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**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING ON TUESDAY, JUNE 16, 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING CONVENED AT 5:00 PM.**

MEMBERS PRESENT: Chairman Jack Archer, Mike Marriott, Liz West, Randy Taylor, Jack Burns from Zion National Park

EXCUSED: Commissioner Joe Pitti

ALSO PRESENT: DCD Tom Dansie, Associate Planner Moumita Kundu and Town Clerk Darci Carlson recording; Please see attached list for citizens signed in.

Approval of Agenda: Motion made by Mike Marriott to approve the agenda with switch to ordering of items 3 and 4; seconded by Liz West.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced the next Night Sky Event was scheduled for Tuesday, June 23rd at 9:00PM at the Canyon Community Center. Mr. Phillip Moore, Hurricane High School science teacher and avid astronomer, will present.

Chairman Archer said the July 7th Planning Commission meeting will be a special meeting. More information on the agenda is forthcoming.

Ms. West announced the memorial service for Fay Cope will be held this Saturday evening from 6:00PM – 9:00PM in the Canyon Community Center.

Action Items

Public Hearing: Design/Development Review for a new laundry building at the La Quinta Inn, 792 Zion Park Boulevard – Stewart Ferber: Mr. Dansie said this proposal is for an 1800 square foot building that will serve as a laundry facility for the hotel. It will not be public. The new building will match the existing buildings in terms of colors, materials and design. The setbacks, height and landscaping are compliant. Due to unexpected family business, Mr. Stewart Ferber is unable to attend the meeting but asked the Commission review the proposal in his absence.

Council questions: Mr. Marriott asked about the landscape numbers. Mr. Dansie said the total amount of landscape area will be 45% which is compliant for the Central Commercial zone. This percentage takes into consideration the new laundry facility and proposed future conference center and hotel development.

Mr. Taylor asked if the pool area is considered landscape. Mr. Dansie said landscape is vegetative and includes walkways, patios and pool decks if they are integrated into the landscape plan. Walkways, patios and pool decks can't count for more than 10% of the landscape plan.

Mr. Taylor noted the length of the building is 77'. Code indicates large unbroken wall and roof surfaces should be avoided.

- Mr. Dansie said a structure cannot have a wall or roof surface greater than 40' long if visible from SR-9. This particular building will likely not be visible from SR-9 but it would be up to the Commission to determine if the 77' constitutes a large, unbroken surface.
- Mr. Staker said the size of the roof is a bit excessive and recommended it be broken up a bit. Mr. Marriott agreed.

Public questions: None were asked.

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

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public comments: None were made.

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

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion: Mr. Marriott said it is a descent size building therefore it would be good to break up and make a bit more interesting. Mr. Archer agreed. Even if it is not visible from SR-9 many people will see it.

Motion made by Mike Marriott to table the DDR for a new laundry facility building at the La Quinta Inn until new plans are submitted that address section 10-11A-14 of code which advise large, unbroken rooflines be avoided; seconded by Allan Staker.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Residential Design/Development Review: Anasazi Plateau Lot 37 – Julie McKown: Ms. Kundu said this was an application for a new single family development in the Foothill Residential zone. Traditional setbacks do not apply because it is within the planned development overlay zone. The Commission may want to confirm the conservation easement will not be disturbed during construction. There is a drainage channel on the southwest boundary.

- The size of the home is 3,425 square feet which is under the 5,000 square foot maximum. Height of home is 20' which is compliant with a view obstructing lot.
- Outdoor lighting is located in functional areas only. A picture of the wall sconce shows glass on the sides which does not meet standard.
- There is minimal grading and none of the native juniper trees will be removed. Front and rear yards will be vegetated with approved species.
- Exterior finishes are stone and stucco.

The applicant Julie McKown was in attendance to answer questions. She presented a display board for the Commissioners which contained color samples. Mr. Dansie said colors had not been verified but the Commission can add this to their motion.

Mr. Taylor said the geologic report mentions the house may have a basement. Ms. McKown said it would not. The home would be slab on grade construction. She also indicated the outdoor light fixtures would be changed. The new ones are a cylinder with cap. Path lights have been eliminated.

Mr. Archer asked about the height of the walls on the outside of the structure. Burke Cartwright, a consultant on the project, was in attendance to answer questions. Mr. Cartwright said the retaining walls are low and staggered in height from 3' to 5'. They will disturb as little land as possible.

Ms. West wanted to confirm the conservation easement would be fenced during construction.

Mr. Archer questioned drainage. Ms. McKown said the lot tilts toward an existing drainage ditch.

Mr. Archer said walls in the Foothill Residential zone can only be 4' high. Mr. Dansie clarified and said in any zone the wall height is limited to 6' except in front yard areas where they are limited to 4'. In Anasazi Plateau there are no yard setbacks so maximum wall height is 6' all the way around.

