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**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING ON TUESDAY, MARCH 1, 2016,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:01 PM.**

MEMBERS PRESENT: Chairman Jack Archer, Allan Staker, Randy Taylor, Liz West, Scott Taylor and Jack Burns from Zion National Park. Mike Marriott arrived at approximately 5:45pm.

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

R. Taylor: Aye

Archer: Aye

West: Aye

S. Taylor: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced the staff was working on a final version of the General Plan for the March regular meeting. He asked the Commission pay close attention to Chapter 14 addressing Town priorities and implementation. Mr. Dansie said the Commission could take public comment during the upcoming meeting but they had already conducted the required public hearing.

- Ms. Carlson mentioned staff had been working together to communicate with the community and encourage input.

Ms. Benevento said the first Night Sky event was scheduled for March 12th starting at 7:30pm at the Canyon Community Center. Lee Ricci from the Southern Utah Space Foundation would discuss extra solar planets and conduct star gazing.

Mr. Dansie said the Historic Preservation Commission conducted a walkthrough with UDOT and the project design team to look at the historic ditches and identify areas that should be preserved or removed. They focused on sections in the best shape, most functional, and added to the Town's character. Mr. Dansie said the reconstruction of SR-9 could require removal of some of the ditches.

- UDOTs intention was to start the project late fall 2016. They had made every indication they planned to complete the project by winter 2017.

Ms. West asked about the recent water main break.

- Mr. Dansie said the Public Works Department did a fantastic job isolating and fixing the problem. The Town apologized for the large service outage.
- Ms. West thanked Town staff for keeping the community updated during the incident.

Mr. Burns said the Park shuttle service would start March 12th. He mentioned they expected a busier season than last year.

In speaking as a resident and not a ZNP representative, Mr. Burns said the General Plan addressed the desire to maintain small town character, but when ground-truthing the ordinances he did not believe they supported this concept. As an example, Mr. Burns referenced development in Town that was large in scale and close to the street. He raised concern about what the Town will look like if this type of

construction was allowed to continue. If small town character did not come through in the ordinances Mr. Burns said they had no teeth.

- Mr. Archer said the Commission would discuss boutique hotels in the future and could also bring other buildings into the discussion.
- Mr. Burns said residents expressed frustration because they voiced opinions numerous times on how they want the Town to look yet ordinances still allowed this type of development. He said those who care about the character of the Town and have ownership and loyalty develop in a way consistent with what most want to see. Mr. Burns pointed to the Bit & Spur as an excellent example of a major commercial rehabilitation that preserved small town character. The issue was in someone's perspective or interpretation of what small town character represented.
- Mr. Archer wanted to poll the Council to insure they would be behind any possible ordinance changes. He did not want the Commission to go through a lot of work and not have the Council respond.
- Mr. R. Taylor said the Commission needed a better way to understand the impact of development because when they reviewed projects on paper they met ordinance criteria.

Mr. Burns felt commercial development should benefit the Town and residents. He said what ended up inside a building was sometimes a moving target. Mr. Burns asked how the Commission could approve something if they didn't know what commercial business would be conducted inside.

- Mr. Dansie said aside from the design of a building the Commission might consider discussing a range of allowable uses by zone.

Action Items

Sign Permit: King's Landing Bistro, 1515 Zion Park Boulevard: Ms. Benevento said Thomas King had applied for a sign permit for his new restaurant. The applicant had worked with staff on appropriate colors and materials. The master sign program for the Driftwood Lodge would not change with the addition of these signs.

Thomas King was in attendance to answer Planning Commission questions.

- Mr. King provided a picture of a light fixture that would shine down on the sign (Attachment #1). The sign would be visible from both directions coming down the street. There were two signs; one was free-standing and the other building mounted.

Mr. S. Taylor asked about the lumens and brightness. Mr. King was unsure but mentioned the light may be dimmable. He said they could make modifications or add a deflector.

- Ms. West noted the Town did not have an ordinance indicating what was too bright. She asked if Mr. King would be willing to dim the light if it was deemed too bright. Mr. King said he was.
- Mr. S. Taylor asked who would determine what was too bright.
 - Mr. Dansie said there was no quantitative standard for brightness of signs however he was happy to work with the applicant. The Commission could consider adding this standard into an ordinance in the future.

Motion made by Liz West to approve the sign permit for King's Landing Bistro at 1515 Zion Park Boulevard based on findings it meets standards of chapter 10-24 regarding size, height, color, materials, illumination and placement for both the free-standing and building mounted signs. With the condition the applicant work with staff on the brightness of the signs in order to achieve night sky goals; seconded by Randy Taylor.

Staker: Aye

R. Taylor: Aye

Archer: Aye

West: Aye

S. Taylor: Aye

Motion passed unanimously.

