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

Work Meeting

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

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording
4 citizens signed in; see attached list. Others were in attendance but did not sign in.

Discussion/Information/Non-Action Items

Chairman Pitti announced there was a full agenda tonight. He mentioned on the back of the agenda attendees could find the public hearing format which the Commission would be adhering to.

Staff review of agenda items:

DCD Tom Dansie told the Commission there were three public hearings on the agenda tonight. He went on to provide a brief overview of each agenda item:

- Public Hearing for property on Flood Street north of Zion Canyon Campground. The current map shows this area zoned Valley Residential. Previous maps from 2002 and 1997 show it as Valley Commercial. There was an apparent error during the transition from paper maps to the GIS map system in 2005.
 - Mr. Taylor asked what brought this to attention. Mr. Dansie indicated there was a discussion about the property from an interested party and the owner recalled it being zoned commercial. Once they looked into the issue, the discrepancy was found.
- Public Hearing on ordinance revision to terms of office for Planning Commissioners. The first change is to the number of members. The proposal is for five plus two alternates and one ex officio from Zion National Park. The ex officio member from Rockville will be eliminated. The second change relates to reducing the term of office from five years to three years.
- Public Hearing on ordinance revision that impacts the regulation of neon/intensely illuminated signage. Currently the ordinance allows 'open', 'vacancy/no vacancy'. Based on the opinion of the Town attorney, the ordinance change would remove the content based regulation. Ordinance would also allow each business to have two signs that measure 3.5 square feet each.
- DDR for 1250 Zion Park Boulevard for Stephen Roth. This property is currently accessed by a dirt road which will be graded and brought into compliance. The proposed residence will be approximately 1200 square feet. Mr. Dansie mentioned this may be a high visual impact lot. The entrance needed extensive grading changes whereby he referenced the map showing modified contours. Much of the grading falls outside the dedicated easement and would require an approval from the property owner. The proposed residence does not appear to have any compliance issues.
 - Mr. Marriott asked if it was a high visual impact lot based on a pole test. Mr. Dansie replied that the pole was not visible from the valley floor, but if the structure had a higher profile then it would be visible. This could be an issue for future development. There are two lots on this particular piece of property
 - Mr. Pitti asked when the lot was subdivided. Mr. Dansie said in 1986 prior to the current code.
 - Mr. Taylor wanted to know the location of the other lot. Mr. Dansie indicated it was adjacent to the east of the subject parcel.
 - Mr. Marriott inquired about a map of the easement. Mr. Dansie said the map in the packet showed the areas. The disturbance goes outside the existing easement by approximately 35 feet.
- DDR for attached accessory structure on lot 13 of Anasazi Plateau for Jim King. The proposed structure is 1300 square feet, low profile, low roofline with railing, located to the rear of the house on the building pad near the

conservation easement. Possible issues include high visual impact, separation distance between structures and conservation easement disturbances.

- Mr. Taylor asked if this was the same lot discussed a year ago. Mr. Dansie said 'yes' but that this proposed DDR was different.
- Mr. Archer said the description called it a garage and art studio but drawings did not indicate a driveway. Mr. Jim King spoke from the audience and said it was more storage for vintage motorcycles. There was no need for a driveway.

The work meeting adjourned at 5:20PM.

Regular Meeting

The regular meeting convened at 5:21PM.

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

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording
4 citizens signed in; see attached list. Others were in attendance but did not sign in.

Approval of Agenda: Motion made by Jack Archer to approve the agenda with a change to the ordering of items, making review of consent agenda item 1 and approval of 2015 meeting dates item 2; seconded by Mike Marriott.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Action Items

Consent agenda:

Motion made by Mike Marriott to approve the consent agenda and minutes of the November 18th Planning Commission meeting; seconded by Liz West.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Approval of 2015 Planning Commission meeting dates: Mr. Taylor began by asking why no work meetings were scheduled. Mr. Dansie explained that they would continue to be held on the first Tuesday of each month except for in December where historically the Commission scheduled one meeting. The third Tuesday of each month would be reserved for regular meetings. The Planning Commission meeting schedule was planned out as a courtesy to the community. If needed dates could change.

Motion made by Mike Marriott to approve the 2015 Planning Commission meeting dates with the addition of work meetings being held on the first Tuesday of each month; seconded by Jack Archer:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

The regular meeting temporarily adjourned at 5:27PM to wait for the published public hearing time.

Mr. Marriott announced that on Thursday at 6:00PM the LDS Church will host a Community Christmas dinner in the Cultural Hall. All are welcome to attend.

