



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

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING ON TUESDAY, APRIL 21, 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING CONVENED AT 5:05 PM.**

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

EXCUSED: Jack Archer

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 Mike Marriott to approve the agenda; seconded by Joe Pitti.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie thanked Liz West, Joe Pitti and Jack Archer for their participation at the Planning Commission booth at Earth Day. He also thanked Moumita Kundu for her preparation of the General Plan survey materials. They received a number of comments and ninety surveys were filled out. The survey will also be available online for people to access.

The first in the series of Night Sky Events will kick-off this Thursday night at the CCC starting at 8:00pm. Samuel Tobler, Professor of Physics and Astronomy from Dixie State University will present.

Mr. Pitti asked if the fiber optics project had begun. Mr. Dansie said the contractor was pot holing for utilities.

Mr. Burns announced there was limited parking in the Park and May 15th was the projected completion date.

Action Items

Public Hearing – Ordinance Revision: Changes to section 10-7-5 expanding the color palette for historic structures in Springdale: Mr. Dansie said the approved color palette currently dictates colors for all structures in Town. Since color can be a defining characteristic, the Historic Preservation Commission (HPC) has recommended an expansion of the color range which would allow use of lighter colors, not currently in the approved palette, for historic structures. Structures must first be designated as historic by the HPC. Property owners will need to provide reasonable documentation to prove a structure was painted a lighter color previously.

Commission questions:

Ms. West asked if the HPC had reviewed the proposed colors. Mr. Dansie confirmed they approved the expanded colors.

Mr. Marriott questioned the number of structures in Town considered historic. Currently the HPC has done a cursory review of historic structures in Town. Soon, under the guidance of a professional consultant, they will begin a reconnaissance level survey which will help to further identify and analyze historic structures within Springdale.

Mr. Staker asked how old is historic. Mr. Dansie answered the baseline age is fifty years, however it is also important to consider historic significance when considering historic relevance.

Community question period:

Bill Bassett asked how many buildings they were talking about. Mr. Dansie said an initial review identified about twenty structures; however the information collected from the reconnaissance level survey will yield a more thorough review and add other structures to this list.

Motion made by Joe Pitti to open public hearing; seconded by Liz West.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public comment period: There were no public comments.

Motion made by Joe Pitti to close public hearing; seconded by Liz West.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission deliberation: Mr. Pitti said the ordinance revision was straight forward and there had been a lot of discussion regarding historic structure color options.

Motion made by Joe Pitti to recommend the Town Council adopt changes to section 10-7-5 expanding the color palette for historic structures; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing – Design/Development Review for a 44-unit transient lodging development on property at 21 West Temple Drive – Stewart Ferber: This development proposed 44-units on 2-1/2 acres in the Central Commercial zone. The focus of the Commission's review is to look at the issues associated with the zoning standards. Other important issues to discuss include traffic, drainage and access. Should the Commission approve the design, these issues will also be analyzed by the Town's engineer. There is also considerable excavation associated with this project therefore the Commission should pay attention to the grading

- Mr. Dansie said several comment letters had been received from the public. In addition, the applicant submitted additional information on the project lighting and traffic impacts.
- Mr. Marriott disclosed he visited the project site yesterday and met with the applicant to discuss slopes, drainage and access issues. Mr. Marriott shared some of his views about the architectural style with the applicant as well.
- Mr. Pitti disclosed he was a neighbor of the property and had discussions concerning a shared driveway.

Mr. Ferber spoke to the Commission and audience and asked that they give him a fair shot to explain what they are proposing. He wanted to address the letters and concerns. The property was previously owned by Bob Ralston for over thirty years. Mr. Ferber said before Mr. Ralston passed they discussed his vision for the property. The zoning of the property was determined in 1991. It is Mr. Ferber's intention to use the land as it is zoned.

- The property will consist of four buildings. The excavation will remove a significant amount of dirt and will create a bowl and berm surrounded by a natural hill. This will help hide structures, lighting and cars. The applicant indicated they had conquered all the technical aspects of the code. The development is designed for longer guest stays.

