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**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON
TUESDAY, NOVEMBER 4, 2014 AT 5:00 PM.
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT
MEETING BEGAN AT 5:03 PM**

MEMBERS PRESENT: Chairman Joe Pitti, Commissioners Jack Archer, Liz West, Allan Staker, Randy Taylor, Mike Marriott, Kezia Nielsen

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording
Two citizens signed in; see attached list.

Work meeting

Chairman Pitti announced the attendees and said the work meeting was an initial discussion of the General Plan.

Approval of Agenda: Motion made by Mike Marriott to approve the agenda as posted; Seconded by Jack Archer.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Discussion and Announcements: Mr. Dansie announced

- Reminder that University of Utah students will be in town Friday, Saturday and Sunday to make observations and do research. Their findings will give the Planning Commission valuable insight. The group has a website - www.listeningtospringdale.com – that has a survey and contains additional content. Mr. Dansie said the website link went out to the Town via email about 3 weeks ago. In addition a note was included in utility bills. Ms. West said the online survey was quick and easy. Mr. Dansie also announced that all students needing housing have been accommodated.
- Saturday, November 8th there will be a historic walking tour of Springdale. See the Z-Arts webpage for more detail.
- Also on Saturday the Town will sponsor the Butch Cassidy 5K/10K race. Allan Staker is coordinating volunteers.
- Ms. Nielson reminded artists can be watched during the Plein Air event at the Museum back patio.

Discussion/Information/Non-Action Items

Mr. Pitti announced that the first hour of the meeting would be spent in breakout sessions. In the previous meeting the Commission decided to divide into groups for roughly the first hour to consider the less complex chapters of the General Plan. They would then come back together to discuss the conversations.

- Mr. Dansie reminded the Commission they were bound by rules of Open Public Meetings. The Town Clerk would be unable to record the breakout sessions therefore when they come back together as a group it will be important they summarize the discussions.
- Since this is a five year review of the General Plan, Mr. Dansie said the Planning Commission should consider each goal, objective and strategy to determine if it was applicable or not for the future of the Town.
- Ms. West asked if a goal was met or enacted into an ordinance should it remain in the General Plan. Mr. Dansie replied if the Commission determines the topic important enough it should remain to memorialize and further promote, otherwise it can be taken out or revised. Chapters under review tonight were

thought to need the least revision, but that was just an assumption. The Commission can be a thorough as necessary.

- Ms. West asked if a goal has been met, does it stay in the General Plan or come out. Mr. Dansie indicated the Commission could modify goals and strategies to indicate steps had been taken to achieve or be taken out. Mr. Archer asked if an ordinance needs to be modified is this the time to do that. Mr. Dansie said the General Plan directs ordinances. He recommended if there are ordinances the Commission would like to update, they can address in the General Plan but they will still need to go back and revise the language in ordinances.
- From the audience, Stewart Ferber asked if the group was looking at the General Plan as a whole. Mr. Pitti said they divided into three groups to tackle seven sections. The remaining sections were more substantive and would be tackled as a group. Mr. Ferber asked who was in which group. Mr. Pitti elaborated:
 - Allan Staker and Joe Pitti have *Chapter 6 Historic Preservation, Chapter 12 Sustainability*
 - Liz West, Kezia Nielsen and Jack Archer have *Chapter 7 Environmental Resources, Chapter 10 Parks, Recreation and the Arts, Chapter 11 Peacekeeping, Health and Safety*
 - Randy Taylor and Mike Marriott have *Chapter 8 Public Works, Chapter 9 Transportation*

Breakout sessions began at 5:16pm; meeting recording was paused.

Continuation of Discussion/Information/Non-Action Items

Breakout sessions ended at 6:04pm; meeting recording was re-started. Commissioner Marriott left the meeting after the breakout sessions.

Chairman Pitti asked groups to recap their discussions to the larger group and comment if the breakout sessions were effective enough to continue.

