



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON
TUESDAY, MARCH 17, 2015 AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:01 PM.**

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

EXCUSED: Liz West and Town Clerk Darci Carlson

ALSO PRESENT: DCD Tom Dansie, Associate Planner Moumita Kundu

See attached list for citizens signed in.

Approval of Agenda: Motion made by Joe Pitti to approve the agenda; seconded by Mike Marriott.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously

Commission discussion and announcements: Mr. Dansie announced that Town Clerk Darci Carlson was attending a Clerk's training and not in attendance this evening. The meeting was being recorded by the DCD.

Action Items

Public Hearing - Ordinance Amendment: Revisions to section 10-15C-9 of the Town Code regulating the use of neon or luminous tube lighting. These changes are intended to make the lighting ordinance consistent with recent changes to the sign ordinance regulating neon signage: It was announced the Public Hearing protocol and format was included with the agenda for everyone to understand the process.

Ms. Kundu provided a summary. She said the Town made amendments to the window signage ordinance. While doing research it was noticed that 10-15C-9 also needed to be updated in order to be consistent.

The change to language in the original window signage ordinance related to regulation of content. This change should have also been made to the lighting ordinance, but it was an oversight. The amendment merely corrects this to maintain consistency between both ordinances.

Community question period:

There were no public questions.

Motion to open Public Hearing made by Mike Marriott; seconded by Randy Taylor.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public comment period:

There were no public comments.

Motion to close Public Hearing made by Mike Marriott; seconded by Joe Pitti.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion:

Mr. Marriott commented this amendment simply fixed something that should have been done at the outset.

Motion made by Joe Pitti to recommend the revisions to section 10-15C-9 of the Town Code regulating the use of neon or luminous tube lighting be adopted; seconded by Mike Marriott.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing - Changes to previously approved Design/Development Review at 35 Lion Boulevard: Mr. Dansie stated at the time of initial approval there were three commercial buildings planned. As the project moved forward, they determined all three buildings were not a good fit for the site. They are requesting a modification to eliminate the retail building and reconfigure the parking area. They also want to use different lighting fixtures for the pedestrian walkways.

- Mr. Taylor asked about a sample of the lighting fixture. Mr. Dansie did not have one, however he provided a description. They propose to take a piece of the trim metal and fold it into a "U" shape. LED lights would be placed into this shape. Light would shine on the ground and be about 18" – 24" high. It would be a continuous strip of lights.
- Mr. Marriott asked about the location of these lights. Mr. Dansie said it was his understanding that wherever the previous bollard lights were placed, these proposed lights would be used. Mr. Staker expressed concern these lights may present a tripping hazard.
- Mr. Taylor wanted to see more definitive information on the lights, including where they will be placed and how much light they would emit.

Community question period:

Jonathan Zambella asked about a "Mercedes" symbol on the plans. Mr. Dansie said they indicate placement of new trees.

Robert Schwarzmann said he thought the property owner was going to move two buildings - employee housing and retail space. Mr. Dansie replied one building was to house retail space and employee housing, so it was really two uses but one building.

Joseph Harper, from Old School Construction is the contractor for the project and was on hand to represent the property owner Max Gregoric and answer any questions.

Mr. Taylor asked what did not fit from the original plan. Mr. Harper said they did an over-excavation for the retail building and it extended to the 30% slope. Therefore the parking lot would have to go into that slope. This is the reason why the retail building and employee housing will be combined. There were apparent issues with the survey. The plan worked on paper but not in real life.

Motion made by Joe Pitti to go into Public Hearing; seconded by Mike Marriott.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Public comment period

Alan Jensen spoke and asked the Commission to address how much employee housing is in Town. Mr. Archer said he was not able to give a number. Mr. Jensen also wanted to know if there were any ordinances or projects the Town was doing to encourage employee housing. Mr. Dansie answered the Town does have ordinances in place that encourage employee housing. Many give developers incentives if they provide it. Some units have been recently developed. The Town is always looking at strategies to provide more affordable housing. Mr. Dansie used this opportunity to encourage the public to be involved with the General Plan, especially as the Commission begins discussion on Chapter 5 which addresses housing and housing needs.

