



118 Lion Blvd PO Box 187 Springdale UT 84767 \* 435-772-3434 fax 435-772-3952

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING  
ON TUESDAY, AUGUST 16, 2016 AT 5:00 PM AT  
TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**Meeting convened at 5:00 PM**

**MEMBERS PRESENT:** Chairwoman Liz West, Allan Staker, Randy Taylor, Scott Taylor, Mike Marriott and Jack Burns

**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 Scott Taylor.**

**Staker: Aye**

**R. Taylor: Aye**

**L. West: Aye**

**S. Taylor: Aye**

**M. Marriott: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Mr. Dansie announced the Town Council formally appointed Jack Burns an alternate member and Scott Taylor a full-time member of the Planning Commission. Cindy Purcell would take over as the ex officio member representing Zion National Park.

Mr. Dansie provided updates on pending ordinances.

- For the Wireless Communications Ordinance, the Town Council engaged a consultant to provide input. The consultant was concluding work on the draft which would go back to the Council for formal review at their September meeting.
- For the Sign Ordinance, the Council thanked the Commission for their work on the proposed changes. They asked the Commission to reconsider the ordinance and solicit help from a consultant to tweak the language. Staff would seek opinions from experts prior to bringing the ordinance back to the Planning Commission.

Ms. Benevento announced the next Night Sky Event was tonight at 9:00pm. Mr. Phil Moore from Hurricane High School would present followed by stargazing with a telescope. This was the third season for these successful events and everyone was encouraged to participate. Ms. Benevento was commended for doing a great job this year in lining up presenters.

Mr. Dansie mentioned the Utah League of Cities and Towns was sponsoring a training seminar about land use regulation on Saturday, August 27<sup>th</sup> in St. George. The Town would cover the registration fee for any Commissioner wanting to attend. Staff would research if the presentation would be recorded for future viewing.

**Action Items**

- **Design/Development Review: Multi-family residential development at 715 Zion Park Boulevard – Kirk Barker:** Mr. Marriott recused himself from the discussion since his father was connected to the project. Mr. Dansie said this proposal was for a seven-unit apartment complex just south of the 9 East Restaurant.

- The building was designed consistent with the standards of the Central Commercial Zone. Prior to issuance of a building permit the developer needed to provide a more formal landscape plan, details on the building mounted lighting, and specific information related to the height of parking lot lights. Although not an ordinance standard, staff encouraged use of LED lights with warmer color temperatures.
- Since the property was located in the special flood hazard area, the developer would need to obtain a floodplain development permit.
- A rendering was submitted to represent color and materials but it was recommended the developer provide physical samples for approval.

On a procedural note, Mr. Dansie apologized for the oversight in not sending out public hearing notices in time for the meeting tonight. The Commission could consider the development proposal however the public hearing must be advertised and held prior to a formal vote. The public hearing would be held during the next Planning Commission meeting on September 6<sup>th</sup>.

Rob Bishop was in attendance to represent the developer and answer questions.

- They currently did not have a landscape plan but would present one.
- Mr. R. Taylor encouraged the developer to save as many trees on the property as possible. Mr. S. Taylor indicated Chinese Elms were a nuisance and suggested they be removed but the others preserved. Mr. Bishop said he would make a recommendation to the ownership.
- Information and dimensions regarding the parking lot light pole measurements were not yet available.
- The drainage report indicated water flowed across the property to the river following its historic pattern. The 24" culvert acted as retention and the cinderblock wall had gaps which allowed water to flow to the river.
- Mr. R. Taylor asked about excess flood water and raised concern about the 1" pipe from a maintenance and sustainability standpoint. Mr. Dansie said the Town Engineer would review.
- Concerned with consistency and brightness, Mr. Burns recommended the developer used 3500K or less LED lights. Mr. Burns also suggested light fixtures on balconies be positioned so neighbors could not see the light source from below.
- Mr. Staker asked if the property could change to nightly rentals. Mr. Bishop said the intention was to use the property for employee housing or multi-family residences. Mr. Dansie said the zoning on the property would allow for transient lodging.
- Regarding the flood hazard zone permit the applicant had not begun the process to obtain one. Mr. Dansie noted it was not a difficult process.
- Mr. S. Taylor asked the developer to consider more accent rock work in the design to make it look more like Springdale.
- Currently the house on the lot was vacant. It would be demolished once an excavation permit could be obtained.
- The back portion of the building pad would be raised about 2-1/2' to 3' during grading. The front was closer to natural grade.