- Mr. Archer spoke for his group. Under the Environmental Resources chapter they reviewed water, air quality and wildlife. Their focus was on the implementation strategies to see if they are still active. They determined most are. There is an ongoing need for water quality. The water treatment plant is also addressed under the Capital Facilities Plan and Public Works sections of the General Plan. Some categories overlap and therefore they will make a reference to it only.
- Section 7.1.1.d discourages use of pesticides and insecticides. Ms. West said they preferred the word "educate" over "discourage" so as to provide the public with clearer information. Ms. Nielsen recommended the Town identify a list of products that are safer for water quality and people. The group suggested putting this type of messaging in utility bills.
- Mr. Archer said the same is true for wildlife. Town should educate people on vegetation deer do not like and/or ways to deer-proof.
- For air quality section 7.2.1.a, Mr. Archer recommended the Town explore use of alternative fuels. When Town vehicles need to be replaced, look at alternative fuel choices.
- Mr. Archer said the pedestrian and bike section was in progress. He asked Mr. Dansie to clarify the "public and private tree cover" verbiage. Mr. Dansie acknowledged this didn't make sense and needed to be re-written.
- Mr. Pitti questioned if topic is not legislative, but more educative in nature, should it be in the General Plan. Mr. Dansie said the General Plan directs ordinances to regulate or educate. The Commission needs to decide how they want to implement the plan. Mr. Archer thought the Town website could be used to post information that will educate residents.
- Mr. Pitti made the suggestion that the Commission develop Guiding Principles that would help educate residents; perhaps this could be included at end of each chapter. Mr. Dansie thought this was a great idea. Without an action plan to encourage or discourage it is difficult for people to know what it means. Perhaps develop an education plan as a separate section of the General Plan.
- Mr. Staker added that alternative fuel is grandiose and not sure Springdale could solve. Ms. Nielsen said the Park has the same goal and when it comes time to make a purchase they analyze the costs and benefits of alternative fuel options. For example, when the buses were first purchased they looked at propane because it is cleaner and quieter. There are many viable options and Town needs to determine what is best.
- From the audience, Mr. Ferber agreed with Ms. Nielsen. He suggested that with the Parks' help, and grants, perhaps natural gas can be brought into Town. Also, once fiber optics is here it will eliminate dishes on roofs. Town should focus on efficiency.

- Ms. Shaunna Young stood to speak and comment however Chairman Pitti reminded everyone that it is a work meeting. In order to accomplish their work within a two hour time constraint, time for public comments would need to be scheduled during a regular meeting.
- Mr. Archer read 7.2.2.a *“Work with the State, Washington County, and the Fire District to create an ordinance to regulate burning of yard debris.”* He said they would need to discuss this section further. He asked Mr. Dansie if there was an air-monitoring station in Town to which Mr. Dansie answered, no. Commissioner Taylor added there are very few air monitoring stations in the area.
- 7.3.1.d regarding cattle guards can be eliminated. Ms. West recommended not allowing cattle guards through an ordinance. She also suggested the Town create a wildlife corridor map for residents to reference. She read from section 7.3.1.h *“educate the public on the importance of preserving wildlife corridors and habitats.”* She said that we are not able to rid so we must coexist with the wildlife.
- Mr. Archer mentioned that Peter Stempel and students had identified ways to continue to protect the banks of the Virgin per 7.3.1.i and it was important to carry on this work.
- Chairman Pitti and Mr. Staker then presented a recap of their discussions. Their first section was Historic Preservation. Mr. Pitti noted that 6.1.1.a had already been accomplished and could be struck. An inventory of historic Town elements will guide legislative action.
- It was determined that 6.1.2.g and 6.1.2.h, which reference the historic rockwork ditches and 1938 streetscape could be combined.
- Mr. Pitti said 6.1.2 was being reviewed by the Historic Preservation Commission. He mentioned Rockville’s Commission provided a good resource for Springdale but 6.1.2.i could be struck so focus remains Springdale-centric. Ms. West asked if the Historic Preservation Commission could provide insight into the existing sections and provide input into what would be helpful. Mr. Dansie confirmed that they could. He also reminded the Planning Commission members to use all resources available to guide their discussions. For example, the Historic Preservation Commission, the Town surveys and the Open House comments.
- Mr. Pitti went on to discuss their next section, Sustainability. Both he and Mr. Staker said the guiding principle of sustainability was important to the community and the Town must find ways to incentivize residents since implementation was the hurdle. The Town should encourage the use of energy efficient materials. He went on to further address section 12.1.3.e and the issue of draught tolerant plants. Although this is already an item in the town code, Ms. West suggested it remain in the General Plan as a reference. Ms. Nielsen pointed out that irrigation is one of the biggest users of water. She suggested the town provide a list of native and drought tolerant plants. Mr. Pitti said section 12.2.1.c encouraged shade trees but often this goes against the drought tolerant recommendations.
- For section 12.2.2 which encourages more efficient use of motorized transportation, Mr. Pitti raised the question of how the Town can further encourage.
- Mr. Dansie provided an observation and again indicated the General Plan is a high level document. Goals are achieved through mandated legislative action or policy. The General Plan is developed to educate, encourage or discourage. If the Planning Commission feels an item is important to the Town they can leave it in the document but not necessarily mandate it. Ms. West concurred and said it helps with the future vision of the Town and impacts day-to-day actions. Mr. Dansie added it is unrealistic to think the Town can accomplish all it establishes in its vision, but be ambitious in the General Plan.
- Mr. Taylor and Mr. Marriott reviewed the Public Works and Transportation sections. They again emphasized areas of overlap in the drinking water and sewer master plan. Both believed it would be good to consider increasing capacity which is generally the bottle neck. There may be opportunities to change sewer treatment facilities to reuse water as a source for the Town.
- They discussed completing the in-Town gaps of the sidewalks and possibly extending sidewalks onto side streets.
- They did not feel the Town was able to add more public restrooms. Their suggestion was to partner with businesses so they were more amenable to allowing the public to use their restrooms.
- They believed irrigation water metering will have challenges from a cost standpoint.
- Mr. Taylor suggested odor problems from sewer could be handled with charcoal filters or other technology.
- Recycling goals included curbside service or adding various locations around Town rather than bins by treatment plant. It was suggested that Julie at the CCC may be able to provide some suggestions for recycling.
- Ms. West questioned the difference between the water/sewer master plan and the capital facilities plan. Mr. Dansie explained the culinary water master plan and the waste master plan are part of the capital

