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**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON
TUESDAY, JANUARY 6, 2015 AT 5:00 PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH**

MEMBERS PRESENT: Chair Joe Pitti, Commissioners Jack Archer, Liz West, Allan Staker, Randy Taylor
EXCUSED: Mike Marriott, Kezia Nielsen
ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording

**Approval of Agenda: Motion made by Liz West to approve the agenda as posted;
Seconded by Jack Archer.**

Taylor: Aye

Staker: Aye

Pitti: Aye

West: Aye

Archer: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced

- According to the Planning Commission bylaws, they need to annually select a Commission Chair and Vice Chair. Currently Mr. Pitti and Mr. Marriott are serving. If the group is comfortable with the existing they can reappoint. However, the Town Council has expressed desire to allow multiple members of the Commission opportunities for leadership. The selection needs to be an official action in their January regular meeting.
- The Town Clerk has been going through the records and discovered that some of the terms of office are close to finishing. The Mayor was going to contact these individuals and ask their interest in being reappointed. Ms. Carlson indicated that Mr. Taylor agreed to be reappointed however she was not aware of the outcome of Ms. Nielsen or Mr. Marriott. Mr. Marriott's term has actually already expired. Terms would be for three years.
- Previously the terms have been confusing because many are filling terms vacated by previous Commissioners. In the future, your term starts when you are appointed.

Mr. Archer asked if there are any bigger projects in 2015 such as development between the cemeteries. Mr. Dansie said the development between the cemeteries is going through a potential ownership change. Other projects that have been approved but not developed yet include:

- Approval of new units at the Driftwood Lodge to start in spring, and finish in fall
- Construction will begin on the project on corner of Lion Blvd. in the next few days
- A duplex subdivision across from Bill Weyher's property; DDR will be coming in the January meeting

Mr. Pitti asked if changes in ownership affect approved projects. Mr. Dansie said that land use entitlements run with the land and not with the owner. Project approvals, regardless of owner, stay with the land.

Mr. Taylor asked about the Bit & Spur remodel; however Mr. Dansie was not sure of their plans.

Mr. Archer asked if there was any change to the front part of Trees Ranch and if it was still Springdale. Mr. Dansie said the front 80 acres were still within the Town of Springdale boundaries. The remaining property of approximately 2,400 acres is in Washington County.

Mr. Pitti asked if there was a time limit to starting a project. Mr. Dansie indicated that once a Design Development Review has been approved, you have one year to start. A subdivision can be extended five years but they must show /document progress.

Mr. Pitti specifically asked about the Moenave project. According to Mr. Dansie the property owners have been careful about documenting progress each year. Mr. Dansie believed the development was approved in 2013 therefore they have until 2018 to get the project online.

Mr. Pitti asked about the road close to Cliffrose. The mountain appears to be coming down closer to the road and asked who maintained. Mr. Dansie indicated the road is a state highway and maintained by UDOT. It's a landslide and difficult to maintain. Mr. Staker asked if there was movement on it. Mr. Dansie answered 'there has' but not a lot. The Town has been monitoring via surveys for about the last two years to document any large wholesale movement. Mr. Wayne Hamilton has also been monitoring internal deformation of the landslide across cracks and crevasses. It is moving, however whole the mass is not moving very fast.

Mr. Archer asked about the status of the permit to put in curb and gutter for the lot on the west side of the LaFave Gallery. Mr. Dansie said this was part of the Bit & Spur subdivision. It was bonded and they had a year to complete but he needed to follow up because the year has expired.

Mr. Archer asked about the Veteran's Memorial across from the cemetery. He wanted to know if there would be anything developed besides the memorial area across from the library. Mr. Dansie said there were two projects. The first was the one recently installed by the Lions Club near the gazebo. The other project was a memorial grove across from the cemetery. It is still a project the Town would like to do however they don't have funding or resources right now. It is not clear when it will happen.

Mr. Pitti inquired about updates from Steven Goldsmith and his students. Mr. Dansie spoke to him prior to the holidays and was told they were trying to get their final report by January or February. Mr. Goldsmith also shared that the University of Utah Planning Department is hosting visiting professor Tom Daniels who had expertise in small town rural planning. Professor Daniels may be able to build on the work of the students.

Mr. Staker asked about the status of the fiber optics project. Mr. Dansie said they had a meeting this afternoon about the street light project. There is an effort to cooperate regarding the laying of conduit for both the fiber optic and street light projects. Work to lay conduit will begin end of February, beginning of March. It will finish by summer. Mr. Pitti questioned if the lights will be in by summer too. Mr. Dansie said 'no', that will start late winter 2016. It was cost effective to do conduit now for both projects.

