

1. January 7, 2020 - Agenda

Documents:

[010720.JOINTWM.COURTESY.PDF](#)

2. January7, 2020 - Packets

Documents:

[ITEM A1 STREETScape-BUILDING DESIGN TC-PC REPORT 1-7-20.PDF](#)

[ITEM A2 - TC-PC REPORT 2020 PRIORITIES.PDF](#)

[ITEM A3 - TC-PC GENERAL PLAN - 1-7-20.PDF](#)

[ITEM A4 - HISTORIC PRESERVATION EFFORTS_COMMISSION DUTIES.PDF](#)



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TOWN COUNCIL/PLANNING COMMISSION JOINT WORK MEETING NOTICE AND AGENDA

**THE SPRINGDALE TOWN COUNCIL & PLANNING COMMISSION WILL HOLD A JOINT WORK MEETING
ON TUESDAY, JANUARY 7, 2020, STARTING AT 5:00PM,
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.**

Attending Clerk: Katy Brown

Approval of the agenda General announcements

A. Information/Discussion/Non-Action Items

1. Discussion of strategies: 1) Enhancement of streetscape, public spaces and pedestrian accommodation; 2) Building appearance and design standards (time limit target 40 minutes)
2. Discussion of 2020 Commission work meeting priorities (time limit target 30 minutes)
3. Review of upcoming General Plan update process (time limit target 20 minutes)
4. Consideration of Planning Commission assuming duties of Historic Preservation Commission as outlined in section 10-26-3 (time limit target 10 minutes)

B. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by Town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

If you have questions regarding any of the agenda items, or other community development comments, please contact the Community Development staff at 435-772-3434 or tdansie@springdaletown.com

The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.

Packet materials for agenda items will be available by January 3, 2020 at:
<https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



Memorandum

To: Town Council and Planning Commission
From: Thomas Dansie, Director of Community Development
Date: January 3, 2020
Re: **January 7, 2020 Special Town Council and Planning Commission Work Meeting
Streetscape / Building Appearance and Design Standards**

The Planning Commission has developed concept strategies to enhance the visual appearance of the built environment and infrastructure in the Town, particularly as seen from SR9. The Commission has discussed major revisions in two areas:

- 1- Enhancements to the publicly owned portion of the right-of-way to improve aesthetics and promote more pedestrian activity in the downtown area.
- 2- Significant changes to the building appearance and design standards for commercial buildings.

Before developing fully refined proposals to present to the Council, the Planning Commission wanted to have an initial discussion with the Council. The purpose of the discussion is to solicit the Council's support for these revisions, and to get initial feedback from the Council on these initiatives.

Streetscape Enhancements

The recent SR9 improvement project created new infrastructure to promote more walking and bicycling in the Town (wider sidewalks and new bike lanes). The project also included aesthetic enhancements such as stone inlays in the sidewalk, sections of stamped concrete sidewalk, and (perhaps most significantly) removing the overhead powerlines along SR9.

The Planning Commission proposes to build on these improvements to create an even more welcoming, inviting, and aesthetically pleasing experience for people walking and biking along SR9. The Commission is proposing the following kinds of improvements:

- Aesthetic streetscape enhancements such as public art installations, interactive objects (e.g. sound gardens), and planter areas.
- More benches and shaded areas.
- Fire pits / fire displays.
- Public spaces such as small public courtyards, public squares, and amphitheaters.

Staff has developed concept level sketches of some of these potential improvements (attached to this report). Staff has also researched a major streetscape enhancement initiative in Helper, Utah that could be used as a template for moving forward a similar streetscape enhancement project in Springdale.

The Planning Commission has recommended the following action steps for moving the streetscape enhancement project forward:

- 1- Seek assistance in developing a town-wide design plan for streetscape enhancements, preferably from university students or other low-cost sources. The plan would identify a

common design theme for the enhancements, and would indicate where improvements such as planters, benches, shaded areas, etc. should be placed.

- 2- Identify areas that could be used as a public square, courtyard, or other gathering place. This could mean partnering with owners of underutilized private property, or purchasing private property for this purpose.
- 3- Develop a public art display program to get more art displayed downtown. This program could be in cooperation with public art display programs in St. George and other nearby communities.