facilities plan. The capital facilities plan is an overarching document. Mr. Taylor recommended the Town add target dates to the master plans.

- Mr. Taylor pointed out that the first and last paragraphs of 8.2.2 were conflicting and should be corrected.
- Mr. Taylor suggested the Town develop a pro-active drought management plan which would guide decisions on how the Town should react if faced with short-term or long-term water issues.
- Regarding underground utilities, install extra conduits when work is being done which can be used in the future.
- Bike path sidewalk system is completed as far as it is going to the south but gaps in Town need to be completed and therefore the implementation strategy should be rewritten.
- Major goal of Transportation section is to develop a master plan and include other infrastructure such as trails, traffic control, sidewalks and speed limits. County's public transportation initiative should be a major emphasis in the General Plan. This would help with volumes of traffic, parking, and National Park access. Mr. Taylor questioned if Town-owned public parking areas would be fiscally feasible. Perhaps Town can also consider working with the National Park to identify more in-Park parking for visitors.
- Mr. Pitti complemented the group on their work so far; this is just an initial start. Mr. Archer asked if the other sub-committees could take on the Parks, Recreation and Arts section. They agreed.
- Mr. Dansie confirmed he will take discussion from this meeting, make changes and send back to the sub-committee that worked on each section. The groups should review and provide changes.
- Ms. West asked about involving the public and when to bring them into the discussions. Mr. Dansie said public input is essential to a successful General Plan. The Commission must determine their policy for work meetings. Are they designed for work only or will they allow public comment. Whatever the decision the Commission should advertise this in the minutes so residents know what they can anticipate. Mr. Dansie reminded the Commission they can also utilize additional surveys or public open house as options to gather more public input.
- Mr. Archer and Ms. West would like to talk to Joe Barker from the Fire Department. Mr. Dansie said at the next public meeting they should disclose the content of the discussions so not be perceived an ex parte communication.
- Mr. Dansie said historically the December meetings are combined on first Tuesday of month – December 3rd. He anticipates development applications so if no work on General Plan, these discussions will not pick up until January. The Commission was ok with this arrangement.
- Mr. Pitti revisited the public comment topic. He said the Commission had agreed to limit the first meeting to two hours for work only without public comment. Ms. West agreed, however she questioned when public feedback will be allowed. Provide language to the Town Clerk so the structure and format of work meetings can be communicated. Technically if someone wants to speak they should be recognized by the Chairman before they talk and that did not happen this evening. Mr. Dansie also recommended if the Commission won't be accepting comments at a work meeting they can encourage written comments from the public so their feedback can be shared. Everyone agreed.

Adjourn: Motion to adjourn by Jack Archer at 7:21 PM; Seconded by Liz West.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL: _____



