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**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING ON
WEDNESDAY, NOVEMBER 4, 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:02 PM.**

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

EXCUSED: Commissioner Joe Pitti

ALSO PRESENT: DCD Tom Dansie 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; 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 Butch Cassidy Race was set for November 14th. Volunteer openings are available. The committee was still looking for Butch Cassidy look-a-likes and card dealers. Anyone interested in volunteering should speak to Allan Staker.

Ms. Carlson announced the non-canvassed election results. At this time Lisa Zumpft and Michael Alltucker have the most votes with the canvass set for November 10th during the Town Council meeting.

Mr. Archer asked if the SR-9 rehabilitation project will include bike lanes.

- Mr. Dansie said a design had not been finalized. The concept was to include bike lanes that are painted on the road but not separated from traffic.

Mr. Archer inquired about the progress of the Moenave Development.

- Mr. Dansie said Town staff had met with the developer several times finalizing infrastructure issues. However he was unsure the status of the project's progress.

Action Items

Sign Permit: Revised sign approval for Subway Restaurant, 180 Zion Park Boulevard: Mr. Dansie said the Planning Commission previously approved a sign application but with conditions the background material was wood, metal or stone to comply with the ordinance. The applicant decided to revise the design so the entire sign was text and internally illuminated. The free-standing sign was also larger at 20 square feet. Both the free-standing sign and the building sign will be green and white with a yellow outline around the word "way" in Subway.

Mr. Taylor said if the sign graphic was a logo then the yellow outline can only be 10% of the sign. He noted the yellow portion probably amounted to less than 10% of the total area of the sign, but it outlined over half of the sign.

- Mr. Dansie said this was the crux of the decision. The logo constitutes the entire sign but the applicant contends the yellow was confined to less than 10% of the sign area. The ordinance says if a logo was less than 10% of the allowable signage area then the color was ok to use. The applicant was requesting an interpretation. They contend the amount of yellow was equivalent to 10% of the logo.

Mr. Archer said the yellow was not an approved color in the color palette. Mr. Dansie said the applicant recognizes the fact the yellow was not in the palette however they contend the area was less than 10% of the logo and can therefore be a non-palette color. Mr. Dansie said the Commission must determine if 10% of the logo means the entire logo or a portion of the logo. The applicant was not willing to change the yellow color.

Mr. Taylor felt using the yellow was acceptable because it was part of the logo. The color was less than 10% and could be argued more easily than requiring the applicant change the color.

- Mr. Marriott said historically a logo has to be 10% of the sign in order to use colors not in the color palette. He was divided on this issue because he preferred Mr. Taylor's application. The Town has not taken this particular approach however.
- Ms. West said the issue could be argued both ways. Mr. Archer said the applicant has twisted the Commission's previous interpretation.

Mr. Dansie said the Commission can either stick with the historical interpretation or alter it based on this nuanced approach. He recommended they keep in mind their action tonight would impact future decisions.

- Mr. Archer said if they make an allowance for this applicant others will want the same consideration. The Town has a color palette for a reason and expanding the colors was an entirely different issue than what is being discussed tonight.
- Mr. Marriott agreed and said the Commission should put more thought into this. They need to be more methodical and define the boundaries on use of colors not in the current color palette.

Mr. Archer said they need to make a decision on this application.

- Mr. Staker said they can't legislate for everything. At some point they need to make a judgement call.
- Mr. Taylor said the impact of the yellow wasn't detrimental to the Town. Mr. Marriott agreed and said the yellow enhances the sign but the crux was that it was a non-palette color.
- Ms. West reiterated the applicant was trying to have it both ways. There was not a lot of yellow, but there was a lot of area.

Motion made by Liz West to approve the proposed sign request for Subway Restaurant at 180 Zion Park Boulevard based on findings the size, location, height, illumination and materials meet the sign ordinance. Conditions include: 1) the yellow be changed to meet the color palette of the Town ordinance; seconded by Jack Archer.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Mr. Marriott suggested when the Commission considers the sign ordinance again they should discuss how non-color palettes could be used to accent signage. Mr. Archer agreed and felt it a worthy discussion.