Motion to close Public Hearing made by Jack Archer; seconded by Mike Marriott.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion:

Mr. Taylor said the relation of the building and parking was straightforward. The continuous lighting concept was new and he wanted to understand how much light was emitted.

Mr. Pitti said the light appears to be shielded and was ok as long as it complies with the ordinance. Mr. Marriott thought the applicant should provide a drawing for the DCD to approve.

- Mr. Staker agreed especially given the Town's emphasis on lighting and the night sky.

Mr. Marriott noted there was a change to the project architectural firm. He asked the DCD if he was aware of any other changes to the building structure. Mr. Dansie said 'no'. He said there was a change in the architectural firm, but the actual architect remained constant.

Motion made by Joe Pitti to approve the Design/Development Review for the commercial complex at 35 Lion Boulevard with modification and removal of the retail and employee housing unit and revision to the layout of the parking. The applicant must follow the initial conditions of approval including setbacks, landscape and slope. The applicant must provide details on the type of outdoor lighting fixtures and they must comply with the light ordinance. The applicant must submit a defined rendition of lighting for DCD review. The applicant must install all site improvements required by the development agreement. The applicant must coordinate with UDOT regarding improvements along the state highway and install all improvements required. The applicant must protect 30% slopes from disturbance by fencing or other suitable needs. Configuration of the parking must meet standards; seconded by Mike Marriott.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit: 792 Zion Park Blvd., Zion Quest: Ms. Kundu said Jonathan Zambella applied for a building mounted sign. The size, material and lighting specifications comply with the Town ordinances for the VC zone.

Mr. Pitti asked if there was a timeline for when the sign needs to be installed. Mr. Dansie said in order to qualify for a sign there needs to be a valid business license first. Mr. Pitti indicated there were business signs up in Town for businesses not in operation. Mr. Dansie said that if the business has a valid license this was acceptable. For this request there is a license pending but applicant was waiting for a final fire inspection.

Motion made by Mike Marriott to approve the sign permit request for 792 Zion Park Blvd., Zion Quest based on findings that it conforms in size, height, materials, color and illumination per the sign ordinance. Approval conditional on issuance of a business license; seconded by Jack Archer.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Discussion/Non-Action Items

Strategy discussion regarding 2015 Outdoor Lighting Audits: Ms. Kundu explained the outdoor lighting ordinance was adopted in 2009. It required two surveys be conducted in order to assess compliance. The first was done at year four and the second needs to be done at year six. Staff proposed interns be used to conduct the residential and commercial property surveys.

The lighting reviews can be conducted two ways. The first is on the basis of light visible from the street or driveways. This method would be less obtrusive for the property owners, but more generalized in terms of results. The second procedure had a provision that would allow a review of lighting from within the property lines. This may require more administrative work including the sending of letters to ask permission that the property be surveyed.

