



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, OCTOBER 18, 2016 AT 5:00 PM AT
TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:00 PM

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

EXCUSED: Allan Staker, Cindy Purcell representing 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 Liz West to approve the agenda; seconded by Scott Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie sent an email to Commissioners regarding an online training opportunity. Both he and Ms. West wanted to provide Commissioners training opportunities that were closer to home. Staff intended to regularly forward links to training courses and encouraged Commissioner to take advantage of the information as a way to stay apprised of various land use topics.

Chairwoman Liz West met with Tom Dansie prior to the meeting. The Commission had a long priority list of work items to tackle. Working through these items during work meetings was effective but time intensive; therefore, it was recommended to use subcommittees with representation from the Commission and the community as an efficient way to tackle specific issues. Once a subcommittee had a recommendation it would be brought to the full Planning Commission for deliberation. This model had been used in the past and it worked well. At the upcoming work meeting in November the Commission would discuss subcommittee assignments.

Mr. Burns said on October 26th the Park would conduct public scoping meetings in Springdale to encourage input on the Visitor Use Management Plan. They would present some proposed actions.

- Mr. Burns said visitation during the month of September was 26% higher than last year. To-date, 470,000 more people had visited the Park. Overall visitation was 15% higher than 2015 and he said Park visitation may go over 4,000,000.

Ms. Benevento announced the next Night Sky Event would be held October 27th at 7:00pm at the Canyon Community Center. The Cedar Breaks National Monument Night Sky Rangers would present the program.

Action Items

Public Hearing: Design/Development Review: Tori Spainhower requests a design/development review for a new commercial building on Lot 2 of the Spainhower subdivision (approximately 1601 Zion Park Boulevard): Mr. Dansie said this request was for a new commercial development. When the subdivision was approved in 2015, the lot was noted to be constrained. This development was very close to the regulatory floodway and, per code, no portion of the development was allowed to encroach this

area. The cantilevered deck proposed in the plans was five feet (5') about flood elevation and would not interfere with the floodway.

- Today the Commission would review and approve the proposed structure against development standards in the Village Commercial zone. The applicant would need to apply for a conditional use permit as a separate process if the structure was used for a transient lodging facility.
- If in the future the commercial use should change, the property owner may be required to add additional parking spaces beyond the number being proposed today.

Mr. R. Taylor asked about the sewer line and basement. He noted the basement would go below the flood elevation.

- Mr. Dansie said the applicant planned to relocate the sewer line at their expense. In addition, specific flood-proofing requirements were not applicable in this instance but it would be in the applicant's best interest to include flood-proofing in the construction of the basement.

Mr. S. Taylor raised concern about the style of the design. He referenced code section 10-16-4B(3)(b) and noted Pueblo or Santa Fe were prohibited styles.

Mr. R. Taylor asked if the applicant was required to pay into the fund for curb, gutter and sidewalk.

- Mr. Dansie said when the subdivision was developed the property owner was required to make that contribution but subsequently the trail was put in front of the property. With the trail, there was no intent to add curb, gutter and sidewalk.

Ms. West referenced minutes from the Planning Commission and Town Council meetings that previously addressed the subdivision. Motions called out constraints with the property and required the applicant increase the landscape area requirement on Lot 1 as well as Lot 2.

Public questions: None were asked.

Commission questions: Tori Spainhower was in attendance to answer questions. Mr. S. Taylor asked the style of architecture.

- Ms. Spainhower said it had a modern style but was not Santa Fe. The footprint of the property was limiting so the applicant tried to architect the style to match the shape of the lot. Ms. Spainhower felt the architecture was interesting and inviting to visitors and would be an asset to the community. In the future Ms. Spainhower wanted the commercial use of the building to eventually be a spa/yoga studio. The alternative use for the time being was a transient lodging facility.

Addressing landscape questions, Ms. Spainhower said landscaping on Lot 1 was measured at nearly 40%. Landscape on Lot 2 would include drought tolerant plants. It would also incorporate arbors, vines and copper planters. She provided a revised drawing (Attachment #1).

- Referencing the design guidelines manual, Mr. Burns encouraged the use of Mulberry and Ash trees. He voiced concern with plants that were non-native and highly invasive. Mr. Burns recommended the broom plant and desert pampas grass should be removed. Ms. Spainhower said she was happy to make changes.

The proposed material on the outside was stucco. Mr. S. Taylor asked if the applicant would consider rock work to break it up.

- Ms. Spainhower felt the two-tone stucco treatment would be effective. She provided color samples compliant with the Town's approved color palette.

The transient lodging facility required three parking spaces. If the applicant converted the commercial use to a spa/yoga studio it would require seven parking spaces. Shared parking between Lot 1 and Lot 2 was possible.

The applicant acknowledged she was aware no development, including fill, was allowed in the regulatory floodways.