Ms. West announced that on Wednesday, December 10th at 12:00pm the Zion Canyon Visitor's Bureau will hold a luncheon at the Zion Canyon Brew Pub. During this time they will introduce their new president.

Regular Meeting

The regular meeting reconvened at 5:30PM.

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

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording
4 citizens signed in; see attached list. Others were in attendance but did not sign in.

Action Items

Public Hearing: Zone Change – Correcting an apparent error on the current zone map by changing the zone on parcels S-103-B-1 (69 Flood Street) and S-106-A (batch plant at the end of Flood Street) from Valley Residential (VR) to Village Commercial (VC), consistent with earlier versions of the zone map:

Mr. Dansie said the zone change was straightforward. Zone changes can be made under three circumstances one of which is to correct an error which this appears to be.

Q/A: There were no public questions.

Motion to open public hearing by Jack Archer; seconded by Liz West.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Public comments: There were no public comments.

Motion to close public hearing by Mike Marriott; seconded by Jack Archer:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion: Mr. Marriott said that this clearly corrected a manifest error. Mr. Archer agreed.

Motion made by Jack Archer to recommend approval of the correction to an apparent error on the current zone map by changing the zone on parcels S-103-B-1 (69 Flood Street) and S-106-A (batch plant at the end of Flood Street) from Valley Residential (VR) to Village Commercial (VC), consistent with earlier versions of the zone map; seconded by Mike Marriott:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing: Ordinance Revision – Changes to section 10-5-1 of the Town Code affecting the membership of the Planning Commission and the length of Planning Commissioner terms of office: Mr. Dansie again summarized that this ordinance revision affects the Commission membership with the elimination of the Rockville rep and the change in term from five years to three years.

Q/A: There were no public questions.

Motion to open public hearing by Mike Marriott; seconded by Liz West.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Public comments: There were no public comments.

Motion to close public hearing by Liz West; seconded by Mike Marriott:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion: Mr. Taylor asked if this was a recommendation to the Town Council. Mr. Dansie said 'yes'.

Mr. Archer thought this change might make it easier to identify people to serve and re-enlist.

Ms. Nielsen asked if the action was retroactive. Mr. Pitti said 'no'.

Motion made by Randy Taylor to recommend to the Town Council that there be a change to section 10-5-1 of the Town Code changing the period of appointment for Planning Commissioners from five to three years and elimination of the one ex officio representative from Rockville but maintain the ex officio representative from Zion National Park; seconded by Jack Archer:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing: Ordinance Revision – Changes to Chapter 10-24 (Sign Regulations) revising the standards for intensely lighted (e.g. neon and LED) window signs: Mr. Dansie began by stating the Commission needed to determine if the current regulation was appropriate. This proposed ordinance change would allow for two intensely illuminated signs that are 3.5 square feet in size without content restrictions.

Q/A:

Matt Rayner approached the public microphone and said that currently if a business is located on a corner lot they have more leeway and can have open signs on both sides/corners. He wanted to know if this was being taken away in the ordinance revision. Mr. Dansie said that in a previous meeting some Commissioners and staff members had the same recollection however after researching the code they cannot find this provision about the corner lot. Therefore nothing had changed from the current ordinance. This provision either never existed or went away, but it is not being changed.

Mr. Rayner asked if the number of signs was per building or per business. Mr. Dansie answered per business.

Motion to open public hearing by Liz West; seconded by Mike Marriott.

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Public comments: There were no public comments.

Motion to close public hearing by Jack Archer; seconded by Liz West:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Commission discussion: Mr. Taylor noticed that under section C the words "is allowed" is repeated twice. Mr. Dansie agreed that the second "allowed" should be removed.

Mr. Taylor also stated that if signs were to be on only during business hours this language should be added. From the audience Matt Rayner asked how this would affect hotel signs with vacancy/no vacancy messaging.

Ms. Nielsen asked if all hotels had 24-hour desks. Mr. Marriott said some don't.

Mr. Dansie said that if the Commission stipulates that vacancy/no vacancy signage can remain lit then this would essentially create a special carve-out that would bring back content-based regulation. The idea is to remove the content restrictions.

Mr. Staker asked how business hours should be defined. If guests are in a hotel technically they are open for business.

Mr. Dansie suggested the regulation language require a midnight curfew or the Commission should recognize that the sign can be left on all night. The current sign ordinance requires signs be turned off after midnight. Commissioners can decide to do the same for neon signs. Mr. Dansie explained the section of the code being discussed has to do with exempt signs and signs that do not require a permit. For a typical illuminated sign, code states they need to be turned off after midnight.