- Mr. Taylor asked if the survey would be conducted from public streets or private streets. Ms. Kundu said the survey would be from any street that is closest to the property line and driveways.
- Mr. Archer thought it important to get permission from private property owners to see what light invades their property from commercial businesses. He asked if staff considered using Town Council members or Planning Commissioners to conduct the surveys. Ms. Kundu said the intent was to use interns and take the burden off of the public officials.
- Mr. Marriott asked if the Town had access to interns or volunteers. Mr. Dansie said they would try and identify student resources. If any of the officials wanted to participate again, they certainly can. Mr. Dansie also pointed out the teams that managed the surveys in 2014 had differing levels of aggressiveness or thoroughness in looking at lighting. Therefore the feedback the Town provided to property owners was dependent on the amount of compliance information collected by the teams. For the 2015 survey, the Town wants to ensure even feedback to the property owners. If the number of people who conduct the survey is reduced, it may yield more consistent results.
- Mr. Marriott asked if it would be a challenge to educate the volunteers and the detail to look for. Mr. Dansie said the ordinance was written with an eye to easy administration and easy enforcement. Therefore the goals and requirements of the ordinance should be easy to communicate to volunteers. Regarding the thoroughness of the reviews, staff envisions this next review be more in depth since full compliance is a year away.
- Mr. Archer asked about the upcoming Open House regarding the street light replacement project. Mr. Dansie said on March 24th at 7:00pm at the CCC the Town will provide an opportunity for input on the street light design. The Town is also preparing to come into compliance with the lighting ordinance.
- The Town will prepare a checklist to make review easier for survey takers. This also provides a uniform way to give feedback to property owners. Residential and commercial properties will be surveyed in phases. The staff wanted Commission feedback on when to schedule the surveys. Although the Town would like to start the surveys as soon as possible, it stays light until late at night. Therefore from a logistical standpoint it may not be possible to start the surveys until fall.
- Mr. Pitti felt both survey approaches could be utilized. Much could be learned from a cursory view from the street and driveways, but sending notifications and accessing property would also be valuable.
- Mr. Archer thought it important to talk to people, especially businesses, because they may not realize that lighting trespass affects in different ways.

Information from the first survey is cataloged so the next survey group can use it as reference and note any variances. It was suggested the Town provide an online form so residents can submit their observations about light trespass from adjacent properties, including situations where interior light may be the source.

Mr. Pitti wanted to start the survey as soon as possible to give people time to make necessary changes by the August 2016 deadline. He wanted staff to focus on putting together the survey task force.

- Mr. Staker thought property owners should have access to the survey checklist so they will have advanced knowledge of what will be reviewed. Mr. Dansie indicated it could be sent out before the surveys begin.

If student interns are needed, the Town Council would need to approve the expenditure.

Mr. Dansie appreciated all the feedback. Any additional thoughts can be provided to Ms. Kundu so they can include in the upcoming planning.

Review of Chapter 3 Land Use and Zoning of the General Plan: Mr. Archer asked Commissioners for suggestions and input.

Mr. Taylor noted there were a lot of data tables in the chapter that needed to be updated. Mr. Dansie indicated no specific revisions have been made at this point. Staff provided highlighted areas throughout the text so the Commission can consider making changes to these areas. He felt it would be beneficial for the Commission to first have a philosophical discussion about the chapter and bring to light any overriding issues or topics that will help drive a more detailed review. This chapter will significantly impact the course the Town is taking. Commissioners can reference the results of the Town-wide survey or the University of Utah student project to help guide the discussion.

Mr. Pitti said the last five years have seen obvious growth. The surveys reflect the desire of the community to grow slowly. Sewer and water will be impacted by growth. This chapter is important to define how we move forward.

Mr. Staker wondered how the Town utilities can support continued growth and about the maximum amount of growth that the water treatment plant can sustain.

- Mr. Taylor mentioned the Public Works chapter calls for needed updates to the water master plan.
- Mr. Pitti said we have a two lane highway and the more we add to the community, the more this artery will clog. The commercial core was currently very walkable. If this is spread out over the three miles of the Town, it no longer makes it walkable. The Town will be more reliant on shuttles. He suggested restraint in portions of the chapter. Strengthening the language in the General Plan is important but this needs to flow down to changes in the ordinances.

Mr. Archer said after the General Plan review they need to go back into the ordinances and make recommendations to the Town Council on possible changes.

Mr. Dansie noted there had been some conversion of BLM land to National Park land, however, both are still within and adjacent to Town boundaries.

- Mr. Staker asked if the Town has Zion National Park lands within the Town boundaries. Mr. Dansie answered that we have quite a bit. Referencing the zoning map, he pointed out the municipal boundaries and where National Park Service land is within Springdale. Most is hillside area, but toward the north end of Town, many of the Park facilities are within the municipal boundaries of the Town.
- Mr. Staker asked if the Town had any administrative powers over national park land. Mr. Dansie answered 'none'. Mr. Staker questioned if this wasn't a conflict of interest. Mr. Dansie said it is a situation that simply exists and is indicative of the canyon. The National Park manages this land and the Town has not jurisdictional authority.

