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**MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING
ON TUESDAY, AUGUST 2, 2016 AT 5:00 PM AT
TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:04 PM

MEMBERS PRESENT: Chairwoman Liz West, Allan Staker, Randy Taylor, Scott Taylor, Mike Marriott and Jack Burns from Zion National Park (arrived later in the meeting)

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 Liz West to approve the agenda; seconded by Mike Marriott.

Staker: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Ms. Benevento said she created an extended table of contents in the General Plan which would make the online version searchable by term. If clicked on each item brought you to the specific page. The appendixes and management plans were also included in the improved 'clickable' functionality. Hard copies had been printed and would be distributed to Commissioners.

Ms. Carlson said the Clerk's Office intended to set up a Springdale Resource Center in the library. This Resource Center would have hard copies of Town documents and reports, such as the General Plan, making it easier for interested parties to access information.

Mr. Staker asked about the impact to the Town from the Tour of Utah.

- Mr. Dansie said the Town had worked with the Tour of Utah in advance to establish mitigation strategies. On the day of the event both he and Ms. Benevento monitored the impacts of parking and traffic. Mr. Dansie felt the impacts were minimal. The road was closed for about 16 minutes and only eight vehicles were detained. Tour of Utah personnel directed people where to park and secured enough parking for the staff, team and riders. The race was through Springdale and torn down by 9:00am.
- Mr. Staker said despite all the negative comments before the event, he saw no negative impacts and wanted to encourage these types of events in the future.

Ms. Carlson announced there was a Town Council seat opening vacated by Bill Weyher. Applicants must be a resident of and registered to vote in Springdale. Interested parties could apply with the Town Clerk. The deadline for applications was Friday, August 5th. As part of their regular meeting on August 10th the Town Council would interview applicants and appoint a new Council member.

Action Items

Review and possible approval of revised front elevations and materials for the single family homes in the Moenave subdivision – Mountain Vista Development, Tyler Kukahiko: Ms. Benevento said the applicant had revised elevations to include design elements more in line with the Town's character. Staff indicated the applicant had not provided material or color samples yet but would do so

before pulling a building permit. If the Commission had suggestions about the design the applicant was open to comments.

- Mr. Dansie said the builder was nearing completion of the infrastructure. The developer would like to start building soon.

In the July 19th meeting the Planning Commission motion approved the developer's design however the Commission wanted to look at the revised elevation drawings once they were available.

Mr. S. Taylor said he liked the revised designs including the gabled roofs, shake shingles and stacked stone.

- Mr. Marriott said the new designs were an improvement. He suggested there be more of an overhang for the corbels to look more realistic. Staff would share this comment with the developer.

Mr. Staker was concerned more with the density of the homes than the design. He said it would look more like a bunch of row houses without space between them but understood this was discussed long ago.

Ms. West thanked the applicant for working with the Town and being willing to make changes more pleasing to the Town.

Motion made by Scott Taylor that the Planning Commission accepts the drawings and improvements to the Moenave Subdivision design elements and allows the developer to move ahead; seconded by Randy Taylor.

Staker: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Changes to chapter 10-24 of the Town Code altering the requirement for illumination and colors for signage: Mr. Dansie said the Planning Commission had discussed proposed revisions to the sign ordinance and held a public hearing. Changes dealt exclusively with illumination and color requirements. The Planning Commission recommended internally illuminated signs be prohibited. With this proposed change signs could be externally illuminated or backlit.

Mr. Dansie noted that under section 10-24-2, pertaining to material standards, language was inadvertently left in but had since been updated to strike verbiage about plastics and polymers being eligible for use in internally illuminated signs. The end result was that all signs in Springdale must be made of wood, metal or stone and be externally illuminated or back lit.

- Mr. R. Taylor suggested the phrase "and internally illuminated signs" phrase be deleted but not the section pertaining for plastics. This allowance would provide for theater marquees.