Mr. Ferber indicated that no one follows the rule of turning off their signs at midnight. Hotel signs were still on. Mr. Dansie said that it becomes a question of enforceability.

Mr. Pitti said even if hard to enforce, the restrictions should be in the code. Ms. Nielsen agreed that the Town shouldn't avoid language in the code just because it was hard to enforce. If the goal is to protect night skies then the Commission should do what it needs to in order to achieve that goal.

The Commissioners deliberated about the definition of a business being open or closed, especially as it relates to hotels, and how this would affect the neon sign regulation. They also discussed the proximity of signs and what if a business owner puts two together to create one large sign.

Mr. Dansie indicated that the more detailed the language, the more difficult it is to enforce. He recommended the Commission keep the language simple to achieve their goals of preserving the night sky and reducing sign clutter.

Ms. West asked if the requirement of neon signs being turned off when a business is closed is consistent with the regular sign ordinance. Mr. Dansie said it was consistent.

Motion made by Joe Pitti to recommend a change to Chapter 10-24 (Sign Regulations) revising the standards for intensely lighted (e.g. neon and LED) window signs with addition of language to section 19c that indicates all signs must be turned off when the business is closed; seconded by Jack Archer:

Taylor: Aye

Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.

Residential Design/Development Review: Stephen Roth requests a Design/Development Review for a single family residence on parcel #S-161-A-1-E located on the west side of SR-9 at approximately 1250 Zion Park Boulevard: Mr. Dansie said the two issues for consideration are will the access road grading comply and does the residence meet the requirements. Mr. Pitti asked Mr. Roth the reason behind the initial curve off SR-9. Mr. Roth approached the podium to answer questions.

- Mr. Roth stated that UDOT requires a 90 degree angle for traffic. This curve was also for aesthetic purposes as it helped to mask the road itself.
- Mr. Pitti asked if the curve was ok for fire trucks. Mr. Roth said it should be adequate. Joe Barker and Robby Totten had been out to review.
- Mr. Taylor inquired about the wash and asked if Mr. Roth had any concerns about it. Mr. Roth said the wash is minor and a culvert would be constructed at that point. The road going up is quite gradual and drainage should not be an issue.
- Mr. Taylor asked if the access easement was recorded and if it would serve the other lot. Mr. Roth said the easement was recorded in January of 1987 and that it was a shared access and utilities easement, 35 feet wide.
- The staff report outlined three questions regarding the DDR and Mr. Marriott asked Mr. Roth to address these issues:
 - The first point concerned the access road and whether slopes crossed nearly 30% in grade. Staff report suggested the Commissioners verify if slopes exceed this grade. Mr. Roth said there are no natural grades disturbed that are 30%.
 - The second issue indicated that no disturbances are allowed greater than 20 feet from the proposed access road. From the submittal it appeared some grading may disturb ground up to 25 feet from the access road. Mr. Dansie said there was an area at the bottom of the slope. The grading ordinance states that a slope cannot be disturbed in excess of 20 feet from the road. Mr. Roth said the existing road goes way out of the easement and is already disturbed. What is being proposed will realign the road to a lower elevation.
 - Mr. Archer asked if the area would be re-vegetated. Mr. Roth said the intent was to plant indigenous trees and mirror what was currently on the hill. Ms. West asked if the two juniper trees were coming out and how tall were they. Mr. Roth indicated they are approximately eight feet tall and not old.
 - Mr. Pitti said that if trees were over six feet tall they would need to be replaced in a 2:1 ratio.
 - Mr. Marriott said the third question in the staff report dealt with cut and fill slope in excess of 10 vertical feet. Mr. Roth said this was already a roadway and that it was a fill not a cut. He will be restoring what has been disturbed.
- Mr. Taylor wanted to know if the other property owner had approved the easement. As of the meeting the Town had not received an ok however Mr. Roth indicated he spoke and met with the neighbor and it was ok. Mr. Dansie said that before the Town authorizes construction they will need a formal approval.
- Mr. Taylor wanted to know if it needed to be a formal easement so there were no issues for a future owner. Mr. Dansie indicated that if it were a permanent easement for access improvements or utilities then, 'yes', it would need to be formal. But in this case it was a temporary easement.
- Ms. Nielsen asked if there were examples of materials for the house. Mr. Roth said the house would be built out of natural stone. It would have a steel roof at a low angle that would not glare.
- Mr. Archer wanted to know the length of the roofline to be sure it did not exceed 25 feet. Based on the drawings the structure was 1150 square feet, angular in nature, with a porch. No side of the roof was greater than 25 feet in length.
- Ms. West asked about parking to which Mr. Roth said parking would be off to the side of the house. The house sits back 50 feet from the hill and they plan to plant more Utah junipers.
- Mr. Pitti said Mr. Roth answered the Commissioners questions and felt the DDR met the requirements. He felt it would be a nice architectural addition to the Town.