Mr. Archer asked if there was a decision on which plan fiber optics was going to use. Mr. Dansie said although the Town was partnering with them on conduit, they were not a participant in the project. First Digital would make these decisions and contact Brian Tuttle directly with questions. Mr. Dansie will email out Mr. Tuttle's contact information.

- Mr. Taylor asked if the Town chose the provider. Mr. Dansie said the Town did not choose the provider; they came to us. Town said anyone who wants to put fiber optics in was welcome to do it. They would not make a selection of providers or dictate terms of service. If the providers wanted to pay for it they could provide service. The Town did not want to manage, fund or administer the project.
- Ms. West asked if they will go up over Apple Valley or through Virgin. Mr. Dansie indicated First Digital's network goes up through Apple Valley. It was an extension from Trees Ranch.
- Mr. Staker asked if the basic plan was to install the conduit in first quarter. Mr. Dansie said 'yes'. Mr. Staker commented it sounded quick. Mr. Dansie agreed and again reiterated the Town was not involved in this project at all. The Town engineers said the laying of conduit down SR-9

would likely be the biggest headache of the whole project given the water, sewer, power and phone lines that are already there. Mr. Dansie was not sure that First Digital totally understood all the difficulties.

- Mr. Pitti said locations off SR-9 may not be getting the benefit of the fiber optic service at least during the first phase. Ms. West asked if service had been mapped out. Mr. Dansie recommended they contact the First Digital folks. They said they can possibly do a fiber to cooper connection and then use the phone line to get it to residents. Mr. Pitti said there was also discussion of putting a repeater on businesses and this could be used by residents. It may not be fiber speeds but high speeds.

Discussion/Information Items:

Staff review of agenda items: Mr. Dansie told the Commissioners that tonight's meeting would continue the General Plan review from the November session. They would break into groups and talk about certain sections and then get back together as a full Commission. Chapter assignments listed for tonight are:

- Chapter 10 – Parks, Recreations and the Arts > Mr. Marriott, Mr. Pitti, Mr. Staker and Mr. Taylor
- Chapter 11 – Peacekeeping, Health and Safety > Mr. Archer, Ms. Nielson, Ms. West

Mr. Dansie reminded the Commissioners they are looking at big picture items. The goal was to make sense from a twenty year horizon.

Mr. Dansie captured the intent of the previous changes. They can review and polish up but idea was not to wordsmith.

Mr. Taylor asked if they should look at suggested changes to the General Plan strategies now. Mr. Dansie said 'yes'.

Mr. Pitti announced the meeting recording would be paused at 5:25pm while the Commissioners broke out into their break-out sessions.

Meeting and recording resumed at 5:58pm.

MEMBERS PRESENT: Chair Joe Pitti, Commissioners Jack Archer, Liz West, Allan Staker, Randy Taylor

EXCUSED: Mike Marriott, Kezia Nielsen

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General Plan Update Process

Ms. West and Mr. Archer started the discussion. They reviewed Chapter 11 Peacekeeping, Health and Safety. Mr. Archer said he met with Chief Kurt Wright to discuss. There were a couple of changes:

- Under section 11.1.2.a, they had tried the bike patrol, but it doesn't work so this can be taken out. Foot patrol can be left in and is good to continue during tourist season.
- Under section 11.1.2.b, strike "off-duty".

Mr. Pitti asked if officers were required to be at Town events to ensure safety because the General Plan currently stated "as possible". Mr. Dansie suggested they include the words "as necessary" because not every community event needed police presence.

- Under section 11.1.2.c the Town doesn't have a canine unit so this should be taken out.
- Under section 11.1.4.b the words regarding EMT training could be removed because we have full-time EMTs. The officers know first aid and CPR.

Mr. Archer suggested they add signage for the neighborhood watch program called out in the General Plan. He acknowledged it is not currently an established program. Due to the small town atmosphere

everyone watches out for everyone else. Mr. Pitti did not condone putting up signage that was false advertising.

Mr. Dansie said even though we don't have a neighborhood watch program now, it could be developed in the future. You can add that signage should be put up as the program develops.

- Under section 11.1.4.d, Town has a code enforcement officer now, therefore this can be added.

Mr. Dansie mentioned the Town was in the process of hiring an Associate Planner and the position will be heavily involved with code enforcement. We are currently in selection process now so they should start within the next month or two.

- Under section 11.1.4.e, add use of reserve program and volunteers.

Ms. West referenced page 11.2 on traffic and suggested the speed limit in the central commercial area be reduced from 30MPH to 25MPH. Mr. Dansie said this can fall in the General Plan but it would require working with UDOT to change.