Motion made by Liz West to open public hearing; seconded by Mike Marriott.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Public comment: There was no public comment.

Motion made by Mike Marriott to close public hearing; seconded by Randy Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Commission deliberation: Ms. West was concerned about the flat roof. She said it was not compatible with the recommendations in the design manual. There was not a blanket prohibition regarding flat roofs but code language 10-16-4(B)(6) discouraged them.

- Ms. Spainhower said the roof had a parapet and the solar panels would be flat. She noted there were several flat roofs in the area. The other building on her property had a flat roof in the back. A flat roof would hide the solar panels.

Mr. S. Taylor raised concern about the style of the building.

- Mr. R. Taylor said it was a modern building and didn't really fit in with other buildings along SR-9.
- Mr. Burns said we lived in an angular landscape and the new building was similar in design to the one that existed on the property. The small size was not intrusive or detracting from Town character. The color and material choices were important. For him it worked because of the proximity to the other building in the subdivision.
- Mr. Marriott said a discussion about required building design elements could be an item for the Planning Commission to consider in the future.

Commissioners advocated stone work as a design element but could not require it be used.

- Ms. Spainhower was willing to add stone or other natural material but wanted to consult her architect so it looked appropriate.

Mr. Burns and Ms. West expressed concern the Planning Commission was setting precedence by allowing this modern design.

- Ms. Spainhower felt contemporary designs were already allowed with buildings such as Sol Foods and the Desert Pearl restaurant addition.
- Mr. Burns agreed but questioned whether the Town should continue to move further and further away from the General Plan guidelines.

Motion made by Mike Marriott to approve the Design/Development Review for the Tori Spainhower residence on Lot 2 of the Spainhower subdivision at 1601 Zion Park Boulevard as the Commission finds it is in compliance with all of the underlying Town codes with the following conditions of approval: 1) landscaping percentages be verified by staff showing at least 60% of the property must be retained in natural open space or landscape, with at least 30% of the property being landscaped; 2) the parking space shown on the plans encroaching into the front setback area must be removed or relocated; 3) If the use be converted to a commercial use other than a one-unit vacation rental in the future then the use must provide additional parking, per the Town Code; 4) no development, including fill and stacked rock walls, may be placed in the floodway. The applicant must place survey stakes along the floodway boundary that will remain in place during the course of construction to verify no development encroaches into the floodway; 5) the sewer relocation and setbacks be verified by the Town staff and Town engineer; 6) applicant work with Town staff to find natural rock material to help better allow the project to fit in the natural

landscape; 7) the desert pampas grass and broom plant shown on the landscape plan be replaced with appropriate historic trees such as Mulberry; seconded by Liz West.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Mr. Dansie provided an update on the procedure for review if the Town was in the process of amending an ordinance. State law required evaluation of applications according to the ordinance in place at the time of submission. If the Town formally started the process to amend an ordinance the application could be held until the ordinance was officially updated. An application could be held for no longer than six months.

- In the sign ordinance amendment being contemplated, the Commission recommended bright white not be allowed for text; however, applicants could not be required to change the color of the text at this point.

Sign Permit Application: Moenave Subdivision, parcel S-160-A-4-A – Mountain Vista Development:

Ms. Benevento said this application was for real estate signs which were temporary in nature and evaluated according to the Town's sign standards for a subdivision due to the developer's request to have larger and more signs than allowed under the normal standards for real estate signs. The Commission would review the two (2), twelve (12) square foot signs on the property. The third sign location was contingent upon the applicant receiving written approval from adjacent property owners. Ms. Benevento believed the signs met the color palette. They would not be lighted.

- The signs did not appear to be incorporated into the landscape or planter box as required.

Mr. R. Taylor noted the real estate sign was larger than six square feet.

- Ms. Benevento acknowledged this was an issue but the applicant agreed in an email that the size would be reduced to the allowable size.

Motion made by Liz West to approve the sign permit on the Moenave subdivision parcel S-160-A-4-A the Mountain Vista Development. The two free-standing signs meet the requirements of 10-24 with conditions: 1) the free-standing signs do not exceed 12 square feet in area or 4 feet in height and shall be located a minimum of 6 feet from the public right-of-away; 2) signs be incorporated into the landscape design or planter box; 3) the signs shall be removed within 7 days after the last sale has been consummated; 4) the developer must obtain a written approval from property owners to place real estate sign at intersection of SR-9 and Lion Boulevard; 5) the real estate sign be changed to meet the requirement of being six square feet; seconded by Scott Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit Application: Tribal Arts, 291 Zion Park Boulevard – Dawni Udall: Ms. Benevento said this sign application would replace the current free-standing sign and building-mounted sign. The proposed decorative band on the building was considered a work of art and as such must be reviewed and approved by the Town's Art Review Board after the design/development review.