To elaborate Mr. Dansie said that of the 2,927 acres that comprises Springdale, some land is privately held, some is owned by the Town, some is owned by institutions like Dixie State University, some is owned and managed by the federal government. The effective area of the Town is approximately 1,755 and is zoned for residential, commercial, public or agricultural uses. Approximately 1,200 acres are National Park land within the Town of Springdale.

The land use summary table on page 3.1 continually changes. The most significant zone change since 2010 is the thirty acres that are part of the Moenave Subdivision which has changed from Foothill Residential to a combination of Valley Residential and Village Commercial. The zone change is contingent on their preliminary plat which is good for five years. If the final plat is not recorded before that time, the property would revert back to Foothill Residential.

Mr. Dansie noted the following:

- The amount of vacant land has also shifted because of the two recent hotel complexes and continual residential development.
- The amount of transient lodging has changed. In 2010 there were 720 rooms, now the Town has closer to 1,000. In looking at the build-out projections, this number could increase to 1,300 -1,600 units. If this is the direction the Town wants to go then we are headed there. If not, the Commission should consider changes to language in the General Plan that would affect a different build-out scenario.

Mr. Taylor asked if they had desire to change the density of hotels and the number of rooms.

- Mr. Marriott said when you look at the rooms that are part of the settlement agreement and subtract those, this leaves 300-400 rooms as the number we are looking to change.
- Mr. Dansie said there are an additional 120 rooms associated with the Zion Park Resort property, and another 100-150 associated with the Desert Pearl that come from the settlement agreements. The ability to construct these rooms is guaranteed. He also explained the 1,600 unit figure is not the maximum allowable. It is a projected figure based on analysis criteria. Current zoning would allow for more units.
- Mr. Pitti said once they tackle the chapter's implementation strategies they should propose language to slow the number of lodging units that are developed in Town. He said the information received from residents supports this approach. They need to consider alternative solutions to the current build-out scenario.
- Mr. Archer said it is not just lodging units. Residential housing was also an issue.
- Mr. Pitti asked about Sanctuary Ranch. Mr. Dansie said annexation of this land is still a valid discussion but has not yet happened. The Town would need to create an annexation policy which defines conditions. The property owner has not made any indications of his desire to annex.
- Mr. Pitti suggested the Town establish a relationship with the Sanctuary Ranch property owner. He did not want action regarding an annexation policy to be viewed as aggressive and possibly jeopardize any conservation easements.
- Mr. Taylor said if an annexation policy was in place and there is future development on the property they would have to come first to the Town for annexation. This would require them to follow the rules of the Town. Otherwise they would go to the county. Springdale essentially develops an annexation map which shows county areas that would become part of the Town should future development ensue. An annexation policy would give the Town some semblance of control.
- Mr. Dansie pointed out that any development on Sanctuary Ranch was not included in calculations of the adequacy of water rights. You can establish specific water use and zoning terms in an annexation policy. The Commissioners felt the topic of developing an annexation policy should be discussed with the Town Council.

Mr. Archer said community input is important and the best way to share ideas and comments is to email the DCD's office.

Mr. Taylor asked if the power station was on BLM land. Mr. Dansie said the land around the power station is part of a Recreation and Public Purposes Patent the BLM gave to the Town of Springdale. He was unsure if the power station was on this land or had been deeded to Rocky Mountain Power.

The Commission brought up relocation of the elementary school. Mr. Dansie commented that the subject was usually only brought up during review of the General Plan. Commissioners expressed concern over the number of students who currently attend.

Mr. Pitti thought they needed more teeth in the language to promote village atmosphere. He wanted to introduce strategies for slowing growth.