Ms. West continued on page 11.7.

- Under objective 11.2.1, they wanted to replace the word 'adequate' with 'state-of-the-art'. This change was noted in a few locations including the goal and objective. The Commissioners decided to use 'state-of-the-art' for now but may determine a different word is more suitable later.
- Under section 11.2.2.c, they questioned if an ordinance is needed to require fire suppression. Mr. Dansie said fire and building code already require fire suppression when warranted so it doesn't need an ordinance but should be in the General Plan as 'support'.

Ms. West referenced the objective in 11.2.2 and questioned if mention of the Transient Rate Tax callout was necessary in the General Plan. Mr. Dansie said 1% tax is charged on transient lodging. A large portion of this, currently \$60,000, goes toward paying the debt service on the water tank. The left over is given to the fire district. The portion left over increases annually with the five year average of the CPI. It is a politically charged topic and therefore he recommended they make broad general statements of support in the General Plan. Mr. Dansie suggested they steer clear of specific TRT language in the General Plan.

Ms. West noted that on page 11.9 under section 11.22, there is talk about bureaucratic obstacles. She stated this was more of an opinion. Mr. Dansie said this was addressing the two fully equipped and staffed fire providers that are within two miles from each other. Since they are so close, the goal is for them to avoid redundancy. The language supports opportunities for them to work with each other. It has been an issue for the last ten years and hasn't been resolved yet. The Commission can suggest language that seeks opportunities to work together cooperatively in emergency response and fire. Mr. Taylor said they back each other up. Mr. Dansie indicated there were mutual aid agreements in place.

- Under section 11.2.2.e, they wanted to add the word 'continued'
- On page 11.11, as a future goal it was suggested they have full time medical and dental providers, especially as the town grows and the demographics change.
- Under section 11.4.1.a, look into other methods of public awareness and community preparedness.

Ms. West said they wanted to include more information about emergency preparedness in the new Education section of the General Plan.

Mr. Pitti moved on to review Chapter 10 Parks, Recreations and the Arts

- Under the 'Town Park' paragraph take out 'is used nearly every weekend' and 'almost nightly'. Also add pickle ball.
- For River Park, strike 'Art Fairs' under b.

- Under 'Recreation', the whole paragraph should be more general. Do more research on YAZ and find out what they are currently doing. It was suggested this section be less specific and more general.
- Remove the '!' after Z-Arts.
- Under section 10.1.1.c, Mr. Dansie suggested that since the evaluation had already been done, the word 'implement' was more appropriate.
- Section 10.1.1.f, has already been done and can be deleted.
- Page 10-6, section 10.1.3.a, take out 'establish a citizen committee'

Mr. Archer said in the new Education chapter to be added to the General Plan, he wanted them to list the hiking trails in Town.

- On page 10.7, it was suggested a better photo of public art be used; perhaps use the Barker Park sculpture.
- On page 10.8, use a better photo of Zion Joy to the World Festival.
- On page 10.9, section 10.3.2.b, change 'ensure' to 'continue to provide'.

Mr. Pitti suggested the Commissioners revisit the other chapters and see if there were any changes.

First was Chapter 6. Ms. Carlson asked if it would be appropriate to have the Historic Preservation Commission review this chapter and provide their thoughts and opinions. Mr. Pitti said this could be done during the public review process.

Next was Chapter 7. There were no additional comments made.

For Chapter 8 Public Works, Mr. Taylor made a number of recommendations.

- On page 8.3, add suggested strategies to develop a drought response plan for short term emergencies and long term climate change.
- Under section 8.1.1.b, regarding the Springdale Water Conservation and Management Plan, put in a date rather than state 'on a regular basis'.

Mr. Pitti asked how often it is updated and Mr. Dansie believed it was done in 2008 but not since. Ms. West questioned how often it should be done. Mr. Taylor said every five years.

Mr. Dansie said they could add 'update the Springdale Master Water Conservation and Management Plan at least every five years including a revision by July 1, 2016.' The Commissioners agreed.

- On page 8.5, suggest a strategy to discourage large new areas of grass in commercial development zone.

Mr. Archer asked if drought tolerant landscape was considered for Town Hall. Mr. Dansie said it was considered but there was no consensus. The CCC has drought tolerant landscape and there is a team of volunteer weeders that maintain. It is easier for the Parks staff to mow the grass rather than have a team of weeders. If Town is serious about drought tolerant landscaping this can be considered again.

Mr. Pitti said the question of turf was hard for hotels too. They have weddings and events which are much nicer to have on lawns. He thought they do enough already to encourage drought tolerant plants. Mr. Pitti said he hated to see the Town enforce action where people couldn't have a lawn area.