Commission questions:

Mr. Pitti asked how the berms would be supported. Mr. Ferber answered the fill will come out at an angle and the edges will stay the same. The biggest slopes are already terraced. He said approximately 29,000 cubic yards of dirt, or 1500 truckloads, would be removed from the property. The project excavation would be carefully calendared to avoid disruption to other businesses in the area.

Regarding drainage, Mr. Ferber indicated the bowl that is created through excavation would catch water and slowly dissipate through a drip system.

Ms. West stated that in 1992 the property had a landslide associated with an earthquake. She asked about soils testing and the stability of the area. Mr. Ferber answered that preliminary soils had been done and blue clay would be removed. The property itself did not slide but the land by the trail did.

Mr. Burns shared Zion National Park's concern for this project. He said the area falls in a desert tortoise habitat "take" zone and wildlife biologists were not aware of the project. The applicant must have the property surveyed for desert tortoise prior to construction. The Park was concerned there would be an increase in activity on the adjacent trail.

- Mr. Ferber said the proposal originally included an offer to build public restrooms but due to the public letters this will change. He will insure there is no access to the trail from the property.

Mr. Burns also added that as a property owner near the trail, he has experienced people coming into his back yard. This was a concern. He indicated the Park had concerns about the cumulative affect the project lighting would have on the night sky.

- Mr. Ferber said he was trying to balance light efficiency with safety. He is open to picking a warm light that would minimize any affect.

Mr. Marriott asked about the wash on the property. He questioned the amount of fill that was added and if it was engineered for construction. Mr. Ferber said most of this was being dug out. The catch basins will be located in the parking lot.

Community question period:

Oscar Johnson was born and raised in Springdale on the ground being discussed. They were worried about the effects of lighting and the traffic.

Carol Ann Thayer owned the property below and was concerned with the glow of light that will be created. She expressed concern about the amount of water that would be used and by the traffic congestion that would be created in the area too.

- Mr. Ferber addressed her concerns. He said although reflection may come off the ground, lights would be fully shielded. He also committed to planting more trees to help hide buildings. Regarding water usage, he said his campground actually uses more water than the Montclair. The traffic study information he presented indicated hotels create the lowest amount of traffic. To him, much of the congestion in the area was caused by people making "U" turns, entering and exiting the market and gas station. He will also be paying for improvements on SR-9 that Town engineers indicate are necessary. Mr. Ferber indicated the hotel would be closed for three months of the year.

Mr. Taylor added the Town would be conducting water studies to be sure there is adequate water for the developments that are approved. He also said the Town engineer would be heavily involved in traffic mitigation.

Karla Player expressed concern over water seeping under the hill and coming down into her property. She also wanted to know how lights from the hotel rooms would be mitigated. The traffic problem was a huge issue.

- Mr. Ferber said he has a track record of being a good neighbor and if an issue is caused by one of his properties he will fix it. The blue clay will be excavated out and the asphalt grade will control water by directing the flow. The roofs will be pitched to minimize lights from rooms. Table lights will not be visible from the sliding glass doors. Buildings will be located at the farthest point on the back of the property.

Chuck Passek lives in Red Hawk and was concerned about reflection and glare coming off windows.

- Mr. Ferber said buildings will face north so no direct sun will reflect off glass.
- Mr. Dansie added that the ordinance has specific standards in Foothill Residential which discourages large amount of glass but does not specify a percentage. There was no specification for the Central Commercial zone.

Bill Bassett wanted more information about landscaping on the property.

- Mr. Ferber said he would plant trees, however he also wanted to insure guests would have a view.

Eric Bonner stated the lot was zoned Central Commercial but probably shouldn't have been. It is a sensitive lot and therefore he questioned why it was so necessary for Mr. Ferber to develop the property to its maximum.