Motion by Mike Marriott to approve the Design/Development Review for a single family residence on parcel #S-161-A-1-E located on the west side of SR-9 at approximately 1250 Zion Park Boulevard whereas the Commission finds the proposed development 1) is not a high visual impact development based on layout 2) is in compliance with the FR zone development standards 3) project complies with the grading ordinance of the Town and will not disturb ground outside 20 feet and no cut and fill slopes in excess of 10 feet. The following conditions are attached: 1) all outdoor lighting must be down-directed and fully cut-off 2) any native vegetation over six feet in height removed during construction must be replaced with (2) plants of same or similar species 3) applicant must provide proof of authorization to disturb areas outside of access easement area for construction of the road improvements 4) and the building materials must be signed off by the DCD; seconded by Jack Archer.

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

Residential Design/Development Review: Jim King requests a Design/Development Review for a detached accessory building at Anasazi Plateau Lot 13: Mr. Pitti said the applicant, Jim King, was present and requested that he address the Commissioners.

- Mr. King said he owned and lived on lot 13 in Anasazi Plateau for 13 years. He wanted to build a 1300 square foot art studio and motorcycle repair/workshop structure. He spent a great deal of time on the design to be sure it was in compliance with standards.
 - The highest point is 16 feet which is equivalent to the height of the existing deck. It doesn't break a skyline and sits behind the house.
 - The new structure was contained in the footprint of the existing home. He tried to minimize visual impact from all points.
 - He reiterated again that he had spent time with the designer and DCD to meet standards and ordinances.
- Mr. Pitti questioned access in and out of the property. Mr. King said that it would not happen often and the structure was not designed to be used daily to go in and out. They can access from the west side of the house or from the existing deck using a ramp. The masonry work would be flat.
- Ms. West wanted to know if the conservation easement would be disturbed during construction. Mr. King indicated that a mini bobcat was able to move around both sides of the house without issue. Excavation is minimal and the grading is not severe.
- Mr. Taylor asked about concrete trucks and roof trusses. According to Mr. King, trucks can pump on ground or over the house.
- Mr. Pitti wanted to know what the Town's monitoring process was to ensure the conservation easement was not disturbed. Mr. Dansie said that the property owner can put up temporary construction fencing on the boundary around the easement and lot. He recommended the Commission include this in their motion.
- Mr. Taylor questioned if the roof was intended to be a deck since there was a railing. Mr. King said the railing matches the railing on the deck of the current house. Code requires a railing. It was their intention to access the roof and use it as a deck.
- Ms. West asked if property owner would shield any natural vegetation or rocks. Mr. King said they want to use natural rock for exposed sections of concrete in a staggered formation. They plan to use as much natural rock and vegetation as possible.
- Ms. Nielsen inquired about the electrical plan and asked Mr. King to point out the outdoor lighting. Based on the plans there is only one outdoor light by a doorway that faces down. Mr. King also indicated there are heavily tinted customized windows that will minimize reflection.

Motion made by Mike Marriott to approve the Design/Development Review for the Jim King residence for the detached accessory building at Lot 13 Anasazi Plateau; Commission finds it meets the development standards for a high visual impact lot as well as FR zone standards; the following conditions are attached: 1) all outdoor lighting be down-directed and fully cut-off 2) applicant must take measures to protect the conservation easement from incidental disturbance during construction and at minimum tape off all conservation easement areas near proposed accessory structure to prevent disturbance 3) temporary fencing to be installed to prevent any unnecessary disturbance to the conservation easement; seconded by Liz West:

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

Mr. King personally thanked the Planning Commission for their time and questions.

Adjourn

Motion to adjourn made by Mike Marriott at 6:46PM; seconded by Jack Archer.

Taylor: Aye

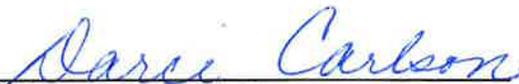
Pitti: Aye

West: Aye

Archer: Aye

Marriott: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL: _____