Motion made by Liz West to approve the DDR for Anasazi Plateau Lot 37 based on the property being compliant with setbacks, building size, height, landscape, color and materials in the FR5 subzone; with the following conditions: 1) the conservation easement not be disturbed during construction, 2) there will be no disturbance of drainage during construction, 3) lighting fixtures will be changed to be compliant, 4) the DCD will review and approve colors so they comply with the Town palette; seconded by Randy Taylor.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit: Hoodoos Market, 35 Lion Boulevard – Max Gregoric: Ms. Kundu said the application was for one free-standing sign for the business center and two building-mounted signs for the building itself. The location is in the Village Commercial zone.

- The free-standing sign is 24 square feet in area which is below the maximum allowed. Height is 12' off the ground. The sign would be constructed of wood with white lettering. Since no sample was provided, Ms. Kundu recommended the Commission confirm colors are consistent with the approved color palette. The sign will be externally illuminated from a shielded light fixture mounted at the top. The sign will be placed 3' from the nearest public right-of-way.
- The first building-mounted sign is for the ice cream shop and is 16 square feet in area, below the maximum allowed. Height is 12' off the ground. There were no colors or materials submitted to review. The sign will be externally illuminated with a down-directed light.
- The second building-mounted sign is 20 square feet in area which is the maximum allowed. Height is 12' off the ground. The colors and materials will be similar to the ice cream shop sign. It will also be externally illuminated with a down-directed light.

Max Gregoric was in attendance to answer questions. He said the material would be rough sawn wood and made to look aged. The lighting will be mounted on a post and facing back onto the sign. The fixtures will be shielded.

Mr. Staker said he can visualize but it would be nice to have a graphic representation for Commissioners to look at. Mr. Taylor agreed and said they are not certain what they are approving. The applicant provided only sketches therefore some details were vague.

Mr. Archer suggested the sign be brought in and shown to the DCD prior to install. Mr. Marriott said it is difficult to approve without more detail to better illustrate colors and design.

- Mr. Archer added if the sign fits in with the code parameters the DCD can follow-up to be sure they are compliant.
- Mr. Marriot felt it better to have more complete drawings versus a verbal commitment.

Mr. Gregoric agreed to resubmit.

Motion made by Randy Taylor to table the sign permit for Hoodoos Market at 35 Lion Boulevard until the applicant can bring back samples to confirm color, size and lettering are compliant; seconded by Mike Marriott.

Staker: Aye

Taylor: Aye

Archer: No

West: Aye

Marriott: Aye

Motion passed.

Development Agreement Proposal: Conceptual Development Agreement Plan impacting the following properties: 21 West Temple Drive, 479 Zion Park Boulevard, 792 Zion Park Boulevard, 1516 Zion Park Boulevard – Stewart Ferber: Mr. Dansie again expressed Mr. Ferber's apologies for not being able to attend in person.

The Planning Commission recently gave approval for a 44-unit hotel complex on 21 West Temple Drive. After this approval, the applicant mentioned the possibility of entering into a development agreement with the Town allowing rights associated with the West Temple Drive location be distributed through his other properties. Mr. Ferber has decided to pursue this option.

Mr. Dansie briefly detailed the development agreement process: First the applicant presents a conceptual agreement plan which outlines the public benefits and amenities along with the requested incentives. The Commission then reviews the plan to determine if the benefits and incentives are roughly proportionate. In no case can any standard in the zoning ordinance vary by more than 20%. After review, the Planning Commission makes a recommendation to the Town Council. The Town Council can approve, deny or modify the agreement. Formal language is drafted and the agreement is signed and executed.

- Mr. Dansie said the Commission is not approving or denying any specific development this evening. They are only considering the concepts.

Mr. Dansie provided an overview of the proposed agreement on a property by property basis:

- For 21 West Temple, instead of 44 hotel units, the applicant is proposing 5 duplex buildings that would serve as employee housing. There will be access to the Town trail along with parking and trailhead amenities. The benefit will be to decrease density and intensity at this location along with adding public access to the trail.
- For 792 Zion Park Boulevard, La Quinta Inn, the incentive would be to increase the number of allowable hotel rooms by 15 rooms. This property is allowed 149 rooms with 140 currently developed. Applicant wants to add 24 more rooms. This would equate to an increase of 15 rooms over what is typically allowed in the Central Commercial zone.
- For 479 Zion Park Boulevard, there are 42 hotel units and a non-conforming use campground. Given its size, this property could be developed with up to 157 hotel units. The applicant is proposing to limit future hotel development to the number of rooms that could be supported by an 85 stall parking area. This would increase the hotel size by approximately 40 hotel units. The campground would not be developed with hotel units.

Mr. Dansie said the Commission could write stipulations of use into the development agreement.

Mr. Marriott asked if they were negotiating the agreement or just approving what is before them tonight. Mr. Dansie said either, but it was hard to negotiate if Mr. Ferber was not here.

- Mr. Archer suggested they discuss concept only then table until Mr. Ferber was in attendance.

Mr. Dansie continued with the proposed changes to 1516 Zion Park Boulevard:

- This is the site of the Quality Inn Montclair. Currently there are 34 units and the applicant is proposing 24 more. Three of the existing buildings would be removed and reconfigured. The footprints and locations would not change, but their size would. This property would have the most significant increase in units.