Mr. Marriott felt this was a horrible ordinance and anti-business. He said the General Plan encouraged small business and the creation of an environment where they could prosper. Destroying the ability to have a certain sign style did not meet this objective. He did not agree that internally illuminated signs were more metropolitan. This took away a business' ability to be creative. Mr. Marriott said Springdale had some of the most restrictive signage in Utah and he referenced sections 4.1.1.a and b in the General Plan suggesting the Town not do this. He wanted the Town to more actively involve businesses when amending ordinances. Having a variety of signage would promote objective 4.2.3 to enhance the visitor's experience and the physical environment. Mr. Marriott referenced code section 10-24-1 addressing regulations that provided for a healthy business environment. He felt none of these elements were considered in the discussion. Mr. Marriott questioned how the Planning Commission got to this point and believed they were beyond the initial intention. He said it was a mistake and not in the interest of any business in Town.

Jack Burns, from Zion National Park, arrived to the meeting.

Mr. S. Taylor said he felt Mr. Marriott's frustration however to him a sign did not make or break a business. A downward lighting system could be very effective and Mr. S. Taylor did not think an internally illuminated sign was necessary.

Mr. Marriott said there were a lot of good internally illuminated signs. He felt this proposal would limit flexibility, lead to signs looking alike, and he could not support it.

- Ms. West said the discussion started with the Subway sign and continued with priorities of the General Plan including logos and lighting. She referenced section 10-15C-1 which encouraged outdoor lighting practices that minimized light pollution, glare and trespass in order to protect the night sky.
- Mr. Marriott said it was a crazy argument if this was being done in the name of saving the night sky. Some front lit signs affected this as well.
- Mr. S. Taylor commented it wasn't just the night sky but the look of the Town that was being preserved. He felt having old-fashioned, less metropolitan-looking signs were better. The Springdale residents were calling for the change.
- Mr. Marriott said the Town was ok with modern architecture and modern building materials. He cautioned they didn't go too far with restrictions.

Mr. Marriott said there should be a greater spirit of cooperation in working together. He felt businesses got the brunt of ordinance changes. The businesses were not the source of all the problems in Springdale.

- Mr. Burns said businesses posed the largest risk to change in the character of the Town from their scale, location and these types of practices. He said they could not ignore the fact that Springdale was located at the doorstep of a national park.

Mr. Marriott said he did not see a proliferation of business. Zones were restricted and the Town was already fairly built out and could not expand commercially. Mr. Marriott expressed frustration that the Planning Commission did not reach out directly to business on matters that affected them. He wanted something sent that went straight to the heart of the matter and got their attention.

- Ms. West said staff created a flyer that was sent to everyone. They could not affect who responded.

Mr. R. Taylor said for him this ordinance involved two issues; the night sky and the look of the Town as village, small-scale. Changes and redevelopment were happening very fast. Many properties were underdeveloped with lots of acreage, such as Desert Pearl and Bumbleberry. The Town needed to take a stance regarding the scale of development. This ordinance was a reasonable way to achieve these goals.

- Mr. Marriott said businesses play an important role in the community and many forget this.
- Mr. R. Taylor said he wanted more small businesses but an internally illuminated sign would not make or break a viable business. He suggested the Commission recommend the ordinance to the Town Council and allow them to have the discussion.
- Ms. West understood business generated revenue for the Town but in this case it was more a matter of what was needed than wanted.
- Mr. Marriott said if the Commission was committed to goals of village-scale and small town atmosphere they needed to be ready to take it farther.
- Mr. S. Taylor commented the signage ordinance was a good place to start.
- Mr. R. Taylor agreed and said the Commission should go farther otherwise they should give up the look of the Town.

Mr. Marriott said the Town looked better now than it did 20 years ago. He said small town atmosphere was also about how a community came together and not just how it looked.

- Mr. S. Taylor said a small town look would generate more business. People coming to Springdale from large cities appreciated the rarity of a small town look.
- Mr. Marriott did not agree an internally illuminated sign made us un-small town.
- Mr. Staker said the Town did not need to fine-tune ordinances every time an opinion was expressed. He did not think internally illuminated signs were a bad thing.

Mr. Burns said as new information and technology came forward ordinances needed to be relevant. They could not stay static. There was a cost associated with change.

- Mr. Marriott countered new technology was digitally-oriented.
- Mr. Burns said new technology may work in the opposite direction of a town trying to maintain its character. LED lighting could be good depending on lumens and color but without proper guidance it could go in the opposite direction. It was predictable that more internally illuminated signage could come.

Ms. West said this wasn't random. These changes went along with the General Plan regarding the night sky and the relationship with the Park. Night sky was such a big draw for people. She referenced information from National Geographic and International Dark Sky Society about standards and statistics.

