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**MINUTES OF THE PLANNING COMMISSION WORK MEETING ON TUESDAY, FEBRUARY 2, 2016,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:02 PM.**

MEMBERS PRESENT: Chairman Jack Archer, Allan Staker, Randy Taylor, and Liz West

EXCUSED: Mike Marriott, Scott Taylor, 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 Allan Staker to approve the agenda; seconded by Liz West.

Staker: Aye

R. Taylor: Aye

Archer: Aye

West: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced a public open house concerning a possible transit route from St. George to Springdale would be held on February 8th starting at 5:30pm in the Canyon Community Center. The public is encouraged to participate and provide comments.

Mr. Staker asked if the Moenave development deadline had passed and if there was any progress. Mr. Dansie answered there was a deadline imposed by the ordinance however this date had not passed. A grading permit was recently issued for infrastructure and utilities.

Mr. Staker asked for a summary from the recent transportation meeting with engineers Jones & DeMille. Mr. Dansie said the Town was looking to make improvements to issues including traffic, parking and trails. The transportation master plan would also take into account public comment received in December. By mid-March Jones & DeMille should have a draft with recommendations to the Town. There will be a public open house to present findings to the community.

Discussion/Information/Non-Action Items

Discussion of revisions to the General Plan Chapters 2 through 12 and review of written public comment: Mr. Archer announced the Commission would not take public comment tonight on the General Plan. There will be a public hearing conducted during the next Planning Commission meeting on February 16th to take public remarks.

Mr. Dansie said there were three objectives for the discussion tonight. The first was to get comments from the Planning Commissioners on the chapters posted to the website. The second was to review the public comment received. The third was to outline a plan for the February 16th public hearing and moving the plan forward.

- Ms. West commented Mr. Dansie did an exceptional job crafting the language in each section. They were easy to understand and read.

Commissioners went through the General Plan in chapter sequence.

Chapter 2: Town Appearance

- Mr. Dansie acknowledged some previous edits had not yet been captured in Chapter 2. He would make all the updates and repost to the website.

- Mr. Archer suggested the number of tourists should be updated to over 3 million. Also on page 2.17 the lighting ordinance compliance date should be changed due to the delay in the street light installation.
- On page 2.6, Ms. West wanted an updated picture of a shuttle stop sign. She asked a link be created for objective 2.1.4 addressing strategies for open space.
- Ms. West said under 2.1.5.a, regarding historic ditches, she heard feedback residents would be in favor of removing the canals.
 - Mr. R. Taylor agreed and suggested the strong statement about ditches being preserved be toned down a bit given recent sentiment.
- On page 2.4, Mr. R. Taylor suggested a link be added to provide more information about the Zion Canyon Scenic Byway. Mr. R. Taylor said section 2.5.3.a mentions alternative traffic control strategies such as traffic circles; however he said the Town determined they are not practical.
 - Mr. Dansie replied some people are advocates of traffic circles and others are not. With the existing right-of-way it was difficult to accomplish but if UDOT acquired more right-of-way, then it might be possible. Mr. Dansie said traffic circles may be a more palatable solution than a signal. He recommended the Commission leave the language to provide flexibility.

Chapter 3: Land Use and Zoning

- Mr. Archer said presently there was not a method to enforce violations in the conservation easement. There should be stricter penalties or a bond requirement. This would affect 3.4.3.b and 3.4.6.c.
- Mr. R. Taylor questioned the math regarding hotel and residential units on page 3.5, objective 3.1.1. Mr. Dansie agreed and said this was outdated language from the 2010 General Plan and should be updated.
- Ms. West said this was an eye-opening chapter and suggested all residents read and understand it. Under section 3.1.1 Ms. West wanted to include language about cooperation efforts between the Town and Park concerning the management of crowds and growth. For section 3.4.4 regarding storm run-off, Ms. West wanted to provide a link for more information.

Chapter 4: Economic Development

- Mr. Archer wanted the Park visitation numbers updated for 2015.
- Under 4.1.3 Ms. West suggested adding language about cell towers. Section 4.2.1 seemed to promote arts more than managing tourism. Therefore it seemed more appropriate to include this verbiage under the Parks, Recreation and the Arts chapter. Under section 4.2.3 Ms. West wanted to include language the Town sponsors and co-sponsors events. Also that the Town would explore and seek alternative funding opportunities for these events.

