



1862-2012

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MINUTES OF THE SPRINGDALE PLANNING COMMISSION MEETING ON TUESDAY, SEPTEMBER 16, 2014 AT 5:30 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH. THE WORK MEETING BEGAN AT 5:01 PM.

Work Meeting

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

EXCUSED: Allan Staker and Kezia Nielsen

ALSO PRESENT: DCD Tom Dansie and Town Clerk Fay Cope recording. Five citizens signed in; see attached list. Shaunna Young and Stewart Ferber two more

Discussion/Information/Non-Action Items

Staff review of agenda items:

Ordinance Revision: Changes to chapter 10-13C Planned Development Overlay Zone: Mr. Dansie reviewed the progress to date: the Commission had reviewed this many times and had revised a few points in the last meeting. They had requested one final review before sending it along to the council. Mr. Taylor had contacted Mr. Dansie to make a few points:

10-13c-5-b-9 – typo – missing the word 'in'

10-13c-9- a clarification suggested about residential use requirement.

Commercial Remodel – Addition of a covered front entry porch at the Zion Canyon

Campground: This was a small project, normally subject to DCD review. There would be steel supports. The building met the front setbacks with the addition of the front porch. The metal roof on the structure would match the metal roof on the LaQuinta. Mr. Ferber said they would be treating all the metal roofs over the winter so the metal color would change to match the color palette.

Discussion of recently approved development projects under construction:

- Ms. West asked for an update on the Madsen/Thatcher parking lot. A grader had cleared some of the land but nothing else had been happening. Mr. Dansie said he had been in contact with Ms. Thatcher, who was presently out of the country.
- The Council would be hearing the solar ordinance and the ADU ordinance the next night.
- There had been mysterious, unexplained explosions in the night a few weeks ago; nothing had been learned about them.
- Mr. Pitti asked about the streets master plan. Mr. Dansie said the town had budgeted for it for the past two years and now needed to issue an RFP and get the project started.
- Mr. Dansie announced a change in plans for the students. Instead of coming on three different weekends, the bulk of the students from the U of U would be coming on the Nov 6 – 9 weekend. There would be another group of students coming on a September weekend. They would be interviewing residents and visitors and publishing their results on a website called 'Listening to Springdale'.
- Mr. Pitti asked about the fiber optics situation. Mr. Dansie said there were two different companies interested in supplying fiber optics to Springdale. Both companies had different

ideas about how it could be done and how long it could take. A request for proposal might be forthcoming. Planning for the future was a primary focus. There would be a presentation by a company called First Digital. Century Link was also interested.

- The Town Council would also be a presentation by Five County AOG about bringing bus service to Springdale at the meeting the next evening.
- Mr. Pitti reminded the Commission the town's compliance program was complaint-driven. He continued to see problems with inconsistency and wondered if the Commission was interested in addressing the way the compliance language was crafted. Perhaps there were ways to help the compliance officer and DCD with their jobs. Mr. Taylor asked if the Commission could see a list of the complaints that had been filed. Mr. Pitti suggested it was too late if a complaint had been filed.

The meeting was adjourned at 5:23.

Regular Meeting

Convened at 5:30 pm.

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

EXCUSED: Allan Staker and Kezia Nielsen

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

Approval of agenda: Motion by Mike Marriott to approve the agenda, seconded by Liz West:

Archer: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Motion passed unanimously.

Commission discussion and announcements: Nothing other than the items mentioned in the work meeting.

Action Items

Public Hearing – Ordinance Revision: Changes to chapter 10-13C Planned Development Overlay Zone, changing the review process for planned development projects and making allowance for mixed-use developments in commercial zones:

Mr. Dansie explained the existing town overlay zone would be tweaked procedurally – there wouldn't be as much expensive front-end engineering required of an applicant; it would also allow mixed-use developments in a Planned Development zone under specific circumstances. At present, only residential uses were allowed.

Q/A: Lisa Zumpft asked if there had been any comments filed in writing. Mr. Dansie said no.

Motion to open public hearing by Jack Archer, seconded by Liz West:

Archer: Aye

Marriott: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Motion passed unanimously.

There were no public comments.

Motion to close public hearing by Randy Taylor, seconded by Liz West:

Archer: Aye

Marriott: Aye
Pitti: Aye
Taylor: Aye
West: Aye
Motion passed unanimously.

Mr. Taylor suggested the items Mr. Dansie discussed in the work meeting be included in the motion.

Mr. Marriott asked about the 40SF sign allowed for the development. He said that wasn't clear whether it was intended to be a monument or building sign. He thought if there was only one unit, 40SF was probably too large. Mr. Taylor pointed out it was unlikely there would only be one unit; there were other ways someone could legally create a single live-work unit without changing the zone to PD. Mr. Marriott still thought 40SF should be 'scaled down' for smaller numbers of units. Mr. Dansie pointed out the current ordinance allowed a 40SF sign for just one business or for a business center. The Commission determined being consistent with the size was important planning policy. Me Dansie agreed with Mr. Marriott about the lack of clarity in the ordinance. He suggested the 40SF size should be for a monument sign.

Mr. Pitti suggested the ordinance could use additional clarification that a live-use unit was intended to be combined in one unit.

Mr. Taylor suggested the following changes be part of the ordinance: 10-13c-5 "add the word 'in' 10-13c-9 a – 'Commercial uses without integrated residential uses are prohibited.'

10-13c-9 g – 'Each mixed use development is allowed one 40SF freestanding sign.'

Motion by to Randy Taylor to recommend to the Council an ordinance to revise chapter 10-13C Planned Development Overlay Zone, changing the review process for planned development projects and making allowance for mixed-use developments in commercial zones, including the changes and clarifications noted above. Seconded by Jack Archer:

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

Commercial Remodel – Addition of a covered front entry porch at the Zion Canyon Campground – 479 Zion Park Boulevard, Stew Ferber:

Mr. Ferber said this revised front porch area would 'soften' the front of the building. The steel pillars would be located in the existing planters or perhaps in replaced planters, since they were re-landscaping, too. They would be closing this winter to make this change, place the new sign and replace the roof. The existing exterior lighting would remain, except for the bright floodlight, which would be removed. He had placed a wind meter in the lobby to monitor the wind for campfires.

Mr. Pitti found the design met the architectural standards, the standards of the zone, and the setbacks.

Motion by Mike Marriott to approve the commercial remodel at the Zion Canyon Campground – 479 Zion Park Boulevard as it complies with the VC ordinance.

Seconded by Jack Archer:
Archer: Aye
Marriott: Aye
Pitti: Aye
Taylor: Aye
West: Aye
Motion passed unanimously.

Consent Agenda - Minutes August 5 Special Meeting: Motion by Randy Taylor to approve the consent agenda, seconded by Liz West:

Archer: Aye
Marriott: Aye

Pitti: Aye
Taylor: Aye
West: Aye
Motion passed unanimously.

Adjourn: Motion to adjourn by Jack Archer at 5:56 PM, seconded by Mike Marriott:
Archer: Aye
Marriott: Aye
Pitti: Aye
Taylor: Aye
West: Aye
Motion passed unanimously.

Ms. West thanked Ms. Cope for her professional and personal courtesy and assistance. She would be greatly missed. The other Commissioners agreed and wished her well.



Fay Cope, Town Clerk

APPROVAL: 