- Mr. Burns said it was well documented that internally illuminated signs contributed to the degradation of the night sky. He asked the compelling reason to continually allow an activity that was known to compromise night sky quality; especially when there were other options available.

Mr. S. Taylor said a sign was a small portion of a business. Creativity could still be put forth with cleaner rooms, better food and trained staff.

The Commission discussed the topic of amortization. Mr. Dansie provided some information to help frame the conversation. Typically whenever a municipality changed an ordinance, anything legally existing prior to the change became a legal non-conforming use. A legal non-conforming use could continue until voluntarily altered or changed. All existing internally illuminated signs would continue as non-conforming uses.

- The only way to do something retroactively was to do it through an amortization process whereby the Town determined a period of time for a property owner to recoup their investment. In order to be legal and defensible it must be backed up with a median value analysis to support the amortization time period.

At this time the Commission did not want to include an amortization period in the ordinance changes.

Motion made by Randy Taylor to recommend approval to the various sign ordinance sections as provided in the agenda packet specifically sections 10-15C-4(A), 10-15C-5(F), 10-17-4(A), and 10-24-2. In 10-24-2 the change would be in B2 with the deletion of internally illuminated signs retaining the portion appropriate to theater marquees. The Planning Commission had discussed the ordinance quite a bit and had a lot of input from citizens to protect the night sky and promote a village feel and small town character as contained in several goals of the General Plan. Internally illuminated signs don't control the direction of light and allow it to scatter into the night sky. Exterior backlit signs are a better way to control light sources; seconded by Scott Taylor.

Staker: No

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: No

Motion passed.

Discussion/Information/Non-Action Items

Strategies to promote pedestrian and bicycle transportation: Mr. Dansie said the Planning Commission began discussing ways Springdale could encourage a more pedestrian and bike-friendly atmosphere. In his staff report Mr. Dansie proposed a number of concepts whereby the Town could facilitate this type of activity through land use ordinances. Off-street and on-street parking would be addressed later as this played a key role in managing a pedestrian and bicycle atmosphere.

UDOT drove changes in the right-of-way, but the Planning Commission specifically regulated development of private property. The right-of-way would have the infrastructure which allowed people to move back and forth. Private property would have the incentives to entice people to walk from point A to point B. Both needed to work together in order to be effective.

Although Mr. Staker said all the ideas were wonderful but didn't think there was much existing business could do given their proximity to the highway.

- Mr. S. Taylor used Sol Foods as a good example of a business that utilized an outdoor plaza to entice people.
- Mr. Dansie said there was not a lot of vacant land to be developed but there were opportunities for redevelopment of existing properties as buildings continued to age. The idea was to cultivate strategies and policies to help guide redevelopment.

Mr. Staker said the SR-9 rehabilitation project will change the look of the Town. It would set the tone for quite some time.

- Mr. Dansie agreed there would be very significant changes including wider sidewalks, bike lanes and managed parking.

Regarding the SR-9 redesign plan, Mr. Burns raised concern about parking being developed on the opposite side of the road from the Park's south entrance. This would put people in jeopardy as they cross a busy road. It was important to consider pedestrian flow in order to get people to the Park safely.

- Mr. Staker said Springdale had limited resources for parking. The Park had acres of land for parking inside the entry way.

The Planning Commission discussed the suggested strategies:

- They supported encouraging more active use of front setback areas in both the central and village commercial zones including removal of the parking requirement and permit for an open air display.
- They supported requiring more use of courtyards and plazas in commercial development in site design.
- They supported requiring front setback landscape to provide shade and interest for pedestrians.

Mr. Burns reminded they need to be aware of potential impacts to residents who live adjacent to businesses.

The Commissioners commended Mr. Dansie for developing a great list of concepts to consider.

- Mr. Dansie said each Commissioner brought a unique perspective and outlook to the conversation. Diverse viewpoints were what made the Planning Commission work. They each brought a voice from a different segment of the community. Sometimes consensus won't happen but this was ok.
- Ms. Benevento commented it was refreshing to see an engaging conversation about topics Commissioners felt passionate about.

Adjourn

Motion to adjourn at 7:01pm made Liz West; seconded by Mike Marriott.

Staker: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.


 Darci Carlson, Town Clerk

APPROVAL:  DATE: 8-16-2016