Mr. Taylor said his main concern was with the 1516 Zion Park Boulevard property. The Commission has been discussing small-scale hotels and a 24 unit two-story structure may not be appropriate to the scale of this property.

- Ms. West asked if Mr. Ferber planned to remove the employee housing at this location. Mr. Dansie said according to the applicant it would be removed however it was open for negotiation.
- Ms. West asked if the 2004 conditional use permit and easement agreements would remain and carry-over. Mr. Dansie said any conditional use is zoning rights that remain with the property. Easement agreements would be between property owners.
- Mr. Dansie suggested if any agreement is approved, it be recorded with the property tax identification numbers so any future title search would return the benefits and limitations of the agreement.

Mr. Taylor asked if the issue was subject to a public hearing. Mr. Dansie said it does not require a public hearing but the Commission can always invite public comment.

Mr. Archer asked if there were other development agreements in Town. Mr. Dansie said there were zone change development agreements but no development agreements of this magnitude.

Mr. Taylor asked the net reduction in hotel rooms. If the campground is included, the net reduction is 70-80 units; if the campground is not included, the net increase is 4.

Mr. Taylor mentioned emails from residents indicated they like the agreement but these comments are from people who live near the 21 West Temple location.

Mr. Dansie said if the Commission considers the 20% stipulation on a per property basis; the Montclair is way over this number. If they look at the proposal as a whole, there is a reduction in the number of possible hotel unit development. Commissioners must make a determination of how to view the agreement.

Mr. Marriott felt it was a great deal for Mr. Ferber but terrible for the Town. He said the campground is the key to the proposal. Previously Mr. Ferber mentioned the campground taxes the water system more than hotel units. He was concerned with the impact to the community.

- Mr. Dansie said this was Mr. Ferber's claim; however it was not necessarily true. There are 5-6 properties in Town that tax the water system.
- Mr. Marriott said it would be good to see how much impact it had. He asked what Mr. Ferber is giving up compared to what the Town is getting in return. He wanted to see the Town get a lot more if it yielded Mr. Ferber all of things proposed in the agreement. In his view, the community at large isn't benefitting from the current agreement proposal.
- Mr. Archer said he knew firsthand the impact of hotels on residences. He had issues with the Montclair development. All this would need to be discussed with Mr. Ferber.
- Ms. West said although the plan was not ideal, she wanted to commend Mr. Ferber for his spirit of cooperation. She wanted to give credit where it was due. Mr. Ferber had listened to public comments regarding the 44-unit development and reacted. Ms. West felt there was still a lot that needs to be done however.

Mr. Staker said the Commission has been talking a lot in recent weeks about the size and number of hotels. He noted Mr. Ferber can build out his properties with or without this agreement. There was significant potential if the campground was developed into hotel units. This property is 15 acres in size.

Mr. Archer felt it important to receive input from both citizens and property owners. Ms. West agreed.

- Mr. Staker said people are likely to be confused and therefore react with a lot of emotion.
- Mr. Taylor noted the idea of a development agreement was brought up due to public comments received about the 44-units on West Temple. He wanted to hear from people who live around all affected properties.
- Mr. Marriott acknowledged it is complicated because it impacts several parcels of land.

Mr. Taylor asked about the excavation work needed for the proposed employee housing development on 21 West Temple. Based on an email sent by Mr. Ferber, Mr. Dansie indicated the road would be up to a 12-1/2% grade. It would require less excavation than required for the 44 hotel unit development. The buildings will be higher up and potentially create more visual impact.

Mr. Staker asked if they should consider the proposal on a property-by-property basis or as one development. In his opinion, a positive is the employee housing that would be built but a negative is the number of units at the Montclair.

Ms. West said a decrease in traffic at the intersection of Zion Park Boulevard and West Temple would be a big plus. She was unsure how that area could handle a 44-unit hotel.

- Mr. Taylor asked if there were figures on traffic generation between hotels versus residences. Mr. Dansie said according to typical national standards, not Springdale-specific standards, residences generate 10 vehicle trips per day while hotels generate 5 trips per day. Therefore, traffic generated from 10 employee housing units would be 100 trips per day versus 220 trips per day for the 44-unit hotel.

Speaking from the audience, Lisa Zumpft asked if Mr. Ferber owned the property at 21 West Temple. If not, would this make a difference in the development proposal? Mr. Dansie indicated the property was currently owned by the Ralston Trust and Mr. Ferber is the trustee of the trust.

Mr. Marriott said that in order to get behind the proposal he would need more information.

Motion made by Jack Archer to table the Conceptual Development Agreement Plan impacting the following properties: 21 West Temple Drive, 479 Zion Park Boulevard, 792 Zion Park Boulevard, 1516 Zion Park Boulevard until the next regular Planning Commission meeting; seconded by

Randy Taylor.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Consent Agenda

Motion made by Randy Taylor to approve the Consent Agenda with corrections to the May 19th and June 2nd meeting minutes as amended; seconded by Allan Staker.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Adjourn

Motion made by Liz West to adjourn at 6:35PM; seconded by Allan Staker.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL:

[Handwritten Signature]

DATE:

7-21-15