Building Appearance and Design Standards

The Town already has design standards that help new construction in Springdale maintain and promote the village atmosphere. However, these standards allow a wide variety of architectural styles. In many instances the standards are not as clear as they could be. Further, the current height and setback regulations allow tall buildings to be placed fairly close to the street. As vacant commercial property becomes scarcer, and demand for commercial development continues to increase, the pressure to maximize the developable portion of every commercial property in Springdale has also increased.

The combination of the factors cited above have led to several recent developments that, although compliant with the current design standards, may not promote the Town's village character as much as the Commission would have hoped. In response the Planning Commission has discussed making fairly significant changes to the design standards for new commercial buildings.

The Commission has discussed making the following changes to the Town's design standards:

- Require consistent design standards between the CC and VC zones (currently the CC zone requires additional design standards—such as incorporating reentrant corners into buildings—that the VC zone does not).
- Develop a building height to setback ratio standard that would require taller buildings to be pushed back further from the front property line.
- Develop standards for the scale of covered entryways and port cocheres such that their size compatible with the overall size of the building.
- Require buildings on the same property to have consistency and compatibility in architecture and design.
- Develop standards for rooflines and roof styles that promote parkitecture style roofs (for example, moderate pitch roofs with gabled ends), and discourage flat roofs or extreme variation in roof style.
- Require parkitecture design details in all new commercial development: use of sandstone, wood (or steel) siding, gable roof ends, etc.

Requested Action

The Commission has requested feedback from the Council on these initiatives. Before spending more time on these projects, the Commission wants to know if the Council is supportive of these efforts. Additionally, if the Council does support these efforts the Commission wants the Council's ideas and feedback.

The Council should give the Commission general, non-binding feedback regarding:

1. Whether or not to proceed with the streetscape enhancement project,
2. Whether or not to proceed with the commercial zone design standards revisions,
3. Any thoughts, ideas, suggestions, or concerns the Council has on either of these two initiatives.