Commissioners indicated there were a number of issues still to be answered. They provided a recap of their recommendations to the developer including those from the DCD's staff report:

- The applicant must submit a landscape plan, in conformance with the requirements in Chapter 10-18 of the Town Code.
- The applicant must provide details on the locations of building mounted lighting, as well as proposed light fixtures.
- Parking lot lights are limited to 14 feet in height and must be setback a distance equal to 2.5 times the light's height from all property lines.
- The applicant must provide color and material samples.
- The applicant must submit and receive approval for a floodplain development permit.
- The applicant needs to provide more detail regarding drainage.
- The Commission recommended the developer save as many trees as possible, not including the Chinese Elms.
- The developer was encouraged to use 3000K LED lights and provide more detail regarding building lighting in general.
- The developer was encouraged to integrate more stone accents into the design.

The Planning Commission would hold a public hearing on September 6<sup>th</sup> and continue the discussion about the project.

**Design/Development Review: Parking lot at parcel S-138-A-2 – Janet Mika:** Mr. Dansie said the Commission reviewed this proposal in their last meeting. During that meeting Commissioners voiced concerns about the project. These concerns included the 30' setback variance request, details on the retaining walls, landscape, storm water run-off and coordination with UDOT about the culvert at the front of the property.

The Administrative Hearing Officer granted a variance to reduce the 30' setback to 5' for a parking facility only. The applicant had also submitted information to address the Commission's other concerns.

UDOT determined the cut stone headwall was a historic feature and asked the applicant to preserve it. For this reason the driveway had been relocated. The storm drain system would daylight the culvert wall and then flow through it.

- Ms. Mika said her engineer indicated this adjustment had no impact on the retention basin and drainage.
- Mr. R. Taylor was concerned about water run-off in excess of the storm drain and where this would flow. Ms. Mika was unsure and said she would look into it.

Mr. S. Taylor was concerned there had to be a crosswalk from the parking lot to the other side of SR-9 in order for it to be safe. He also felt there should be an asphalt surface instead of road base.

- Ms. Mika had discussed crosswalks with staff and UDOT. Requests for crosswalks must come from the Town. It was UDOT's decision if a crosswalk was warranted. Mr. Dansie said if approval of the project was linked to installation of a crosswalk it may give the Town more leverage with UDOT.
- Mr. Burns was also concerned about directing people across busy lanes of traffic. Mr. Dansie said the Town was concerned with safety but also had general governmental immunity as it related to liability.
- Mr. R. Taylor didn't want to make a crosswalk a condition of development. Many already crossed the road now.
- Mr. Dansie said the variance approval also came with conditions. One of those conditions was that the staff and applicant work together to request a crosswalk. Historically UDOT was opposed to crosswalks where there was not an intersection. With the SR-9 project UDOT did a crosswalk analysis and approved new crosswalks in other locations.
- Mr. Staker said safety was a concern but Town had many businesses on the opposite side of the street. This parking lot would better organize cars. Controlling people crossing the street was out of the Town's control.

Mr. Dansie said there were standards in the ordinance regarding parking lot dimensions and landscape. The ordinance required an 'all-weather' surface as determined by the Town Engineer.

- Ms. Mika said an 8" road base would be appropriate for this purpose as per her engineer. She would like to pave the lot in the future. Ms. Mika indicated each space would have a concrete bumper and non-reflective ceramic markers to delineate each space.
- Mr. Burns noted the lot prohibited vehicles longer than 17'. He asked if a long vehicle would be able to maneuver their way out. Ms. Mika said access was widened to 30' and there was room for them to exit.

Mr. Burns said use of ornamental grass was a concern for the Park. They tended to be quite invasive. There were a number of native grasses that could be considered.

- Ms. Mika said hardy, xeriscape plants were intended. The grass type would be changed. Ms. Mika also indicated they planned a weekly service to come in and care for the landscape.

Mr. R. Taylor wanted it noted there would be a culinary water connection to irrigate the landscape. There needed to be a way for them to clean sediment from their storm drain vaults.