- Mr. Ferber said he makes gold if he builds to the max and won't if he doesn't. He likes to build and it is what he does. He said if he could trade for a less sensitive lot he would. He indicated he has offered concessions.
- Mr. Bonner said problems are caused because of this maximum build-out. He questioned if the project met the grading ordinance. Mr. Dansie replied the grading ordinance is complex and the project is complex. He said the Planning Commission would need to review carefully. Mr. Dansie felt the proposal complies with the ordinance; however the engineers would have to review.

Mr. Ferber said he called the Town and asked if the property could be down-zoned. In exchange he wanted increased density allowances at the Montclair or other of his properties in Town.

- Mr. Dansie said the Town does not have a transfer of development rights ordinance. We have a development agreement whereby the Town can grant incentives or bonuses to a property owner. This could be used as a vehicle to do what Mr. Ferber suggested. The Planning Commission would need to outline specifics and make a recommendation to the Town Council. The Council would approve or deny and an agreement could then be executed.

Mr. Bonner noted one building was larger than what was allowed.

- Mr. Ferber explained the proposed employee housing allows an exemption to build a larger size building.

Motion to open Public Hearing made by Liz West; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public comment period:

Louise Excell stated she and her husband wrote a letter in response to the project. She indicated Mr. Ferber was correct that the property was zoned Central Commercial since 1992. She was resigned the property should have changed zones but didn't. She thought down-zoning would be considered a "taking" and may result in lawsuits. Ms. Excell expressed that Mr. Ferber has done good things and tried to accommodate requests and requirements. She also commended Mr. Ferber's parents and said they were some of the best citizens Springdale has had. Her concern was this particular location and hillside. The topography provides texture and character and she hated to see this amount of excavation. She recalled when the Town rejected excavation at the giant screen theater because of the topography it would disturb. Allowing this may set a precedent for other developers. Additionally she was concerned how traffic would be exacerbated. Streets do not line up in this area of Town. If the Town followed UDOT recommendations for this area they might recommend a traffic light or removal of the stone ditches in order to install a turn lane. She questioned whether the Town was ready for this. She hoped not.

Karla Player was familiar with this area and had lived at Red Rock Inn. She knows it to be a tortoise habitat and implored the Commission to take this into consideration. She encouraged them to hear the people and find a workable solution to down zone.

Rob Schwarzmann said he also spent time with Bob Ralston. He indicated at one point Mr. Ralston wanted to donate the property to the Town for a park. He applauded Mr. Ferber for wanting to develop the property just to stick it to the people in Town because this is what Mr. Ralston would like. Personally Mr. Shoresman said he didn't like the development but felt it better Mr. Ferber do it than someone from outside the area. He felt this was a price we would pay for mistreating Mr. Ralston.

Eric Bonner said when the Commission receives a complicated request such as this it is easy to approve with conditions. Instead he recommended the engineer and biologist look at the project first, get the issues addressed, then make recommendations especially as it relates to excavation. He was concerned about the project's precedent for chopping the hills and digging holes. He also thought the proposal for exchange was a good idea.

Betina Lindsey said if the project was rejected she would be in favor of a park. She suggested it be called Ferber Park in honor of Stew. Ferber's parents.

Motion to close public hearing made by Joe Pitti; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion:

Mr. Pitti wanted to get Mr. Ferber's response to the public comment. Mr. Ferber said the ordinance triggers the massive grading. The project was also not designed to "get even". He is asking for approval with conditions. He will meet with the Town staff to see if a trade and down zoning can be done. Also, he indicated the project does not disturb anything outside the bowl. Lots of trees will be planted.

Mr. Burns wanted to be sure the applicant followed up with the Red Cliffs Reserve biologist. Representing the Park's perspective he said we need to recognize we live in a desert. Trees are dependent on high water usage. Larger developments create artificial landscapes that are water dependent. We need to develop a different mindset about conserving water. It is important to preserve our sense of place and not create opposite environments. The emphasis should be to maintain the existing natural look.

Ms. West said that as a landowner the applicant has the right to do what the ordinances say, however it sounds as though he is willing to do a trade.