La Quinta Inn & Suites by Wyndham at Springdale



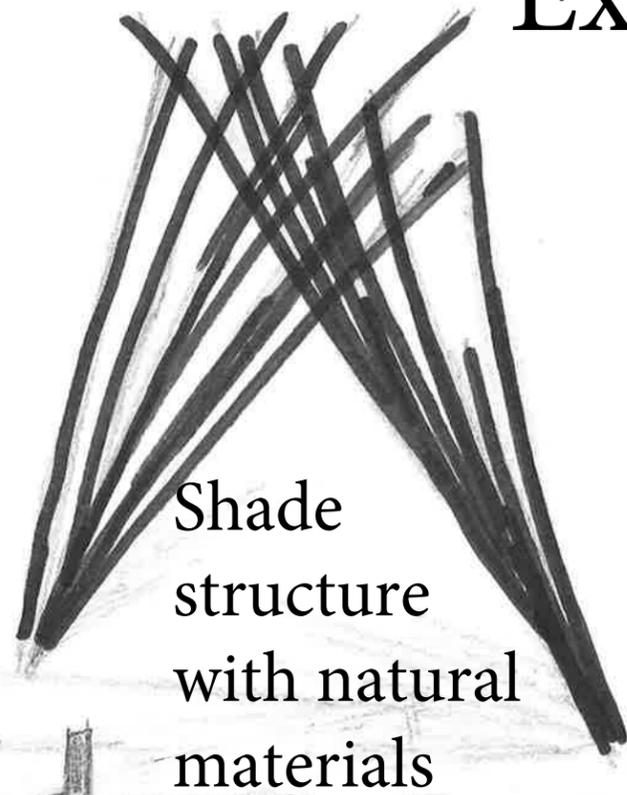
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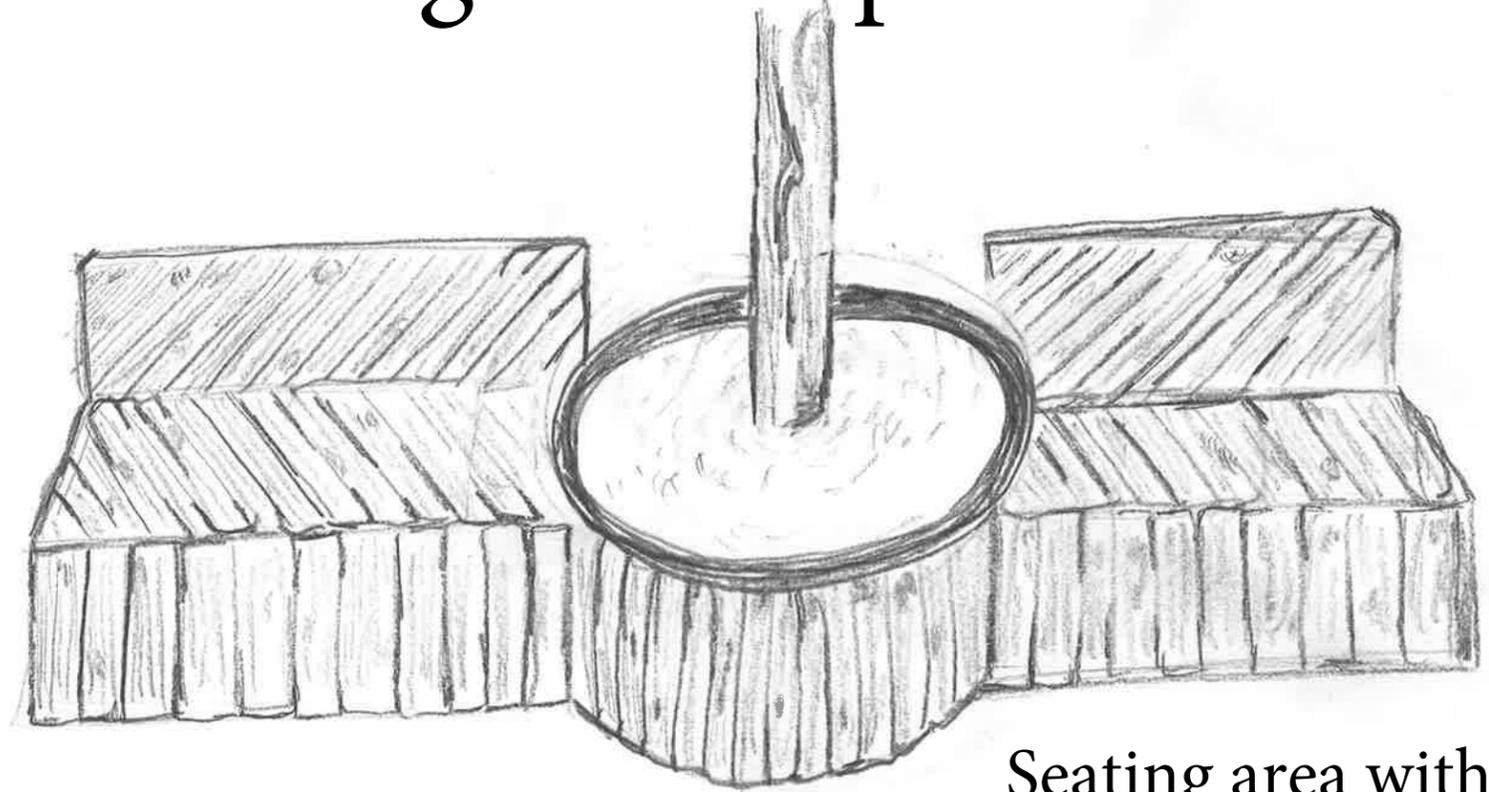