Chapter 5: Housing

- On page 5.1, Ms. West wanted consistency between the uses of the words 'allows' and 'requires' when talking about subzones. Also on this page, Ms. West voiced concern about putting in writing an interest in increasing density in the Valley Residential zone. She recommended the Town explore a new zone option which allowed increased residential density. Section 5.2.5.c and 5.3.1 should include the same language about accessory dwelling units.

Chapter 6: Historic Preservation

- Mr. R. Taylor noted section 6.1.2.g talks about preserving the rockwork and ditches. He suggested this language be reworked as in the other paragraphs.

Chapter 7: Environmental Resources

- Ms. West asked the date be changed to 2017 in section 7.4.1. Language under 7.2.1 about regulating activities that contribute to the degradation of air quality should also be used under 7.5.1.d addressing trucks and idling. Ms. West requested a link to educate about the impact of invasive species under 7.6.1.e.
- Mr. R. Taylor suggested an additional strategy promoting protection of water quality and education about discharge of pharmaceuticals and personal care products into the sewer system. He also suggested a strategy about trees and plants resistant to browsing deer.

Chapter 8: Public Works

- Mr. R. Taylor pointed out with the addition of the new BluCan program many of the objectives in 8.4.3.a had been superseded or achieved.
- Mr. Archer asked about the number of residents with septic tanks.
 - Mr. Dansie said there were approximately 15-20. Most were located on Valley View or Kinesava Drive. The Town had extended the sewer line up these roads so it was likely residences with septic tanks could be connected to this system at some point in the future.
- Mr. Archer asked if the Conservation Water Management Plan was still in line to be updated by July 1, 2016.
 - Mr. Dansie said 'no', but once the General Plan was adopted this plan update could be tackled.
- Mr. Archer wanted to add verbiage about yearly maintenance of fire hydrants and water valves under section 8.1.5.b.
 - Mr. Dansie said the Water Department reviewed this chapter and provided similar comment in addition to wanting to include other strategies. The Town was updating its GIS database and employees in the field will have the ability to provide real time system updates. This would be a great improvement.
- Ms. West asked for the inclusion of educational links for sections 8.1.1 and 8.4.4.

Chapter 9: Transportation

- Ms. West asked the photo be updated to include a more recent picture of a shuttle stop.
- Under section 9.1.4.a Mr. R. Taylor noted reference to Rockville proper should be changed to Sanctuary Ranch.

Chapter 10: Parks, Recreation and the Arts

- Mr. Archer asked the caption associated with the picture on page 3 be updated to include pickleball.
- Ms. West questioned art fairs not being allowed in River Park. Mr. Dansie said several years ago the Council passed a Park Use Policy which specified organized events be held at the Town Park. The River Park was reserved for more informal affairs on a first come, first served basis.
- Mr. R. Taylor asked the mosaic wall photo on page 10.7 be replaced. The Commission had previously discussed highlighting a different piece of public art.

Chapter 11: Peacekeeping, Health and Safety

- With the recent Council approval to hire another officer, Mr. Archer asked the number of officers in this section be changed from 3 full-time to 4 full-time. He also wanted to add an additional strategy whereby the Town would seek funding through grants or cooperatives to obtain a ladder truck for the fire department.
- Under section 11.2.2, Ms. West wanted to add verbiage to show support for the fire department and ambulance and encourage a partnership. She requested an emergency management plan link be added to page 11.4.

Chapter 12: Sustainability

- Under section 12.1.1.c Mr. R. Taylor wanted to add verbiage indicating solar must conform to the solar power ordinance.
- Ms. West suggested adding language to page 12.1 to indicate the goal was to implement new and advanced methods of sustainability. Therefore ordinances would be revised as technology changed. She also wanted to add an educational link to 12.2.1.c about recommended shade trees for the area.