Mr. Staker indicated the Hampton Inn have their own water supply with a private well and spring.

Ms. West said she had the privilege of taking a Public Works tour with Robby Totten. According to him, the percentage of water use for watering grass is not a problem at this point. Mr. Taylor said this may be part of the discussion in a drought management plan. At what point do you cease watering lawns.

- Under page 8.6, section 8.1.3, Mr. Taylor asked if zones had been designated. Mr. Dansie said the Town requires low water use plants in all zones. He thought they should be consistent and say 'require low water use plantings in developed areas of the Town'.
- On page 8.7, add a new strategy to 'maintain all source protection and facilities standards as required in state regulations'.
- On page 8.12, storm water projects currently on the books are stalled; therefore if for some reason a project is stalled indefinitely they should add a strategy that they move on to the next high priority project.

Mr. Taylor has some language for the Sewer Master Plan and said he would email since it is lengthy. As with the Water Plan, he felt the Sewer Master Plan should also be updated within the next couple of years.

Mr. Taylor asked when the Capital Facilities Plan was last updated. Mr. Dansie replied that we used to have a Consolidated Capital Facilities Plan, but now there are individual Master Plans for each of the services they provide. These have all been updated within the last 5-7 years. Some are approaching this 5-7 year horizon. Mr. Taylor confirmed that these updates would be covered in the timing for the individual plans.

Mr. Taylor met with Julie Hancock to determine what was going on and what should be done with recycling. The County is going to continue with the binnies, but there is talk about locating more recycling opportunities curbside or in the downtown area. He questioned if more should be added to the General Plan about recycling.

- Ms. West said that 8.4.2.c states 'provide convenient recycling locations throughout Town'. Mr. Taylor asked if they wanted to go further and suggest the Town place recycling in the tourist areas.
- Mr. Dansie said the Town has looked at recycling in tourist areas and it is an excellent idea but there are difficulties to implement. Within the General Plan they can develop a Town-wide recycling plan that will look at all the issues. Currently there is no consolidated or overall plan. Ms. West also suggested recycling information could be added to the Education chapter.

Mr. Dansie reminded the Commissioners the General Plan is designed to identify pertinent issues of the Town, but the specifics and implementation of these issues fall to the staff, Planning Commission, Public Works, etc.

Mr. Taylor suggested in the Recycling chapter they update all the materials that can be accepted. Also in the Education chapter add information about biodegradable packaging and "pre-cycling".

- On page 8.20, section 8.4.4.b, take out 'Town composting'.
- On page 8.23, section 8.6.1.a, change 'relocated' to 'relocate'.
- On page 9.4 Transportation, the picture is no longer valid; delete and replace with a new one.

Mr. Pitti said in the first paragraph of Chapter 9, instead of continuing to update the specific number of visitors, can they simply state 'millions'.

No additional comments for Chapter 9. Regarding Chapter 12 Sustainability, Mr. Taylor asked why section 12.1.3.d on page 12.5 was struck. Mr. Dansie indicated that the Southwest Health Department does not allow.

Mr. Dansie said the Commissioners reviewed the easier, less controversial chapters first. The remaining chapters that are left will probably have more community interest. They are:

- Town Appearance
- Land Use and Zoning
- Economic Development
- Housing

It is up to the Commissioners on how to proceed. They can work on them in small groups and then discuss together as a large group. They can schedule a community event or open house. They can also address as a full Commission.

Mr. Pitti thought it would be good to get some feedback on the work they have currently done before moving on to the others so they can be sure they are on the right path. He suggested they get public feedback along the way and not just saving it for the end.

Ms. West asked if the General Plan required a public hearing in order to be approved. Mr. Dansie said 'yes' it did. The Planning Commission will have a public hearing and make a recommendation to the Town Council. Then the Town Council will have a public hearing and make a final determination. Mr. Dansie thought it simplest and cleanest to present the General Plan proposal as complete rather than present it in sections. He agreed with Mr. Pitti that now might be a good time to get the public to comment on what has already been revised.

Mr. Pitti said this will also give the public an idea of what they have been working on and provide feedback. Mr. Archer agreed that feedback is important.

Ms. West asked what the goal for completion was. Mr. Pitti said they wanted to finish by June to present with the budget.

Ms. West suggested during each of the next four work meetings they tackle one of the bigger chapters as a whole Commission.

Mr. Dansie said you can hold a meeting to get public input without it being a public hearing.