Discussion/Information/Non-Action Items

Discussion of wireless communication facility ordinance: Mr. Dansie said the Commission conceptually discussed strategies and goals for this item in their last work meeting. Main concerns were the visual impacts, aesthetics, and location of wireless facilities. Pulling from the Commission's feedback and information from other communities, Mr. Dansie drafted the ordinance for review. The ordinance did the following: outlined a process for conditional use approval; established standards for design and installation; required a visual impact analysis to craft mitigation strategies; and regulated height.

- Mr. Dansie said the Town can't prohibit wireless facilities. We must provide viable options for wireless companies to provide service. For best functionality, the likely location of these towers was in the foothill residential areas.

Ms. West referenced 10-XX-1C and 10-XX-3E in the draft ordinance. She said these sections seemed to contradict section 10-9A-1 in the existing code.

- Mr. Dansie said this was an excellent observation. To clarify, Mr. Dansie said wireless structures will be regulated by the standards in this ordinance and not by standards that regulate other structures in Town. The Town must demonstrate standards would still allow for construction of a viable wireless facility.
- Ms. West asked if a professional was consulted. Mr. Dansie answered not at this point. He said the Commission should develop a rough framework first and then talk to a professional.

Mr. Taylor asked if limiting wall or roof mounted antennas to two would be restrictive on collocation. Mr. Dansie said this number was arbitrary. There are competing interests - we want to collocate as much as possible but not clutter facilities with antennas.

- Ms. West suggested language be added that prohibits signs, banners or flags be hung off poles or antennas.
- Mr. Burns said the Town should require non-reflective finishes.

Mr. Archer wanted to include mention of a maximum size for outbuildings. Mr. Burns agreed and said this was definitely something to pay attention to.

Mr. Staker recommended they identify preferred locations where wireless facilities can be built.

- Mr. Dansie said they can also suggest antennas be added to existing structures as long as they are camouflaged.

Ms. West said the Commission has developed basic guidelines but a professional could make other recommendations.

- Mr. Dansie said the Town would likely consult an industry expert. He suggested the Commission lead with a more restrictive ordinance then has a professional balance it out.
- Mr. Burns said wireless communication facilities were also a huge issue for National Parks. Any wireless facilities in Springdale had the potential to impact the view shed in the Park too. Therefore he offered to see if someone from the Park Service could review the ordinance draft and provide a perspective. Mr. Dansie said if this technical assistance was available it would be very beneficial.

Mr. Dansie said he would update the draft with changes discussed tonight.

Discussion of revisions to the General Plan: Chapter 5 Housing: Mr. Dansie said changes to the chapter were minimal from the Commission's last work meeting. He said previous discussions focused on accessory dwelling units (ADUs) and cottage neighborhoods. Tonight the Commission should review the section goals and determine if they are still relevant.

- Mr. Dansie read the general housing chapter goal which highlights physical appearance and diversity. The idea was to retain consistency and provide a way for different income levels to afford to live in Springdale.
- Commissioners determined circumstances in Town had not changed to warrant an adjustment to this general goal.

Mr. Marriott said the Town should place emphasis on meeting the needs of both permanent residents and seasonal residents.

- Ms. West said ADUs were perfect for seasonal help. Mr. Archer agreed and said this was why the subject was sent to the Town Council before. Cottage neighborhoods also fit the needs for moderate income families. It was better if employees had the opportunity to live here.
- Mr. Staker said 'seasonal' can mean workers or those who have part-time residences too.
- Mr. Dansie said when this goal was originally contemplated it did not view seasonal as meaning part-time residents. If the Commission felt this was an important constituency to address they can add more to the chapter.

The goal of section 5.1 was broad and expansive. It focused on compatible architecture and what can be physically serviced by the Town's infrastructure.

- Mr. Staker asked if the current infrastructure can meet the demand of build-out, specifically the drinking water.

- Mr. Dansie said the capital facilities plan was based on build-out projections. Constraints on water include the amount that can be taken, treated, delivered and stored. All was predicated on the amount of water that was available and any possible effects of climate change.
- Springdale and the Irrigation Company water rights were fairly senior. They date back to about the 1880's. Mr. Staker said the rule is 'first in time, first in right'.

