



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, DECEMBER 8 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:00 PM.**

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

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

Approval of Agenda: Motion made by Jack Archer 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 welcomed Toni Benevento as the new Associate Town Planner. She is a longtime resident of Zion Canyon and excited to join the staff.

- Mr. Dansie also announced the Town has initiated a Transportation Master Plan and hired Jones & DeMille. The plan will investigate transportation topics in Springdale including parking and traffic congestion, bicycle and pedestrian issues. Approximately 50 people attended an open house to provide input. Those interested in providing input can access a link to a comment form on the Town website.
- The St. George to Springdale transit study is underway. There will be a series of public open houses to gather feedback; the schedule to be announced.

Mr. Staker asked if there was any consideration to burying power lines during the SR-9 reconstruction project. Ms. West also asked about including natural gas lines.

- Mr. Dansie said both could be investigated. The extent of UDOT's project was to rebuild the road only. The Town would need to consider additional sources of funding for other projects. The Mayor has encouraged staff to brainstorm projects and improvements since this would be the ideal time for them.
- Mr. Burns recently attended a Utah Clean Cities workshop and the desire to connect Salt Lake City and National Parks with electric charging stations was discussed. The community can seek funds to help install. Zion National Park currently has four electric charging stations but Springdale could add this to the list of projects.
- Mr. Taylor inquired about the rock ditches. Mr. Dansie said traditionally the Town has protected the ditches however there were surprising community comments that come out of the transportation open house. Many felt the ditches were an eyesore, collect trash and are a hazard for pedestrians and motorists.

Ms. Carlson announced the Joy to the World Light Parade would be held Saturday, December 12th starting at 7:00pm followed by a Sweets Social at the Canyon Community Center.

Action Items:

Mr. Dansie said the applicants for the DDR for Anasazi Plateau were anticipated at the meeting. They were not yet in attendance. Therefore Commissioners moved items A2 and A3 ahead of this agenda item.

Review and approval of 2016 Planning Commission dates: Ms. Carlson said dates for application deadlines and Planning Commission regular meetings had been provided in a proposed schedule for 2016. Work meetings were not included on this schedule so as not to confuse the public. The work meetings were reserved for Commission business. The Commission was required to approve the regular meeting schedule each year.

Motion made by Mike Marriott to approve the 2016 meeting dates; seconded by Randy Taylor.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Consideration and action regarding nomination of 2016 Planning Commission Chair and Vice Chair: Generally the Town likes to rotate people in these positions. Mr. Marriott acknowledged however that Mr. Archer had been doing a great job and the rest of the Commission agreed. Ms. West was endorsed as Vice Chair.

Motion made by Mike Marriott to recommend Jack Archer as 2016 Planning Commission Chair and Liz West as 2016 Planning Commission Vice Chair; seconded by Allan Staker.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Design/Development Review: Anasazi Plateau Lot 30: Ms. Benevento summarized the project. The lot was in the Foothill Residential (FR) zone with a planned development overlay. No pole test was conducted however the design complies with the stricter guidelines for a view obstructing lot. The plans note a construction fence will be erected to not disturb the natural terrain.

Mr. Dansie said the applicant and contractor were not yet in attendance. Mr. Archer suggested they put a stipulation in the motion regarding protection of the conservation easement.

Mr. Taylor confirmed cut slopes would not exceed excavation limits. He voiced concern that excavation would be difficult due to the amount of bedrock. Mr. Dansie said the applicant was aware of the soil conditions. It can be expensive and difficult to build on rock but can result in a more firm foundation. Much of the lot would be left in its natural state.

Mike Alltucker was in the audience representing the Anasazi Home Owners Association. He indicated the HOA had approved the home design with a list of conditions. He mentioned the applicant planned to install solar panels.

Lyman Everett arrived and brought physical material samples. He had not built in Anasazi before but was familiar with the rules regarding the conservation easement and need for orange fencing.

- Mr. Everett said the solar panels would be installed at a low angle and hidden by pony walls.
- Alan Lee would be doing the excavation work and familiar with the bedrock situation. They would not do any blasting and the lot elevation would not change.