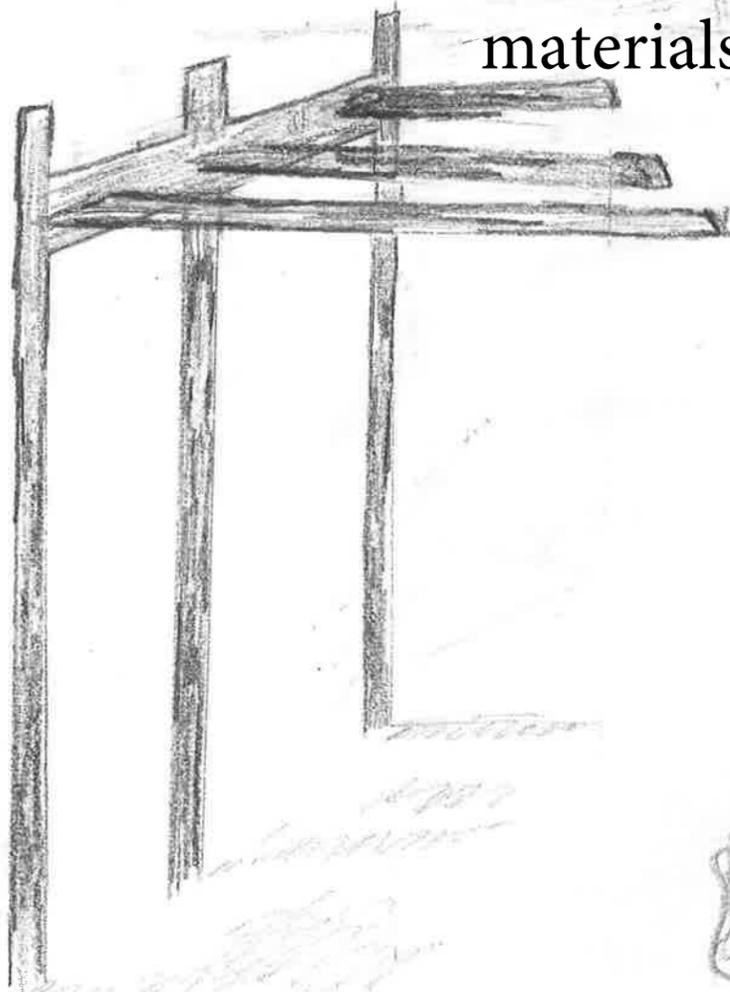
Examples of design concepts



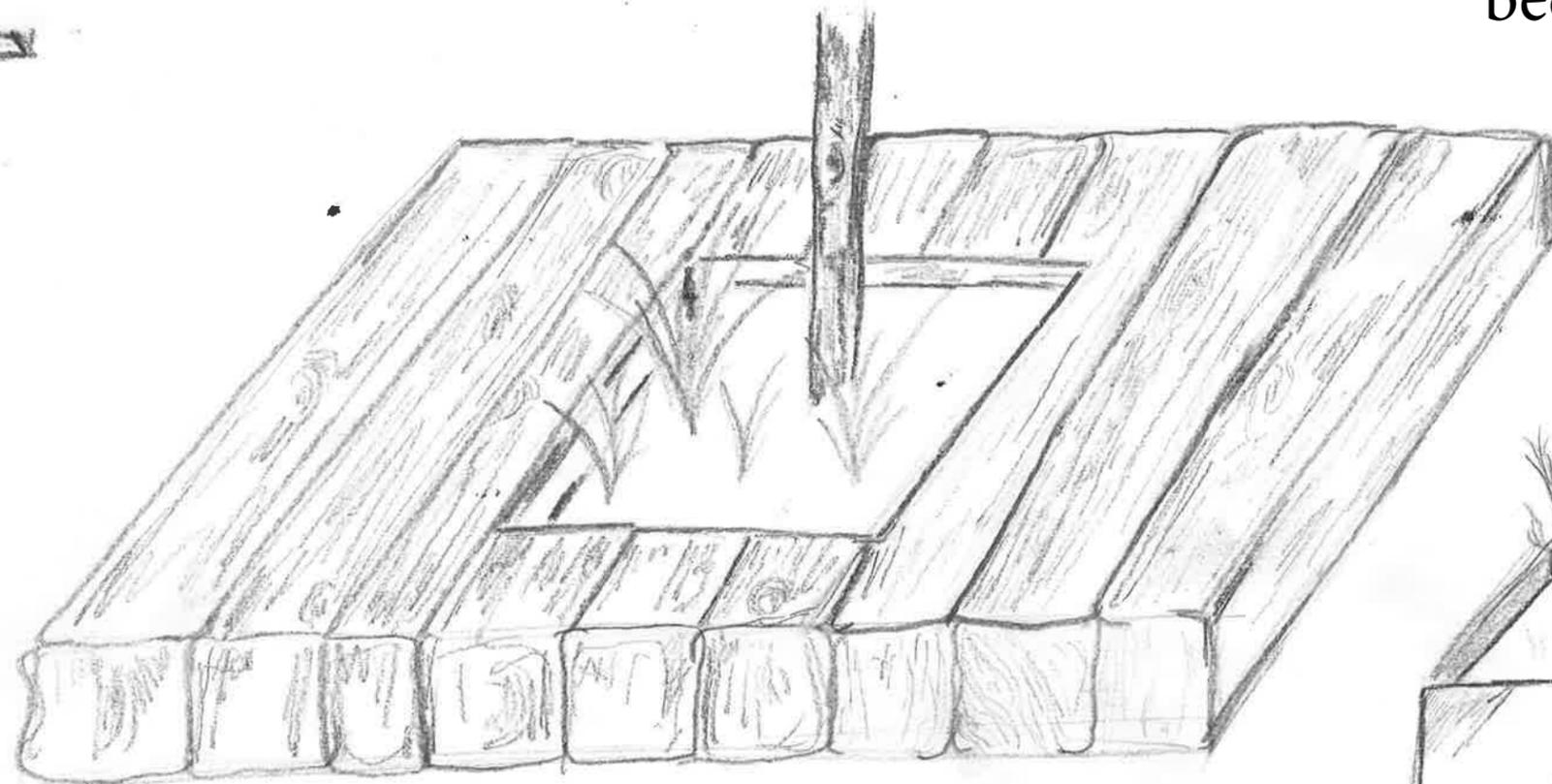
Shade structure with natural materials



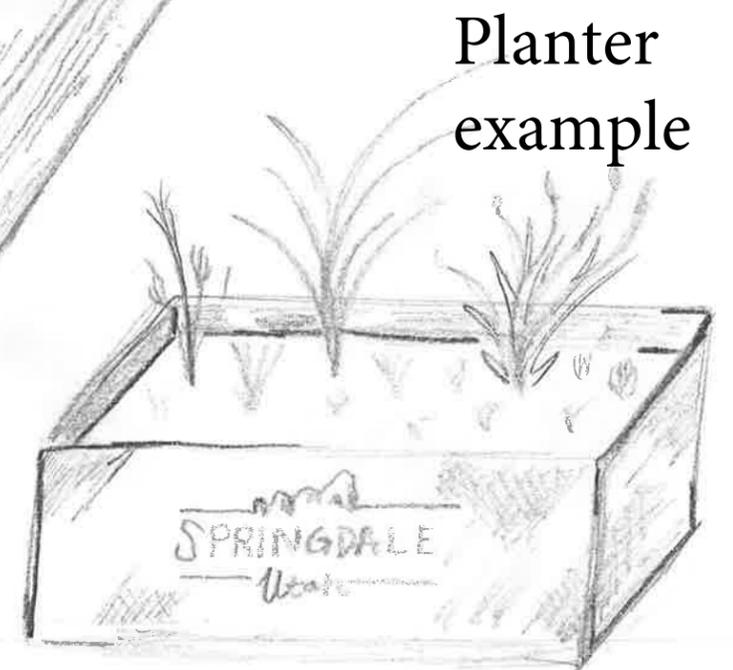
Seating area with raised bed



Shade structure



Seating area with raised bed



Planter example



Memorandum

To: Town Council and Planning Commission
From: Thomas Dansie, Director of Community Development
Date: January 3, 2020
Re: **January 7, 2020 Special Town Council and Planning Commission Work Meeting
Work Meeting Priorities - 2020**

The General Plan directs the Council and Commission to periodically review the priorities in the General Plan, and to establish planning priorities for the next year. The Council and Commission should review the General Plan, particularly the priorities in Chapter 14. The Council and Commission should then decide which goals and objectives are most important, then establish a plan for addressing these priorities in the coming year.