Dawni Udall was in attendance to answer questions. She said the letters on the sign would be off-white in color. The metal frame from the old street sign would be taken down and the new one would be unframed. She felt the signs needed external lighting but details had not been decided. Ms. Udall contemplated LED lighting under the overhang for the building-mounted sign. The Commission was comfortable allowing the applicant to work through the Community Development staff in approving any external lighting.

- Mr. S. Taylor said the Commission recommended color temperatures be at or below 3000K to comply with night sky requirements.

Motion made by Scott Taylor to approve the sign application for the Tribal Arts Gallery at 291 Zion Park Boulevard in compliance with Town Code chapters 10-24 and 10-17 with findings: 1) the decorative band must be approved by the Art Review Board prior to installation; 2) any lighting that may be used be compliant with night sky and work with staff for compliance; seconded by Mike Marriott.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit Application: Zion Mountain School, 868 Zion Park Boulevard – Michael Banach: Ms. Benevento said the applicant requested two signs to replace the current signs. The free-standing sign would be the same size and same materials. The second sign could be 26 square feet which included an allowable 30% increase given the distance away from the street.

Michael Banach was in attendance to answer questions. Mr. Banach was willing to change the letter coloring from bright white to off-white per the Commission's request.

Ms. West noted the colors did not match the Town palette. Mr. Banach said he was willing to change logo colors to meet the approved color palette. For the climbing device silhouettes Mr. Banach agreed to find a color that was distinguishable and approved.

The roof had lights in the soffit but there was no direct lighting on the building-mounted sign.

Window signs were limited to a certain percentage. Staff would confirm coverage was compliant. It was analyzed several years ago but would be re-verified. The free-standing sign was already lit. No additional lighting would be added.

- Mr. Burns raised concern that the light fixture currently in place was not night sky compliant.
- Mr. Dansie said the ordinance allowed ground-mounted lighting only for monument-style signs. The light must be shielded so only the sign face was illuminated. The Town's preferred method was to illuminate from above.
- The Commission recommended staff verify lighting was compliant with existing standards and did not spill over.

Motion made by Randy Taylor to approve the sign permit for Zion Mountain School at 868 Zion Park Boulevard which meets the requirements of chapter 10-24 for size, location, height, color and materials. The applicant has agreed to meet the color palette for logos and to use off-white letters instead of bright white. Staff will check the ground-mounted lighting for the monument sign to be sure it meets the current ordinance for spillage outside of the sign; seconded by Liz West.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Sign Permit Application: 9 East, 709 Zion Park Boulevard – Lezlie Heller: Ms. Benevento said this request would replace the existing sign that was out of compliance. All colors, materials and illumination were compliant. The current sign would be removed before the new sign could replace it. The new sign was a projecting sign and a section of code indicated the need for an 8' clearance from the lowest part of the sign to grade immediately below, however this sign hung over the courtyard wall.

Lezlie Heller was in attendance to answer questions. Ms. Heller said an 8' clearance would look odd and make the sign very high.

- Mr. R. Taylor was fine with this location but expressed concerned it could set precedent for other signs in Town.

The new proposed sign would replace the existing sign which was not compliant due to its size. Ms. Heller explained there was a miscommunication with the builder of the sign creating the incorrect size issue.

Ms. West referenced code section 10-17-4A(2)(b) for acceptable colors for sign copy. Mr. Dansie said all background colors needed to be within the Munsell system. The exception was sign copy which also added white, black and lighter tones. The current ordinance allows logos that were 10% or less of the allowable sign area to be any color. If larger than 10% the logo colors needed to conform to the approved color palette.

- Ms. Heller said the white color in the logo could not change; it was an integral part of the logo. She planned to use a soft white but not bright white. Staff would measure the logo to confirm it was 10% or less of the allowable sign area.

Motion made by Liz West to approve the sign permit application for 9 East at 709 Zion Park Boulevard with the findings the sign meets all the requirements under chapter 10-24 regarding size, location, height, colors and materials. There will be no illumination and the current unlawful 9 East sign needs to be removed before completion of this newly proposed projecting sign is put into place and the applicant will work with staff on copy areas to choose a softer white and the white on the logo will be measured so it is 10% or less or be modified to meet the requirement. The sign will not be higher than 15'; seconded by Scott Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

The Commission took a brief break. The meeting resumed at 7:08pm

Grading Permit: Driveway access to parcel S-139-A-NP-2 (located at the end of Kinesava Drive) –

John Lee: Mr. Dansie said this property went through the variance process to allow driveway access to cut across 30% slopes. This application was a request to begin construction of the driveway.