Mr. Marriott said the meeting was somewhat political in nature but the task is to look at the project and determine if it meets the ordinance or doesn't. Opinions are not relevant. From his review the project does what it needs to meet the ordinance, although a more detailed landscape and drainage plan were in order.

Mr. Taylor said one of the questions is if the 30% slopes are natural or previously disturbed.

Mr. Pitti indicated the backside of his property is manufactured and not a natural 30% slope. He agreed it is a difficult decision and is empathetic to the public comments but they are bound by the ordinances. If the development meets current code, it is difficult to turn down the request. They must present findings to base their decision. He expressed concern with moving earth, traffic on SR-9 and drainage issues. Mr. Pitti did not agree that Mr. Ralston would have wanted to stick it to the Town. He was cantankerous, but cared about Springdale. It was important how the Commission portray themselves in this decision and makes it clear to the community they must adhere to the ordinances.

Mr. Taylor pointed to the General Plan and indicated this was the place to make changes. Mr. Pitti agreed and said developers build what is set forth in Town codes. If as a community we don't like the vision, we

need to come back and change the ordinances to reflect a community we want to build. The system currently in place allows what Mr. Ferber is proposing.

Mr. Staker agreed with Mr. Burns' comments about native landscaping. He felt there had been creative thinking in figuring out how to hide the project. He was not sure how water would be dispersed and would need assurances the proposed solution would work.

- Mr. Ferber said his engineers would prove to the Town engineer that no more water would run off the property than is currently. Also, with improvements to the driveway and entrance, relief pipes will be installed to help with water disbursement.

Mr. Staker suggested they table the motion and investigate the opportunity to down zone.

- Mr. Ferber indicated he already had discussions with the Town about trading land in Virgin to help with the Paiute situation. He was confident he could figure out a deal to make everyone happy. He takes it personal and loves this Town.

Mr. Taylor questioned if densities are increased at other locations, if other problems would be created. It was noted the Montclair was maxed out for the zone, but the La Quinta could build-out more on the back of the property.

Mr. Marriott asked about the density bonus. Mr. Dansie explained that 2500 square feet of building size increase was allowed if public restrooms were built; 1333 square feet of building size increase was allowed if employee housing was built. For this project, the exemption was 2666 square foot increase in building size because of the proposed employee housing. There would be a mechanism in place to assure the employee housing would be permanent and not allowed to be rented in the future.

Mr. Pitti asked about the long roof line and the possibility of breaking it up. Ms. West noted under the design guidelines it said to avoid large, unbroken wall and roof surfaces. Mr. Ferber said they could look at cutting the building and creating a gap.

Despite the best of intentions, the Commissioners said excavation will cause lots of commotion, dust and disruption. Mr. Ferber promised a collaboration of property owners in that area to address the congestion and traffic patterns.

Mr. Pitti said it was a difficult decision however as stated before, the Commission is bound by the ordinances.

Motion made by Joe Pitti to approve the Design/Development Review application for a 42-unit hotel with 2 employee housing units development at 21 West Temple Drive. This motion is based on the following findings: the lot area with the two parcels combined meets the criteria for minimum lot size in the Central Commercial zone; the proposed development meets the required setbacks for the zone; Building Size meets the requirement for the zone; Building Height: The maximum building height in the CC zone is 26 feet. The hotel buildings measure just over 23 feet in height; Lighting: Outdoor lighting must be down directed and shielded; Landscape: The CC Zone requires lots of this size to retain at least 40% of the property in natural open space or landscape. The applicant will retain as landscape or natural open space 47.5% of the property; Unit Count: The property is allowed 45 hotel units. The applicant's proposal includes 42 units and 2 employee housing units; Colors and Materials: The proposed buildings will have metal roofs with stucco and rusted metal siding; 30% Grades: The commission has determined that the slopes on the property have been extensively developed and disturbed in the past allowing for previously disturbed slopes to be developed on 30% grades; Height of Cut/Fill Slopes: it does not appear any cut slope will exceed ten feet; Setbacks for Retaining Walls: Based on the grading plan, it appears all retaining walls meet this standard; Preservation of Native Vegetation: The applicant will be required to replace a few native Juniper trees at a 2:1 ratio. The DDR also meets the Central Commercial Zone Design Standards for: Access: The access to the site will be modified to meet fire code standards for width, grade, or surface; Drainage: To mitigate concerns of drainage impacts on neighboring properties as well as SR-9, the applicant will submit a drainage plan to the Town; Required Improvements: The development will be reviewed by the Public Works department and the Fire Marshal. The applicant will be responsible to work with these departments in meeting the standards for infrastructure in the Town's Construction Design Standards and Details. The following ten conditions are attached