Grading Permit: Disposal of Springhill Suites excavation material on property at the end of Big Springs Road (Parcel S-15-A-1): Mr. Dansie said the Springhill Suites construction required quite a bit of excavation. The developer requested disposal of the excavation material on vacant property to the northeast of the project site. Currently this area was an irrigated, open field. Adding this material would

elevate the area approximately one foot above existing topography. The applicant has agreed to revegetate the area using a native seed mix.

- Mr. Dansie recommended Commissioners consider the potential for nuisance, such as blowing dust, while the revegetation takes hold. He also noted future height allowances on this property would be measured from existing elevation. Therefore it would be important to keep record of the pre and post topography using an undisturbed benchmark.

Rick Szurgot was in attendance representing the developers.

Mr. Archer asked how close grading would get to existing lot lines and if there was a plan for run-off.

- Mr. Szurgot replied they could place a three foot offset around the perimeter. They were also working on an erosion control plan and would put in a silt fence.
- Mr. Dansie noted the property was not in a special flood hazard area.

Mr. Archer asked if the seed mix would introduce any new types of vegetation to the area.

- Mr. Dansie said the recommended seed mix was hand-selected by local expert Barb Farnsworth.
- Mr. Burns noted native seed not collected locally does not have the same genetic make-up. Native to the state was not the same as native to the local area. Mr. Burns would reach out to the Park botanist and ask for a local seed source.

Mr. R. Taylor noted the ground was already bare and stripped of vegetation. He asked about the need for a grading permit at this stage.

- Mr. Szurgot acknowledged they got a little ahead of themselves.
- Mr. Dansie indicated this concept was discussed early on in the process. They started doing work before the permit was applied for. The Town asked them to stop.

Ms. West said the developer should look for seed available locally instead of out of the region. She asked how dust would be controlled.

- Mr. Szurgot said they had a water truck. If they had seed now, they would be ready to seed within a week.

Regarding concerns over documenting the height of the area, Mr. Dansie said the developer should install a control point to denote current grade. Putting in grade stakes would be another solution.

- Mr. Szurgot said the material was a mixture of sand and clay. It would compact very well. The soil was suitable for structural fill and back fills.

Mr. Staker reminded the Commission this project was the result of a settlement agreement. He asked if height was dictated under this agreement or subject to Town ordinance.

- Mr. Dansie said the settlement had a different method of calculating building height but it was based on existing topography. The maximum building height was 26' and equivalent to what the underlying zone allowed.

Lyman Whitaker, Springdale resident who lived close to the development, spoke and indicated he was concerned about drainage. He would like to see the added material sloped and slanted from zero to 2-1/2' so water flow would be away from his property.

Motion made by Randy Taylor to approve the grading permit for the Springhill Suites parcel S-15-A-1 to distribute approximately one foot (1') of spoil from existing construction over the 3 acre property; contractor will place grade stakes around the property in strategic places so depth of fill can be determined; depth of fill will be subtracted from the allowable height of future buildings; fill will be tapered so no trench is left near existing home properties and water positively drains away from them; area to be reseeded with appropriate native seed mix with local genetic strain; irrigation system to be reactivated to help revegetation take hold; seconded by Liz West.

Staker: Aye

R. Taylor: Aye

Archer: Aye

West: Aye

S. Taylor: Aye
Motion passed unanimously.

Mr. Marriott arrived to the meeting at approximately 5:45pm.

Discussion/Information/Non-Action Items

Ordinance revision: Adjustments to the maximum height of fences and walls in setback areas: Mr. Dansie said the current maximum height of a fence or wall along side and rear setbacks was 6'. In front the maximum was 4', except the police chief could approve a request for up to 6'. For a residential property immediately adjacent to a commercial property; 6' may not be sufficient to mitigate impacts. The police chief also questioned his role in determining when a 6' front fence would be allowed. This seemed an unnecessary step.

Mr. R. Taylor said a 6' fence in front of a property blocks everything and gives the impression of a walled compound. He felt this was detrimental and not in character with what the Town wanted. Higher fences along property lines between commercial and residential could be appropriate.

- Mr. Staker and Mr. S. Taylor agreed.

Mr. Burns said for residents living on SR-9 it was a quality of life issue. Fences were put up out of necessity. Residents wanted to maintain privacy and decrease noise. He agreed it was not a desirable look however fence style and material choices would definitely make a difference.

Ms. West was conflicted. She said as visitation increased so did noise, congestion and lack of privacy. But, she enjoys all the open spaces in Town. Ms. West felt residences adjoining commercial property should be handled differently.

- Mr. Archer said a 4' front fence was good because the Town does not want compounds. He too was in favor of setting different standards for residences that share property lines with commercial areas.
- Mr. Staker suggested fences in front be 50% open and not solid.
- Mr. S. Taylor said there are more second story windows in Town so an 8' fence may be better.
- Mr. Marriott agreed a residence next to a commercial property should be allowed to have a higher fence. He suggested vegetation and/or landscape be placed at the base to soften the look. Mr. Marriott felt the Town should be sensitive to the SR-9 corridor and not wall it off.
- Mr. R. Taylor said maintaining sight distances coming out of driveways were also important.