- Mr. Dansie clarified the variance did not allow disturbance of all 30% slopes on the property; therefore, he recommended the Commission require the limited area of disturbance be fenced off during construction.
- The proposed work will result in significant cut and fill slopes with a steep aspect ratio. Code required slopes of this height and size to be stabilized with engineered, stacked rock walls.
- All disturbed areas needed to be revegetated with drought tolerant seed mix.

Mr. Dansie said the findings in the variance hearing showed the only legal and feasible access to this property cut across 30% slopes.

John Lee was in attendance to answer questions. He indicated he had no plans to build on the property right now. His current home was next door. Mr. Lee said the realtor told him he had one year to comply with the variance.

Mr. Lee indicated he planned to use approximately (100) 4' high x 5" wide steel rocket tubes to stabilize the slope instead of stacked stone. He intended to do the work himself although Mr. Lee did not have an engineered plan.

- Mr. Dansie said any kind of retention of slope over 4' in vertical height needed to be engineered. Code section 10-15B-7(c)(5) was specifically referenced.

Mr. Lee showed the Commission the area of proposed excavation. Mr. Dansie noted it would be important to confer with the fire marshal regarding the width of the driveway for fire equipment.

Mr. S. Taylor said anywhere the soil was disturbed needed to be reseeded. There were currently no details about irrigation for revegetation. Mr. Lee said he would use what the Town recommended.

Ms. West expressed concern there were no plans submitted for consideration.

Mr. R. Taylor said he was uncomfortable not having a professional engineered plan for the design and construction of the walls and slope itself.

- Ms. West referenced the standards in chapter 15B. She did not feel enough information was provided to make a decision. Mr. S. Taylor agreed.

Ms. West recommended Mr. Lee work with staff and also develop a slope stability plan. The Planning Commission wanted to see more information. Once this was available Mr. Lee could bring his request back to the Commission.

Motion made by Scott Taylor to table for further consideration. Applicant needs to provide plans for: the engineering stacked rock work; for the cuts to be done; for revegetation and the system for watering; for staking to be done where soil is disturbed for the driveway; and for calculation of cut and fill quantities. Material for the stacked wall to be stacked rock in compliance with Town code. seconded by: Liz West

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Revision to Residential Design/Development Review: Grading plan for Lot 39 Canyon Springs, Toulouse Residence – Shawna Sprague: Ms. Benevento said there were issues with the development cutting into 30% slopes on the east corner of the lot. Conditions of approval required the applicant come back with grading and design plans to illustrate how water would be managed on the property. The applicant was also required to submit engineered plans for the retaining wall. Ms. Benevento said new plans avoided the 30% slope boundary and the major wash coming off property was being funneled into a 7' drainage swale. The plans submitted were professionally engineered.

There was a notation on the plans indicating a track-out pad. Staff would follow up with the applicant and confirm what this was.

Mr. Dansie said prior to construction 30% slopes should be staked and fenced to avoid accidental disturbance.

Ms. West wanted to mention the applicant had full knowledge of the geologic hazards pertaining to this lot.

Motion made by Liz West for the revision to the residential Design/Development Review grading plan for Lot 39 Canyon Springs, Toulouse residence. The application meets chapter 10-9A, 10-15 and the Zion Park Resort Settlement Agreement and 10-15B grading standards. All findings from the previous motion are included and the track-out pad needs to be moved within the approved limits of disturbance or completely removed altogether; and the property be staked so no grading is cut outside of the boundaries; and the applicant has full knowledge of the geological hazards pertaining to Lot 39 seconded by: Scott Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Consent agenda

Mr. R. Taylor made a correction in the October 4th minutes regarding use of the word luminance and illuminance. The range of brightness was corrected to 5000K to 2200K.

Motion made by Mike Marriott to approve the consent agenda with the changes noted; seconded by Randy Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.

Adjourn

Motion to adjourn at 7:48pm made by Liz West; seconded by Scott Taylor.

Burns: Aye

R. Taylor: Aye

West: Aye

S. Taylor: Aye

Marriott: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 11-15-14



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Planning Commission on 10/18/16

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Sandy Bull
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JOHN LEE
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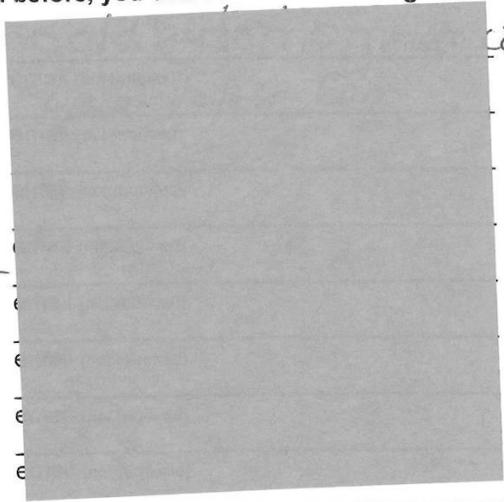
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