to the motion: 1) The two parcels S-21-B and S-21-C must be combined into a single parcel in order for the proposed development to comply with unit count, setback, and landscape requirements; 2) A more complete outdoor lighting plan must be presented to the DCD prior to issuance of a building permit. Due to the project's elevation relative to the rest of the downtown area, particular attention to light shielding is required on any light fixture that may be visible from SR- 9 or adjacent properties; 3) The applicant must submit a more detailed landscape plan to the DCD prior to issuance of a building permit. Plants used for landscape must be selected from the Town's approved plant list; 4) To mitigate concerns of drainage impacts on neighboring properties as well as SR-9, the applicant will submit a drainage plan to the Town. Details of this drainage system will be required as part of the construction plan review for the project; 5) Due to the substantial amount of excavation and complexity, a review by the Town Engineer must be completed before the excavation begins for compliance with grading they relate to our Town Code; 6) A traffic plan will be provided to the Town that will demonstrate the safe removal of excavated material from the project as it enters and exits the traffic on SR-9; 7) The applicant will monitor and clean as necessary the impacts of said removal as it exits the property along West Temple and SR-9; 8) To mitigate the impact of increased traffic from the development on the West Temple Drive/SR- 9 intersection, the applicant will make improvements to the intersection as designed and recommended by the Town Engineer; 9) In order to qualify for a building size increase, the applicant must provide 2 employee housing units according to the standards of section 10-11A-5 paragraph (A)(1)(b); 10) All new concrete flat work in the development must be red tinted; 11) All native trees over six feet in height that are removed during construction must be replaced with trees of the same or similar species at a 2:1 ratio; 12) Tortoise habitat must be reviewed by a wildlife biologist from Red Cliffs Desert Reserve; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public Hearing – Revised Design/Development Review for changes to a previously approved DDR for 30 transient lodging units at the Driftwood Lodge, 1515 Zion Park Boulevard – Hans Dunzinger: Michael Porter was in attendance to represent the applicant. Revisions to the previously approved DDR included new sloped sections of the property to work with existing topography, there are now fewer steps between rooms, the location of buildings has moved, sewer is rerouted, the property survey has changes and access to the basement is larger.

Public Works had reviewed the relocation of the sewer and determined it functioned properly.

Community question period: No public questions were asked.

Motion to open public hearing made by Mike Marriott; seconded by Joe Pitti.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: 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 Liz West.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion: Mr. Marriott said it was a straightforward application with only minor changes, all of which comply.

Motion made by Mike Marriott to approve the Revised Design/Development Review for the 30 transient lodging units at the Driftwood Lodge, 1515 Zion Park Boulevard based on findings the changes keep with the ordinances, specifically building height. No conditions are placed on the approval; seconded by Liz West.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Conditional Use Permit – Request for a non-commercial kennel at 597 Zion Park Boulevard – Adrian Player: Ms. Kundu said the request was for a 3900 square foot non-commercial kennel in the VR zone.

The applicant has four dogs and would like to use the backyard for their use. This proposed use is allowed as a conditional use in the VR zone. The applicant has met all the general standards. There have been no complaints against the dogs or property owner. There is a fence all around the property.

Ms. West disclosed that she was one of the property neighbors who had been noticed but had no complaints.

