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**MINUTES OF THE PLANNING COMMISSION WORK MEETING ON TUESDAY, APRIL 7, 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:01 PM.**

Work Meeting

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

ALSO PRESENT: DCD Tom Dansie, Associate Planner Moumita Kundu and Town Clerk Darci Carlson recording

Please see attached list for citizen signed in.

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

Taylor: Aye

Archer: Aye

West: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements:

Mr. Dansie said the Commission previously decided to have a booth at Earth Day on Saturday, April 18th as an opportunity to engage the public in the General Plan discussion.

Darci Carlson reminded the Commissioners about the Open and Public Meeting Training scheduled for Wednesday, April 15th. It will be held at the Canyon Community Center starting at 9:30am in the morning. A number of great presenters will be attending to make the event interesting and worthwhile. She will send out a request for RSVPs.

Action Items

Sign Permit: 792 Zion Park Boulevard – Baby Sumo Restaurant, Michael Hui

Mr. Dansie indicated the applicant asked to be excused due to a conflict. Ms. Kundu provided a summary from the staff report. The sign is building mounted, externally illuminated and would replace the previous sign from a former occupant. The applicant provided two sign options for consideration and the specifications met most of the Town's requirements.

- Mr. Taylor questioned the business address since it is the same as Zion Quest. Mr. Dansie answered Baby Sumo was part of the La Quinta complex and the entire property was represented by the same address.
- Mr. Pitti did not want to choose which sign option should be selected. This was up to the business owner. As long as the specifications meet code, he was in favor of approval.
- The applicant noted that the sign would use the same external lights as the previous sign; however the Commissioners expressed confusion how the sign would be illuminated. The request would be approved with the condition the applicant would clarify with staff how the sign was illuminated.

Motion made by Joe Pitti to approve the sign application for Baby Sumo at 792 Zion Park Boulevard as it meets the Town code for size, height, depth, projection and materials with condition the applicant confirm with the Town the colors match the approved palette for either option. Also with

condition the applicant clarify with the Town on whether the sign is internally or externally illuminated and meets the applicable codes; seconded by Mike Marriott.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Discussion/Information/Non-Action Items

Discussion of revisions to General Plan Chapter 3 Land Use and Zoning

In the previous Planning Commission meeting, the Commissioners requested staff provide updated information pertaining to the tables at the beginning of Chapter 3. Mr. Dansie said he was not able to access the data that went into the tables from 2010. Therefore he cautioned that the methodology used to arrive at the new figures may not be consistent with what had been done before. He provided the following statistics:

- Distribution of land uses is fairly consistent from five years ago. There is however a significant decrease in vacant land going from 46.8% to 43.8% now.
- There are 329 residential units which is an increase of 56 from 2010. This equates to 20% overall or 4% annually.
- There are 964 transient lodging units which is an increase of 244 from 2010. This equates to 34% overall or 6.7% annually.

Mr. Dansie provided figures of what development has already been committed to either through settlement agreements, design/development review approvals or through vacant lots in subdivisions. He provided the following statistics:

- There are 219 residential units already committed. He noted this did not include the 52 lots that were part of the Balanced Rock subdivision. These have a degree of difficulty in ever being developed.
- There are 326 transient lodging units already approved but unbuilt. Added to the existing, this would give a total of 1,290 transient lodging units.

Existing properties can remodel or rebuild which may also affect these numbers in the future.

Mr. Dansie stated that growth trends over the past 23 years have been fairly consistent. If you use these rates to project into the future, residential units have the potential to grow from 329 units currently to 500 units in 10 years and to mid-700 in 20 years. If growth continues at this pace the Town will reach its maximum build-out potential.

- Mr. Archer noted that since 2012 there has been a big spike in transient lodging. Mr. Dansie agreed but said if you average the numbers over five years it is fairly consistent. The growth rate for transient lodging over five years is 6.7% and 6.3% over 23 years. Projecting these trends into the future, the maximum build-out for transient lodging will be reached much quicker than residential units. He reiterated that the decisions they make now regarding future growth and the strategies they put into the General Plan are very important as they will guide the Town over the next several years.
- Mr. Marriott said it is likely the Town cannot get to the high build-out numbers because there is not enough land to support the development.
- Mr. Taylor asked if the build-out numbers represented theoretical maximums at maximum densities. Mr. Dansie answered they represent maximum development numbers without constraints. He provided a breakdown of units by zone assuming there were no restrictions such as 30% slopes, flood plains, etc.:
 - 360 in Foothill Residential
 - 363 in Valley Residential
 - 1600 in Village Commercial – transient lodging or residential housing
 - 1200 in Central Commercial – transient lodging or residential housing

- Mr. Pitti noted this assumes zoning stays the same. Times change. The people on the Planning Commission and Town Council change. Restrictions may change in the future which could affect the zoning and density.

To help couch discussions on land use and zoning for the meeting, Mr. Dansie prepared a chart that listed some of the big issues Commissioners identified from Chapter 3 (attachment #1). If current objectives and strategies don't adequately do what you want them to do, then an issue-based discussion can help lead to language that addresses changes. Mr. Archer also wanted to be sure the Commission focused on input provided from the community.