- Ms. Mika said cisterns would likely not work unless filled by a water truck. Therefore they would tap into the culinary water system until landscape was established.

**Motion made by Randy Taylor to approve the design/development review for the public parking area on parcel S-138-A-2 Janet Mika applicant. The Commission finds the 30' setback requirement has been superseded by the approval of a variance from the Appeal Authority granting a setback of 5'; the landscape plan has been submitted and is acceptable; the grading is not located on any steep slope of the property; the retaining wall designs have been submitted and are acceptable; the storm drain calculations and design submittals are acceptable with an understanding there be access to underground vaults for maintenance and removing of sediment; the applicant will continue to work with UDOT on securing the encroachment permit; the kiosk building meets Town requirements; With conditions: 1) The Town Engineer must review and approve plans for: filling the drainage and installing the culvert; the hydrology report and plans for storm water retention; and any retaining wall greater than four feet in height; 2) The applicant has submitted an irrigation plan for the landscaping that includes a connection to the Town's culinary system to provide the water; seconded by Mike Marriott.**

**Staker: Aye**

**R. Taylor: Aye**

**L. West: Aye**

**S. Taylor: Aye**

**M. Marriott: Aye**

**Motion passed unanimously.**

**Sign Permit application: Parking lot at parcel S-138-A-2 – Janet Mika:** Ms. Benevento said this application was for a sign at the parking lot project just discussed. The sign was freestanding and was compliant with all standards. The location of signage matched the ingress/egress of the parking lot. The applicant chose colors that were compliant with the Town's color palette.

Ms. Mika said the sign would be immediately north of the access. There was landscape around it. The sign would emulate the national park sign in design and materials. Mr. Burns thanked Ms. Mika for showing sensitivity to the Town character. The sign would not be lit.

The daily rate would not be posted on the sign. Rates may change from time to time. The pay envelope would indicate rate and instructions.

Mr. Marriott thought the sign by itself may be a little inadequate. He suggested more signage to communicate how the pay system worked.

- Ms. Mika asked if she needed a permit for a sign on the kiosk. Ms. Benevento said if it was visible from off the property it would need a permit.
- Internal directional signage did not need a permit. Mr. Dansie said instructions on the kiosk would not be considered a sign, but if 'Park Here' or 'Pay Here' was visible from the road, and designed to attract business, it would need to be permitted.

**Motion made by Mike Marriott to approve the sign permit application for parcel S-138-A-2 Janet Mika, as the Commission finds it is in compliance with size, location, height, colors and materials and illumination; seconded by Liz West.**

**Staker: Aye**

**R. Taylor: Aye**

**L. West: Aye**

**S. Taylor: Aye**

**M. Marriott: Aye**

**Motion passed unanimously.**

**Consideration and action regarding nomination of 2016 Planning Commission Chair and vice:**

**Motion made by Allan Staker to recommend the nomination of Liz West as Planning Commission Chair and Randy Taylor as Vice Chair for 2016; seconded by Mike Marriott.**

**Staker: Aye**

R. Taylor: Aye  
L. West: Aye  
S. Taylor: Aye  
M. Marriott: Aye  
Motion passed unanimously.

**Consent agenda**

Mr. S. Taylor recommended a change on page 5 on the July 19th minutes. The word 'cubic' was added to the sentence 'There would also be 140' of pipe, 3,000 cubic feet of retention basin and a storm drain'.

**Motion made by Randy Taylor to approve the consent agenda with the change to the July 19<sup>th</sup> minutes adding the word 'cubic' to the 3,000 feet of retention basis; seconded by Scott Taylor.**

Staker: Aye  
R. Taylor: Aye  
Archer: Aye  
L. West: Aye  
M. Marriott: Aye  
Motion passed unanimously.

**Adjourn**

**Motion to adjourn at 6:27pm made by Liz West; seconded by Mike Marriott**

Staker: Aye  
R. Taylor: Aye  
West: Aye  
S. Taylor: Aye  
M. Marriott: Aye  
Motion passed unanimously.

  
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Darci Carlson, Town Clerk

APPROVAL:  \_\_\_\_\_ DATE: <sup>LW</sup> ~~8/16~~ 9-6-2016

