survey was aimed very specifically; it wasn't comprehensive. Mr. Dansie agreed that relying on only one survey would be inadequate. The Commission discussed allocating chapters to members of the board to spearhead.

Ms. Nielsen thought there were many elements that wouldn't need much change, if they needed any at all. They could eliminate those points and focus on things that needed change. Mr. Pitti offered to meet with Mr. Dansie to identify those chapters.

Mr. Staker asked Mr. Dansie what issues he dealt with most. *Land use and planning. Always the most controversial. Related issues: Town appearance, housing.*

Mr. Staker said he hoped for more public input. Mr. Pitti agreed, but acknowledged it was a constant challenge. Mr. Dansie said he was hoping the students would be able to reach a wider segment of the town.

Mr. Dansie said surveys were important tools, but they weren't one-time sources. They need to be done regularly.

The Commission discussed the student project. Mr. Dansie explained he had given them a list of issues and they would choose which to work on.

**Adjourn: Motion by Allan Staker to adjourn, seconded by Mike Marriott:**

**Marriott: Aye**

**Pitti: Aye**

**Staker: Aye**

**West: Aye**

**Motion passed unanimously.**

  
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Fay Cope, Town Clerk

APPROVAL: \_\_\_\_\_