Mr. Archer recommended they address the survey draft for the Planning Commission booth at Earth Day during this time in the meeting (attachment #2).

- Ms. West indicated question #5 seemed broad. She recommended a follow-up question to ask what people consider affordable housing.
- Mr. Taylor wanted to add to question #6 and ask if people preferred single or multi-family housing.
- Mr. Pitti wanted to add a question about the commercial core and how people perceive the three-mile stretch from a zoning perspective.

Mr. Dansie requested volunteers to help at the Planning Commission Earth Day booth between 11:00am – 5:00pm on April 18th.

Mr. Pitti commended Ms. Kundu for her work on the survey.

Mr. Taylor asked about the current parking situation at the Park. Mr. Burns said the parking project should be complete within two week but they will need to schedule the seal coat. In total, the project would add 160 more spaces. The Visitor's Center will then have over 500 spaces total. He added the Park was contemplating adding a new parking lot between the current road and the river near the south entrance in front of the Visitor's Center.

Mr. Archer turned attention back to Chapter 3. He indicated the chart presented by Mr. Dansie hit the points of their previous discussions. One additional issue was the possible development of an annexation policy. He requested Mr. Dansie determine the Town Council's appetite for such a policy before the Planning Commission invested time developing one.

Mr. Archer said everyone is concerned with the numbers from the growth projections.

- Mr. Pitti announced that he attended a St. George Visitors Bureau meeting recently. Discussion focused on issues that affect the Park versus residents versus local businesses. He said the Park indicates they are reaching capacity, but the Bureau wants to bring in as many people as they can. Mr. Pitti was hearing from residents and they want to slow growth and stem negative impact to the area. The growth appeared to be centered more on commercial growth not residential. If the visitor experience in the Park is negative, they won't return.
- Mr. Taylor asked if there was political will to slow growth.
- Ms. West asked if the Park can cap out visitors. Mr. Burns answered that Park management was looking at that. They were already conducting a transportation study. In the early 90's they began to analyze the Park's carrying capacity. It is believed the current numbers are linked to the "Mighty 5" advertising campaign touting Utah's National Parks.
 - This past Easter the Park saw unprecedented numbers. The Park has already matched the third highest attendance day from 2014. On Friday, April 3rd alone, there were 10,400 visitors and 36,000 multiple boardings on the transportation system.
 - The Park wants to engage with the Town on what the future looks like. They understand there is a ripple effect and Superintendent Bradybaugh will be addressing this topic with Town officials.

Mr. Archer said the recent parking issues may foreshadow the future. It was important that they take the Town's infrastructure into consideration. At what point will the water treatment and sewer facility need to be replaced? Growth can't be stopped but we have a responsibility to monitor it. The Town also has a responsibility to tourism but he does not feel this is the number one goal.

Mr. Staker asked how many cars park in Town during busy days. Mr. Dansie said the Town had not conducted car counts recently; however previously they counted 1200-1300 cars on an average day. On Memorial Day 2007 they counted 1,624 cars parked either on-street or in parking lots. He noted that even on the busiest days the commercial lots were only about 60% full. UDOT conducts traffic counts annually but details of this analysis do not specifically address Springdale. The Town is conducting a transportation master plan that will look at traffic and transportation from a high level.

- Mr. Dansie said one idea for consideration is to require a traffic engineer conduct a study during a project's development. They would need to provide a report that outlines impact and traffic improvements.
- Mr. Archer felt it time to put regulations in place that would put more responsibility for solving parking and traffic issues on the developers.
- Mr. Taylor agreed and said any development should provide a traffic mitigation plan to move traffic efficiently and safely.

There are competing goals with SR-9. It is important to move traffic efficiently, provide on-street parking, accommodate multiple users such as bikers and pedestrians, and preserve the rock irrigation ditches. Which is the highest priority? Something has to give. It is a hard discussion.

Mr. Archer said moving people in a controlled fashion was the key.

Mr. Staker said he was having trouble with the numbers. If there are approximately 1200 cars in Town with approximately 2-3 people per car, where are the people parking if over 10,000 are visiting the Park? He asked if the Town had considered a parking structure.

- Mr. Pitti said there are turn-over rates in the parking spaces. Also, many people are driving through the Park.
- Mr. Archer asked about Springdale shuttle only numbers. Mr. Burns noted the Park did track and annually there are roughly 500,000 riders. He emphasized the Park and the Town cannot build themselves out of this situation. It is important to keep in mind what the sense of arrival will look like. Both the Park and the Town are feeling the pain of the unprecedented visitation. Park is reluctant to continue to add parking lots and extending levels of service for the transportation system. They are not sure this is their answer.
- Mr. Pitti said he couldn't agree more. We can never accommodate the projections. Adding more and more will ultimately negatively impact everyone's experience. We see these comments in our surveys from residents and visitors alike. Springdale is unique and therefore enjoyable. We don't want to lose this.
- Mr. Taylor indicated traffic was already affecting locals. Many don't want to deal with the issues in Town so they simply stay home.
- Ms. West asked about the status of the transit route from St. George to Springdale. Mr. Dansie said a study was being conducted but it would likely take a long time before anything materialized.