Motion made by Liz West to approve the Design Development Review for Anasazi Plateau Lot 30 based on findings conditions in ordinance 10-3A, 10-15 and 10-13C have all been met. Conditions include: 1) the development and the rock wall will not impede on the conservation easement and orange fencing be used to protect it; seconded by Mike Marriott.

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye
Motion passed unanimously.

Discussion/Information/Non-Action Items:

Discussion of revisions to the General Plan: Chapter 5 Housing: Mr. Dansie said the Commission discussed this chapter during their last work meeting. They determined the theme and goals of the chapter were still relevant. In addition they considered cottage neighborhoods and accessory dwelling units (ADUs) to encourage more rental housing. The Commission also discussed seasonal populations and how this referred to both employees and residents.

Mr. Archer said HOAs voiced their objection to ADUs. Mr. Marriott said HOAs have their own rules and have a mechanism to prevent them if they desire.

- Mr. Taylor said the rules are difficult to enforce as the current lawsuit between a local HOA and homeowner demonstrates.

Ms. West asked which rules would have precedence for a homeowner. Mr. Dansie said a homeowner has to abide by both the Town and the HOA rules. They do not have bearing on each other. The Town rules are municipal ordinances and are enforced through the police power of the community. CCR's are private covenants and are enforced through civil actions. The Town established its policies separate from anything an HOA did or did not do.

Mr. Dansie said the Town Council wanted to see what came out of the Planning Commission's review of the General Plan before taking up the conversation regarding ADUs again.

- Mr. Dansie felt it wise for the Commission to revisit the ADU ordinance drafted previously and make a refreshed, updated recommendation to the Council.
- The Commission decided to remove references to any particular zones regarding ADUs and replace it with more general language.

Mr. Dansie said this was the last chapter in the General Plan for the Commission to review. He would like to package it up into a semi-finished product then schedule a public comment session to allow public feedback.

- Mr. Archer recalled the Commission had considered adding an Educational chapter to the General Plan. It would contain a list of strategies and goals to better communicate with the community. He suggested Commissioners review their notes from previous meetings and forward suggestions to Mr. Dansie for apps, websites and information that would be relevant to include in this chapter.

Ms. West brought up the topic of adding increased housing density in Town. Perhaps in a situation similar to the recent Cope zone change request, it would be better to allow increased density in Village Commercial than consider a zone change to commercial. She said some lots are good candidates for increased housing density. Creating a subzone might support this idea.

- Mr. Dansie said rather than a subzone a whole new zone could be established – a “multi-family zone” for example - which can accommodate higher density housing. This would be applied in specific, limited areas in Town.
- Mr. Taylor said that instead of rezoning specific areas, property owners could apply for this zone.
- Mr. Dansie said this concept was referred to as a “floating zone”. It was not designated until someone took advantage of it. He said it would not be appropriate for the Planning Commission to assign the zone in advance.
- Commissioners favored this concept and said they could create specific criteria and conditions for when and how to apply.

Mr. Dansie said the Commission could craft a new zone standard with purpose and objective statements. They could create a strategy in the General Plan that suggests further investigation of this concept to allow for increased residential density. Upon their review, if the Town Council likes this new strategy, they can instruct the Commission to explore further and make a recommendation.

Mr. Marriott asked about section 5.1.2b and felt it watered down the concept of parkitecture. He recommended the Commission strengthen the verbiage to foster architectural style and encourage more creative expressions of parkitecture.

- Mr. Dansie felt the statements emphasized blending structures with their surroundings and making them less obtrusive. If the Commission wanted to change this focus it would be a fairly significant re-write of the strategy.
- Mr. Staker said Springdale was unique and it would be wonderful to have a common theme that emphasized the old buildings from the Park.
- Mr. Burns said the danger in this was dismissing the history of Springdale, which was an eclectic mix of buildings. Parkitecture was not what Springdale's architecture was historically.
- Mr. Staker countered that if there are no specifics the Town ends up with buildings that have no connection to the Park or the area.

Ms. West suggested the Historic Preservation Commission provide comments and recommend what could be encouraged from a historical perspective.