Mr. Burns said they need to weigh appearance with quality of life. He supported instituting conditions such as consideration of materials, fence style and vegetation.

- Commissioners agreed if a 6' fence was allowed in the front it must be softened in some way.

Currently fences were allowed to be erected on the property line. Ms. West suggested the setback be pushed back.

- Mr. Staker did not think a mandated setback was the right solution. He said this may be more of a zoning conversation and houses close to SR-9 were better zoned commercial.

Mr. Dansie said staff would summarize the discussion and come back to the Commission with several ideas. Ms. West suggested staff also provide illustrations to help the Commission visualize.

Ordinance revision: Proposed regulations for wireless communications facilities: The Planning Commission previously discussed the wireless communications ordinance. The conversation centered on DAS (Distributed Antenna System) facilities placed on street lights versus one or two larger structures strategically placed around Town. DAS systems may have a limited range over traditional cell towers but they could be better concealed. Mr. Dansie said installation of towers on the Town water tanks posed difficulties.

Mr. R. Taylor said he liked the priority order the Commission already set regarding preference for wireless facility types. They allowed the provider to determine what was best.

Mr. Burns asked how fiber optic impacted wireless systems.

- Ms. Benevento said DAS systems use fiber optics so this would benefit Springdale since the infrastructure was in place.
- Mr. Dansie said DAS nodes would still require a base facility to house equipment.

Mr. Dansie said it was not the Town's responsibility to provide the infrastructure for cell service. The Town should create regulations to govern wireless communication facilities but not advocate or promote them.

Mr. Archer said the community would likely have questions regarding transmission coverage. It would be important to understand how much distance the DAS nodes would cover.

- Mr. Dansie said the Town's job was not to design the load of the facility or determine what it would look like. He said if the Commission was primarily concerned in providing better wireless coverage to the community this was a different priority than concern over visual impacts. Mr. Dansie said understanding the area a DAS system would cover could not be determined until a provider designed a system.
- Ms. Benevento said per her research most DAS systems had been installed in larger cities and downtown areas, not areas like Springdale.

Mr. Dansie said the ordinance draft was close to being finished if the Commission's goal was to mitigate visual impacts. If the goal was to improve coverage, then the language would need to be retooled.

- Mr. R. Taylor said residents are coping with service. The Commission's original goal was to minimize visual impacts. He felt this was where their focus should stay.

Ms. West asked about the timing to get an ordinance in place.

- According to state statute, a wireless facility application could be held for six months while an ordinance was being drafted. At this point if an application came in, it would need to be evaluated using the existing regulations. That would mean the current underlying zone height restrictions.
- Mr. Archer said if a carrier comes into Springdale they must provide service to the whole Town. Mr. S. Taylor agreed and said it should be a priority that cell phones work for both residents and businesses.

Mr. Marriott said perhaps the least visually impactful approach was to install two cell towers rather than DAS nodes on street lights. He felt the nodes were very unattractive.

Ms. West suggested the Commission seek the opinion of an unbiased expert.

Mr. Dansie presented a list of possible next steps: the Commission could move ahead with the ordinance as drafted; they could modify the language to accommodate the concerns discussed; they could seek more input from other professionals. Mr. Dansie said expert opinions cost money and the Town Council would need to authorize the expenditure. This would slow the process. Despite the staff's research it was unlikely they could answer every question the Commission, Council or public would have.

Commissioners expressed discomfort in making a decision without seeking additional information. Their intention was to craft the best ordinance to visually protect the Town yet provide coverage.

- Mr. R. Taylor said the current ordinance draft could function as a stop-gap. It would provide controls while the Commission continued to pursue the advice of consultants.
- Mr. Staker commented no one would build a system to accommodate 500 residents; any interest in this area related to the three million visitors coming through Town. Residents already had adequate service so he wasn't sure there was benefit to the Town adding more service.

Mr. Dansie said if the Commission did nothing, the underlying zoning regulations would apply if an application was submitted. The provider would need to prove they required additional height. Plus they would pay for an independent third party review to demonstrate the height was necessary. The current ordinance draft incentivized applicants to consider less visually impactful facility types.

Mr. Dansie suggested a public hearing may be a logical next step. This would not lock the Commission into anything and allow them to gather public feedback. Staff would develop a survey to ask about community cell service.

Adjourn

Motion to adjourn at 7:12pm made by Allan Staker; seconded by Mike Marriott.

Staker: Aye

R. Taylor: Aye

Archer: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 3-15-16

Product Catalog > 120v

DL Destination Lighting

Attachment #1 (1 page) 3/1/16

ZOOM



NEXUS LG. T S

Dimensions + Res

15452BZ

Width:

Height:

Weight:

Material:

Backplate Width:

Socket:

LED Info:

Lumens:

Color Temp:

CRI:

LED Wattage:

Incandescent
Equivalency:

Dimmable:

Notes:

Leadwire:

Voltage:

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