Mr. Burns said the Park's concerns are providing a quality visitor experience and the impact to resources.

Mr. Dansie said he was hearing the Commission understands growth will continue but they don't need to cater to the demand in terms of commercial development and traffic and parking. The Commissioners agreed. The key is to determine if the General Plan does a good job of accommodating the growth or not.

- If the quintessential Springdale qualities are threatened and existing zoning doesn't protect them, what can be done to preserve? This all translates into the discussion regarding the strategies and goals in the General Plan.
- Mr. Archer asked if the stone irrigation ditches were historic landmarks. Mr. Dansie said they are not listed on the National Registry; however the Utah State Office of Historic Preservation wants to preserve them.

Mr. Taylor suggested they start by decreasing residential and transient housing density and increasing open space.

- Mr. Marriott felt this was already built into the ordinances that exist. They need to accept the reality of the settlement agreements and the development this would create. Any decrease in density will

impact the remaining development after the settlement agreements. If you consider the build-out numbers, this essentially only impacts the 400 transient lodging units that remain after the settlement agreement properties are built.

- Mr. Pitti said a concern is with existing commercial properties that can change and become hotels. They should look at densities overall.
- Mr. Marriott was not convinced 1700 transient lodging rooms was a bad thing. Mr. Pitti did not think this is what the community wanted. Mr. Archer said they need to remember what the locals want. As a Commission they need to represent the people who live in this Town and not their personal feelings.
- Mr. Marriott was not convinced that hotels alone create the adverse effects. They provide parking for their guests. Hotels can be designed to fit into the village atmosphere.
- Mr. Archer asked if they can limit the size of a hotel. Mr. Dansie answered 'yes', public officials have wide discretion in passing zoning ordinances as long as they are justifiable, applied evenly, not arbitrary or capricious.
- Mr. Pitti said the General Plan was a tool to help the Town manage and control growth of the future.
- Mr. Marriott did not think hotels rooms were the driver of what creates traffic problems. Mr. Archer countered and stated the availability of hotel rooms in Springdale brings people to Town which creates congestion when they drive. Car counts from high traffic holiday days in 2007 were now the norm.
- The Commissioners agreed that even at maximum build-out of 1700 rooms there still wouldn't be enough.
- Mr. Pitti reiterated there is an overwhelming voice from the community that hotel growth needs to be curbed.

Mr. Taylor asked if hotels were allowed in the Village Commercial zone. Mr. Dansie said hotels are a conditional use in the Village Commercial zone and a permitted use in the Central Commercial zone. They are not allowed at all in the residential zones.

- Mr. Archer said the Commission can strengthen language that limits the number of hotel rooms. This may help deny zone changes in the future. Mr. Marriott noted this would reduce the incentive to build. Some of the Commissioners commented this was the idea.

Mr. Dansie commented on affordable housing. He reminded the Commission that affordable housing is different from low income housing. Affordable housing affects all income levels. He said the housing strategy will be predicated on the type of community you want. Housing affordability will dictate the type and character of the community that is created. Currently Springdale is on track to become a relatively homogenous place that only the wealthy can afford.

- Mr. Archer said affordable housing means more houses in greater density which is counter intuitive to what they have been discussing.
- Mr. Pitti noted they cannot force developers to build affordable housing.
- Ms. West asked about accessory dwelling units (ADU's) and the 90-day minimum. She asked if the Town Council would consider re-addressing. Mr. Dansie said the topic was tabled by the Council so it can be brought up again.
- Mr. Marriott said it was clear if you decrease density you increase cost.
- Mr. Taylor asked which goal they wanted to pursue – less congestion or lower prices.

Mr. Staker was concerned about future density changes and how this might affect property owners who purchased under certain assumptions. If you increase the amount of land needed to build this only increases the costs. He did not think changing residential density would have much effect

- Mr. Dansie said property is bound by current lot size requirements. If in the future the Town changes the requirements, development is bound by future ordinances. Communities are free to change zoning and it is the risk you take when you purchase property. Mr. Dansie noted the potential increase of residential units is greatest in commercial zones developed as multi-family units. Changing the residential lot size in Valley Residential or Foothill Residential will not do much. The greatest impact would come from residential density restrictions in the commercial zones.

Ms. West indicated there is also the potential for small houses in the commercial zones to be torn down and replaced with transient lodging developments. Mr. Dansie said there are a number of lots in Town where this could be a factor.

- Mr. Marriott said new development in these lots may be better than what it replaces and perceived as a positive.

Mr. Dansie recommended the Commissioners utilize the chart he provided as a guide to help them think about possible General Plan strategies.

Adjourn

Motion to adjourn made by Liz West; seconded by Mike Marriott.

Taylor: Aye

Archer: Aye

West: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.



 Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 4/21/2015



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Planning Commission on 4/7/15

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information. Your address will never be sold, though we may have to provide it as public information. If you have provided the information before, you don't need to add it again.

name Mike Alltucker

email (not required)

name

email (not required)