Mr. Pitti suggested they do one chapter the next work meeting. He asked if there was a lot on the schedule for the next regular meeting. Mr. Dansie said he anticipated a couple of DDRs but if they wanted to include a public comment period as part of this meeting there should be time on the agenda.

Mr. Dansie said in order to get attention, we will do more than just put on the agenda. We can send out an email to notify residents and ask they come and offer their feedback to the Commission.

Mr. Pitti asked Mr. Dansie for his suggestions on how to implement the public comment period. Mr. Dansie said his gut feeling is that the chapters the Commission has already reviewed probably won't generate a lot of comments. Indicate they would like to hear feedback about the changes and the direction they are going. Confirm what the community desires. He felt the next four chapters will garner more excitement from the Town.

Ms. West said during meetings when they tackle the four big chapters, designate the first hour to public feedback for these chapters. She felt it would be more helpful for the Commission to hear the public input upfront.

Mr. Staker also liked the idea of getting more information and feedback from community upfront rather than the Commission express their opinions of what should be included.

Mr. Archer thought they should also go back to the information they already have.

Mr. Pitti asked if for the next work meeting did the Commissioners want the public to come and give feedback. Ms. West thought it more helpful to get their feedback on the front end rather than making changes after the Commission had done work. Mr. Taylor said the first part of the meeting would be for public input followed by Commission discussion.

Mr. Dansie said he would again send out the ice cream social information and results from the two surveys. There is a lot for them to build on. The Commissioners can review the information individually to draw their own conclusions or they can discuss as a group.

Mr. Staker reiterated that it was important the Commissioners read all the comments provided by the public. The opinions of the people that live in Springdale should have as much weight as those that sit on the Commission. We represent them and do our best for the Town. It is important to know what everyone thinks.

Ms. West asked if they should have a short open house before they begin the next four chapters. Mr. Dansie said the Commission has two competing goals:

- One is that they want to complete the General Plan review as expeditiously as possible
- The other is to have as much community input as possible

If there was another public open house, this would provide more input from community to help the Commission really make sure the Plan represents the vision of the community. This will also slow you down in meeting your goal of having it done in time to adopt with the next fiscal year budget. Commission needs to decide if input or deadline is more important.

Mr. Staker asked if an hour was enough time to get input from the public. Mr. Dansie suggested they layout clear ground rules on the front end and state they will listen first, then deliberate as a Commission.

Mr. Archer also encouraged the public to submit their opinions in a letter prior to the meeting.

The Commission thought the chapter on Town Appearance would be the least controversial but perhaps garner the highest amount of input.

Mr. Staker wanted to digress a bit and asked if there was a meeting tomorrow regarding the Music Festival. He thought the topic had generated a lot of controversy. Ms. Carlson stated there was a special Town Council meeting yesterday about the Music Festival. During the next Town Council meeting the ZCMF Committee will present a proposal to Council regarding funds and staff time needed for the event.

- Mr. Staker asked if there would be public input during the Town Council meeting. This is what he was trying to ascertain.
- Ms. Carlson indicated 'no'. She said the Mayor had actually made it relatively clear there wasn't an opportunity for public feedback at the upcoming meeting. Based on the proposal the Council will make a motion.
- Mr. Staker stated the response of the Town is building and people are emotional. He wondered if any of the issues they will address will evoke similar response.

Ms. Carlson said from her vantage point she gets a lot of public comments. It is interesting that despite the efforts of the Town to communicate with people via email, or in utility bills or posting in Town, the number of people that still have the impression the Town isn't listening to them is really surprising. Having the Commission make another attempt to reach out for public opinion is the best they can do. There will still be people complaining, but we are able to show there was a concerted effort on behalf of the Town, the Town Council and the Commissioners to get public input.

Mr. Archer said in his opinion over the last two years, the most participation has been over housing. If they do another category first and get a feel for how it will go, they will know what to anticipate.

Mr. Pitti said the voice tends to be the same. He felt they will hear a lot of the same kind of issues. People think they are not being heard or that issues should go a certain way. Ultimately a decision has to be made. As long as they show they are opening the process up as much as possible to get as much feedback as they can, they are doing their jobs.

It was decided to start with the Town Appearance chapter and open the first hour to public input. Then the Commissioners can discuss themselves. If the public input takes less time or more time they will accommodate. Mr. Staker liked the idea of maintaining flexibility in the process.

Adjourn: Motion to adjourn by Jack Archer at 7:28 PM; Seconded by Liz West:

Taylor: Aye

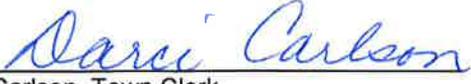
Staker: Aye

Pitti: Aye

West: Aye

Archer: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____