Chapter 13: Future Land Use Map

- The Commission asked about the transition residential zone. To clarify, Mr. Dansie said the transition residential zone does not envision any commercial uses but does envision limited higher density residential uses. One way to accomplish this was to change the zone to commercial but limiting it to residential uses only. He acknowledged that the Council and Commission have expressed trepidation regarding this approach.

- Ms. West suggested creating a new zone that would be specifically targeted toward accommodating limited high density residential development. Mr. Dansie said in this case, the transition residential land use zone makes a lot of sense.
- The General Plan is intended to guide zoning ordinances not the other way around.

Ms. West asked the status of the geologic hazards ordinance in Chapter 14.

- Mr. Dansie said the Commission declined to make a recommendation to the Town Council on a geologic hazards ordinance. The Town Council has not given any further direction in response.

Mr. Dansie said Chapter 14 of the General Plan listed priorities for the next five years. Once the plan is refined and combined with input from the public hearing, the Commission can determine how to develop these priorities. On February 16th the Commission will hold a public hearing to invite comment on the whole plan.

To solicit public comment on the General Plan, staff sent out notices to property owners and utility customers via USPS, email, and on the Town website.

- Four public comments were received. Staff also presented feedback from the survey posted to the website the last year. Public comment focused on the following topics: parking and the dog park; vacation rentals; developing a plan for pedestrians and bicycles; reconsideration of signage especially for larger businesses; expansion of the trail system; parking structures; and, conflicts between residential and commercial uses on Winderland Lane since no buffer zone existed.

Based on this feedback and input, Mr. Dansie asked Commissioners if they felt anything needed to be addressed, tweaked or revised.

- Mr. Archer said parking structures were a good strategy to research and explore. Mr. Dansie said there were properties around Town which were not visible from SR-9 and could be developed for parking.
- Mr. R. Taylor asked if parking structures were allowed. Mr. Dansie answered there were no de-facto prohibitions on parking structures but design standards make parking structures problematic. It was difficult to build one and comply with height, size and design constraints. Mr. Dansie noted there were ordinances in place that make concessions for underground development.
- Ms. West said a larger footprint would be more desirable than a higher structure. Mr. Archer agreed and said he was not in favor of parking structures unless they were not visible.
- Mr. R. Taylor felt the General Plan mirrored much of the same ideas the public expressed.

Ms. West commented the biggest areas of concern based on the public comment was protecting against over-development which included infrastructure, parking, bright over-whelming signs, open spaces, overcrowding and providing more seasonal and affordable housing. She said the Commission should revisit ordinances and determine which ones are priorities.

Mr. Staker said the air quality comments surprised him. He said the Canyon has some of the cleanest air because of the morning and afternoon breezes. He wasn't sure what these comments referred to. There was no bowl-effect in Springdale.

- Ms. West said it was cars idling, campfires and just more of everything. She said it was important to keep the Town nice and clean and not take it for granted.

Mr. Dansie outlined next steps. Staff would make changes discussed in the meeting and prepare a final draft. The draft would be distributed for comment. The next Commission meeting would be a public hearing. The Commission will make a list of recommended priorities on what should happen in the next five years and then refer the plan to the Town Council for final adoption.

Discussion of wireless communication facilities ordinance draft: Mr. Dansie said during the last work meeting Commissioners had questions about Distributed Antenna Systems (DAS). Information was provided in the staff report. In addition, the staff overhauled the ordinance using one from Sedona, Arizona as a template since Springdale had similar goals. Debbie DePompei and Todd Fuson, cell tower experts, were in the audience to assist in answering questions.

Ms. Benevento researched DAS systems and talked to professionals. A DAS system might be plausible. It was becoming more prevalent in cities. The deterrent was generally cost due to the need to install fiber optic cables; however this had recently been done in Springdale. The topography in Springdale may pose challenges however. Ms. Benevento was unsure the range of the nodes of a DAS system.

- Todd Fuson from InSite Towers said the range of a DAS system depends on many factors. It may cover the main road and corridor, but not pockets of neighborhoods or inside homes.

Mr. Archer asked the minimum height of a tower needed in Springdale to cover the Town.