- Mr. Staker commented that when he sees the term 'village scale' he wonders what kind of development that includes. What type of project fits the criteria?
- Mr. Taylor suggested it is controlling the combination of density, building mass, scale, and design of buildings rather than no growth at all. It is managing scale and design appropriate for the area. We use the ordinances to promote this goal.
- Mr. Archer said the idea is not to stop growth but slow it down enough so the infrastructure can be upgraded with it.
- Mr. Dansie said there is the potential to double hotel rooms and triple population. The question becomes, is this in keeping with the village atmosphere? If the Town wants something different there should be an adjustment in the General Plan implementation strategies.
- Mr. Pitti clarified that he is not anti-growth; he was concerned about the potential for growth and the prospect of limiting it based on the desires of the community.
- Mr. Staker said you can't take away people's right to build on their lots. Mr. Pitti agreed, but said you can strengthen ordinances regarding structures and open space.

Mr. Dansie said some of the residential build-out comes from either sub-dividing lots or allowing multi-family housing. A certain amount of growth will come, however you can limit the number of new lots that are created or units that come from multi-family housing in the commercial zones.

There are approximately 600 residential and commercial parcels that exist in Springdale. Roughly, 400-450 are residential. These are developed or undeveloped lots that will or may be built on. Knowing how many the Town already committed to will give the Commission an idea of how much they can affect future development given revised goals, objectives, strategies and policies.

Mr. Archer requested staff to update the graph data in Chapter 3 and provide it to the Commissioners. They can then digest the information and bring back ideas of how to implement revised strategies.

Mr. Dansie indicated that historically 5-10 houses per year are built. This past year, in addition to the individual homes there were 18 townhomes built. The proposed Moenave development is a total of 56 housing units split between single family homes and apartments.

- Based on these approximations Mr. Staker noted that it will take many years before the Town reaches the build-out numbers in terms of housing units.
- Mr. Marriott said the town is a very different place when filled with tourists and cars versus when everyone goes home. He suggested the overall impact to the individual who lives here may be overstated.

Mr. Archer felt the updated graph data would give insight into this. Mr. Pitti said it's not so much about what has happened in the past, it is more about planning for the future. He thought the impact is on both visitors and residents. The growth over the years has been felt by all.

- Mr. Staker said that 10,000 visitors driving through Town each day has a far greater impact than five new houses.
- Mr. Archer said there is a difference between developing one home on an acre lot versus six units on an acre lot. The impact is felt in the number of people, cars, etc.

Mr. Taylor said developing higher density residential is counterproductive to what the Commission is talking about. Packing in as many units as possible on a one acre lot is very impactful.

Mr. Staker questioned the projection of visitors to the Park over the next five years. Mr. Archer thought the number was about five million.

- Mr. Pitti stated this doesn't mean the Town has to accommodate lodging and services for all those people. Eventually there will be a negative impact on visitation.

Mr. Archer said it was a good discussion and would be continued in the next Planning Commission meeting.

Consent agenda

Motion made by Joe Pitti to approve the minutes from February 17th and March 3rd; seconded by Alan Staker.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Adjourn

Motion to adjourn made by Alan Staker; seconded by Jack Archer.

Taylor: Aye

Staker: Aye

Archer: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

APPROVAL: _____



DATE: _____



Darci Carlson, Town Clerk

4/21/2015



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Planning Commission on 3/17/15

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name	<u>Diana McDonald</u>	email	(not required)
name	<u>Iain McDonald</u>	email	(not required)
name	<u>ED GOVIGNON</u>	email	(not required)
name	<u>Bob Schwarzmann</u>	email	(not required)
name	<u>Joe Harper</u>	email	(not required)
name	<u>Jonathan Zambelli</u>	email	(not required) <u>on file</u>
name	<u>Shannen Williams</u>	email	(not required)
name	<u>Steve Arnold</u>	email	(not required)
name	<u>Steve James</u>	email	(not required)
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name	<u>Alan Jensen</u>	email	(not required)
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