Mr. Staker asked why it was considered a kennel. Ms. Kundu answered more than three dogs need to declare as a non-commercial kennel in this zone.

Mr. Marriott asked what measures could be taken to mitigate noise and odor. Ms. Kundu replied there are no specific measures mentioned in the code. She reiterated there have been no complaints however the applicant is subject to noise standards and would need to come under code should a problem arise.

- Mr. Dansie added that if a problem develops the conditional use permit can be suspended until the property is brought into compliance. This permit provides protections for neighbors in the event of any issues.

Community question period: No public questions were asked.

Motion to open public hearing made by Joe Pitti; seconded by Liz West.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public comment period: There were no public comments.

Motion to close public hearing made by Joe Pitti; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Mr. Pitti said the applicant has had these dogs for a while, there have been no complaints and they have proven to be responsible dog owners. The request meets standards.

Motion made by Joe Pitti to recommend the Town Council approve the conditional use permit for a non-commercial kennel at 597 Zion Park Boulevard with findings the applicant has met the six

general and two specific standards; Town has also never received any public comment regarding any issues on the applicant; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit: 897 Zion Park Boulevard, Bumbleberry Inn – Stan Smith: Ms. Kundu said the application was for one free-standing sign to replace an old one. It measures 48 square feet in size and meets all height, color and material standards. The sign will be internally illuminated.

Stan Smith was in attendance to answer questions. He said the Zions Bank sign obstructed his sign therefore he is requesting changes. There will be a stone planter box at the base.

Motion made by Joe Pitti to approve the sign permit for Bumbleberry Inn at 897 Zion Park Boulevard as it meets the regulations for size, height, color, materials and illumination and placement; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Design/Development Review for a residential remodel, Canyon Springs, Lot 32 – Don Laws: Robert McArthur provided the original, approved site plans for the DCD and Commission to reference. Part of the request involved expanding an existing trellis on the front of the house. The original plans showed the trellis was approved despite the fact it was built in the 30' setback.

Mr. Dansie said it was a minor remodel, but since the changes affect the view from the street the property owner must come before the Planning Commission to get approval. Although the trellis was in the setback, the applicant has shown it was previously approved in 2001 and therefore it would be difficult to say they can no longer have it.

Mr. McArthur said there was a new landscape plan for the front of the house. Some stairs will be replaced by a ramp. There is recessed lighting on the trellis but this is considered a functional area since it illuminates the main entrance to the home. Additional stone pillars will be added to the expanded trellis.

Mr. Pitti said there was a pre-existing trellis and this request was an upgrade only. The materials were acceptable. Lighting serves a functional purpose.

Motion made by Joe Pitti to approve the DDR for the residential remodel at Canyon Springs, Lot 32 based on findings the original site plan contained the trellis and was pre-approved as part of the original design; outdoor lighting must be down-directed and shielded and not architectural in nature; colors and materials must be consistent with existing; seconded by Mike Marriott.

Staker: Aye

Pitti: Aye

Taylor: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Consent Agenda

Motion made by Mike Marriott to approve the Consent Agenda; seconded by Liz West.

Staker: Aye

Pitti: Aye

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

Adjourn

Motion made by Alan Staker to adjourn at 8:19pm; seconded by Liz West.

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

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: _____



DATE: _____

5/19/2015



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Planning Commission on 4/21/15

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name	<u>JEAN KRAUSE</u>	email (not required)
name	<u>Monica Bowcutt</u>	email (not required)
name	<u>O.P. Johnson</u>	email (not required)
name	<u>Lori Durrant</u>	email (not required)
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name	<u>RB McDerming</u>	email (not required)
name	<u>Joan Smith</u>	email (not required)
name	<u>Matt Rayner</u>	email (not required)
name	<u>[Signature]</u>	email (not required)



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of PLANNING COMMISSION on 4/21/15

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name

BETINA LINDSEY

name

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name

LYNN ANDERSON

name

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name

name

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