- Mr. Fuson said height was important for coverage and 60'-80' was average. Even with this, there may still be customers that won't get perfect coverage. This height would also allow for colocation. There are four major carriers in the United States; T-Mobile, Verizon, Sprint and AT&T. All are interested in being in the area. He said installing a DAS system to provide coverage to a small number of homes was not economically feasible.

Mr. Dansie said, as drafted, the ordinance placed burden on the applicant to indicate height requirements and reasons why. Currently the tower height was limited to the maximum height for the zone. If more height was needed, the provider must provide documentation that would route through an expert third party review.

- Mr. Fuson said height was important but if the intent was to protect view sheds, then more sites would be needed. Stealth designs, such as building structures, windmills and water tanks, can blend into the community yet still provide good technology and coverage. He acknowledged there was no easy answer.

Mr. Staker said he was having a hard time reconciling how cell towers were possible if the height limitations in Town were 28' – 30'.

Mr. Dansie walked Commissioners through the draft ordinance. Purpose and applicability statements were similar to those in the Sedona, Arizona ordinance. The ordinance redefined facility types including attached, concealed, free-standing, stealth, or street light facility. There was priority order given to the type of facility Springdale preferred. Height was tied to the maximum height allowed in a specific zone unless a provider demonstrated greater height was needed to provide service. In this case, a study analysis was required. The approval process favored facilities at the top of the priority list. The visual impact standards were also important.

In regard to the new street light poles, Mr. R. Taylor said if poles were not structurally sound to accommodate a DAS node, the carrier may need to have another pole manufactured at their expense.

- Ms. Benevento said the salesman from Sternberg Lighting (the company manufacturing the street light poles and assemblies) indicated it may be possible to retrofit the street light poles, but it would depend upon the size of the node.
- Mr. Fuson said the DAS nodes were generally designed for one carrier. In his professional opinion the community needed to identify two strategic sites for cell towers; one could be 60' in height and the other 40'.

Mr. Staker asked if line-of-sight was critical.

- Mr. Fuson answered 'no'. The signal curves and bends.

Mr. Dansie said the question for the Commission and Council comes down to preference for fewer, taller towers or more, shorter towers. Under the current draft, preference favored shorter disguised towers. These would have an easier pathway to approval.

Mr. Fuson said the best location in Town to service everything at one time was the water tank near Town Hall. If the tank was extended 8' – 10' in height, it would allow installation of fiberglass carrier panels. These panels would be placed next to each other, not stacked. This solution would provide exceptional coverage to the community.

- Mr. Dansie said the water tank was on Town-owned property however the rest of the area was held by a private land owner. One issue was cell towers needed a place for ground support structures. The Town had an agreement with the private property owner as to how much communications equipment could be on the tank. The water tank roof was also taken up with solar panels.

- Mr. Dansie mentioned there was another water tank above River Park. There was no electricity running to this tank however. Mr. Fuson said they could take a look at the viability of this site.
- Mr. R. Taylor said from an aesthetics perspective, the water tank was the place to put wireless communication panels.

The Commission directed staff to speak with the property owner near the water tank and consider ideas which would allow wireless communication panels on the water tank.

Mr. Archer thanked Mr. Fuson for his input.

Mr. R. Taylor said the ordinance should contain language that standardized reference to freestanding facilities. Also, if light poles were not structurally sound, cell companies would need to replace them.

Regarding abandonment, Ms. West asked what amount of time defined non-maintained or abandoned cell towers. Mr. Dansie said this should be clarified.

- Ms. West wanted to be sure verbiage regarding the prohibition of signs and use of approved colors was included in the ordinance language.

Mr. Staker said cell towers would require a fence. Mr. R. Taylor asked if the Town could require something other than a chain link fence.

- Mr. Dansie said the ordinance could clarify the fence material must meet standards.

Mr. Dansie concluded by stating staff would bring back more information in the Commission's March work meeting.

Adjourn

Motion to adjourn at 7:19pm made by Liz West; seconded by Allan Staker.

Staker: Aye

R. Taylor: Aye

Archer: Aye

West: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: _____

[Handwritten Signature]

DATE: _____

2-16-16