- Mr. Burns used Sedona, Arizona as an example and said this community did a good job of creating a common theme. Also, determining character defining elements of parkitecture would provide a guide for property owners to pick from.
- Mr. Staker said anything historic in nature should be embraced. But he felt the word 'encourage' in the General Plan wasn't enough to move people to action.
- Mr. Archer said parkitecture was one of many appropriate styles.
- Mr. Marriott said the Commission should better define what was appropriate; otherwise there was a risk of creating a hodge-podge. The language should help guide people. Mr. Burns agreed.

Mr. Dansie said these comments were helpful but better suited for the Town Appearance chapter. Was the idea to more stringently control future development in Springdale to a specific theme; or does the Town want more variety?

- Commissioners directed Mr. Dansie to create guiding language that focused on tighter control over architectural design especially in the commercial zone.
- Mr. Burns also recommended the Commission wait and see what information comes out of the Historic Preservation Commission's reconnaissance level survey. He said there was no intact historic district in Town. Most buildings were dispersed. What was here historically is mostly gone.

Mr. Dansie said he would draft the Education chapter and update language in the Town Appearance chapter. Both would be brought back for Commission discussion in January. The Commission could schedule public comment sessions in February.

Discussion of wireless communication facilities ordinance: Mr. Dansie received comment on the ordinance draft from an industry professional and the National Park. Both said lattice towers are less visually impactful than monopoles. Stealth towers can sometimes be more obtrusive.

- Mr. Dansie displayed images of various towers. He said 35' in height was likely not feasible and challenging for colocation since there needs to be separation between carriers. The Commission needs to decide if they prefer more, shorter towers without colocation or fewer, taller towers with colocation. He said camouflaged or stealth designs need well-thought out standards.

Mr. Archer said the industry comments are likely a bit self-serving. He asked the minimum height of a tower in order for it to be effective.

- Mr. Dansie said the height was dependent upon location and topography. It was not a simple answer.

Mr. Marriott said they should figure out the optimal location for cell towers in Town and limit them to these areas.

- Mr. Dansie said the Town can proactively decide the best location for towers but the Commission should provide rough parameters regarding their desire for more, shorter towers or fewer, taller towers.
- Mr. Staker said this was a technical consideration and they need help from a professional to determine the best decision.
- Mr. Dansie asked if the Commission wanted towers on the valley floor or in the foothills. This feedback would help a professional recommend the best options.
- Commissioners also wanted towers to be non-reflective.

Mr. Burns cautioned and said Ruby's Inn at Bryce had a 150' tower built to house a number of carriers yet there was only one on it.

- Mr. Dansie suggested cell tower companies demonstrate they have agreements with multiple carriers before allowed to erect a tower at a certain height.

Commissioners considered the area around the water tank and in the Balanced Rock subdivision as possible locations for cell towers. Sites would require road access and ancillary buildings.

- Mr. Burns advised the Town be careful about impacting virgin viewscales. They need to consider the effects of confining development versus spreading it out. Putting development where it has never existed before can be really impactful.

Mr. Archer suggested they get a nonbiased opinion of what height was feasible for both the foothills and valley floor.

Mr. Staker asked if they could tie wireless into fiber optics. Mr. Dansie said it could be done. Antennas could be placed on top of street lights however coverage reaches about one-quarter mile from the antenna. Therefore it would be effective for the main corridor but would not effectively cover the side areas of Town.

Ms. West suggested the Town also get mock-ups of towers within Town. A visual would help.

Consent Agenda

Motion made by Allan Staker to approve the Consent Agenda; seconded by Randy Taylor.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Motion to adjourn at 6:57pm made by Jack Archer; seconded by Liz West.

Staker: Aye

Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____

DATE: 1-19-16



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Planning Commission on 12/8/15
 If you'd like to be included on our great e-notice list, please give us your email address. That's the only reason you need to provide that 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	<u>Sis R mjt</u>	email (not required)
name	<u>MIKE FLETCHER</u>	email (not required)
name	<u>Janet Parsh</u>	email (not required)
name		email (not required)