Mr. Marriott asked about Town demographics and what had changed. Mr. Dansie said there was anecdotal and census bureau data. Springdale's permanent population was becoming older. Generally households are smaller in size and more affluent. The question was whether the Commission wants to try and influence this trend in a different way through housing factors they can control.

- Ms. West said as a gateway to a National Park, people either own a business, are retired or have a second home here. It comes down to business opportunities and cost of living.

Mr. Dansie said zoning regulations have direct impact on the affordability of housing. If they are restrictive there was a decrease in housing options. Yet, the Town has recognized affordability as an important factor. If that was true, then the Commission must look for alternatives such as ADUs or cottage neighborhoods. It was a balance to find strategic opportunities for this type of housing yet protect other goals important to the Town.

- Mr. Staker said there wasn't a lower segment of the housing market. There was no such thing as a \$100K or \$200K house. People have to locate outside the area.
- Mr. Taylor said many goals compete. They should be balanced so the valley wasn't filled with high density housing.

Commissioner's agreed a lot of work had been done on the ADU and cottage neighborhood ordinance drafts. They should be revisited, refined and sent to the Council for vote.

Mr. Staker questioned what affordable meant. Mr. Dansie said affordable housing has different connotations and should be clarified in the chapter.

- Mr. Taylor said the desirability to live here drives housing prices up.
- Mr. Dansie said the strategies don't focus on the people who move here because they can afford to, but on the people who make the Town work. Employees are vital to the functioning of the community but they are unable to afford to live here.

Shauna Young was a member of the housing committee. She said units in cottage neighborhoods would likely be purchased by people as second homes rather than those they were intended to benefit. Ms. Young suggested the Commission encourage and give incentives to people who want to build rentals.

- Ms. West said there wasn't anything in the chapter that encouraged rentals. She too was concerned about the availability of employee housing.
- Mr. Staker mentioned business owners are purchasing the lower priced homes in Town for their employees. Then these properties do not come onto the market again.
- Mr. Taylor suggested a strategy to consider a change to the zoning density in Valley Residential to allow for multi-units. Currently rental units were only allowed in commercial zones.

Lisa Zumpft voiced concern if employers controlled housing it could pose an issue for employees. If they needed to change jobs they would be forced to find new housing.

Alan Jensen suggested larger parcels be allowed to subdivide into smaller lots. Mr. Taylor agreed.

Commissioners inquired about median income figures. Mr. Dansie said the median income in Washington County for a household of four was \$61,200. At eighty percent of this number, a family could afford a \$1,225 housing payment or \$200,000 home. At one hundred twenty percent of this number, a family could afford a \$1,752 housing payment or \$289,000 home.

- Mr. Staker pointed out that \$200,000 was lower than the lowest priced home for sale in Springdale. The key was supply and demand. The cost to develop and build was expensive.
- Mr. Marriott said the typical restaurant employee in Springdale was not making \$60,000 per year.
- Mr. Dansie reminded Commissioners the \$60,000 median income represented household income.

The fundamental factors that affect affordability are the size of the lot, the size of the house and whether it was owned or rented. He said the Commission may want to consider slightly smaller lot sizes or slightly higher densities. Then they can target areas in Town where these strategies can be pursued.

The Commission discussed the Red Hawk Development. Mr. Dansie said the apartment complex has been an unqualified success. The income-restricted home lots have not been as successful. Mr. Dansie was unsure the Town would be willing to partner with another community housing organization.

Another way to create affordable housing was contemplated under section 5.2.5 which allows a property with an old house, or other structure, to rehabilitate rather than tear down and build new. This would be a less expensive option.

- Mr. Taylor suggested the Commission add language that would allow for increased density in the Village Residential zone on a case-by-case basis. Mr. Dansie said this was one strategy the housing committee considered but it was not pursued. The idea could be revisited again.
- Ms. West said there may be concern from residents if a lot next door to them develops into apartments. Rentals are needed but changing zoning to allow increased density was a lot to ponder.

Motion to adjourn at 7:03pm made by Mike Marriott; seconded by Liz West.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 11-17-15