To help the Council and Commission in this process, the following is a summary of projects already underway, in the initial stages of completion, or have been identified as a priority in the 2019-2020 budget process.

- **Virgin River Protection Ordinances:** The Town's Virgin River Consultant is finalizing technical analysis that will support new ordinances that more specifically regulate development in the Virgin River corridor. Staff anticipates ordinance revisions being ready for Commission review in February or March.
- **Streetscape and Building Design Ordinance Revisions** (see packet material for Agenda Item A1): The Commission has begun work on these two initiatives. The Council and Commission should decide if these initiatives are a priority for continued work in 2020.
- **General Plan Update** (see packet material for Agenda Item A3): The Planning Commission began working on the last General Plan update in early 2015. The current version of the General Plan was adopted on July 13, 2016 after over a year of work by the Planning Commission and Town Council. The General Plan directs the Town to begin a major Plan update every five years. Thus, it will shortly be time to begin the next Plan revision process.
- **Housing Plan:** The Council has budgeted money for a housing consultant to conduct a housing needs analysis and provide housing strategies. Staff has had initial discussions with housing experts to lay the groundwork for this study and intends to prepare an RFP for consultant selection in January.
- **Open Space Bond Consultant:** The Council has budgeted money for a consultant to explore the feasibility of a voter approved bond to fund open space preservation. Staff intends to prepare an RFP for consultant selection in January.

The following is a summary of the priorities listed in Chapter 14 of the Plan, and the current status of work on implementing each.

General Plan Priorities

1. Enforcement of Building Ordinances and Planning Decisions / Building Appearance Ordinances

What's been done?

- *Renewed focus on enforcement, including hiring full time code enforcement.*

What's being planned?

- *Looking at adding options for a civil process rather than solely utilizing the criminal court process*

2. Pedestrian Oriented Streetscape

What's been done?

- *Pedestrian lighting on Lion Blvd.*
- *New street lighting on SR-9*
- *Wider sidewalks from Hampton to Zion National Park with SR-9 reconstruction project*
- *Bike lanes*

What's being planned?

- *Pedestrian and Trail directional signs – Wayfinding plan*
- *New sidewalk/Trail connections (Tiley Hill, Lion Blvd, Winderland Lane)*
- *Bike Hubs in town center and River Park.*
- *PC review of streetscape ordinances.*

3. Parking Traffic and Transit

What's been done?

- *Parking metering program, parking zones, residential parking permits*
- *Parking removed from town center*
- *Additional public parking on private property*
- *Parking agreements on two private lots*
- *Work to secure UDOT Recreation Hotspot funding*
- *Paving/reconstruction/sealing public roads*

What's being planned?

- *Vehicle directional signs – Wayfinding plan*
- *Public Transit from Springdale to St. George (UDOT Recreation Hotspot funding)*

4. Virgin River Protection

What's been done?

- *Virgin River Management Plan*

What's being planned?

- *Virgin River Management Plan Implementation*

5. Lodging Establishments that are Compatible with Village Atmosphere and Scale

What's been done?

- *Transient Lodging Forum and follow up (BYU facilitated study group, community outreach)*

- *Planning Commission review of lodging ordinances, proposal to Council on suggested revisions*

What's being planned?

- *No current specific plans*

6. Housing Diversity and Affordability

What's been done?

- *Standards for cottage housing adopted; one project has received zoning approval and is under construction*
- *Planning Commission efforts on revisions to housing ordinances*

What's being planned?

- *Affordable Housing Consultant/Plan*

7. Open Space and Town Trails

What's been done?

- *Budgeting for open space acquisition*
- *Purchase of lots in Balanced Rock Hills Subdivision*
- *Single Track trail*
- *Wayfinding consultant and plan*

What's being planned?

- *Trail connections from multi-use trail to other areas of town/other trails*
- *Trail directional signs (wayfinding plan)*
- *Consultant for open space bond*
- *ZRC trail feasibility study*
- *Earth Day Trail project (2020)*

Other Priorities Not Specifically Listed

Priorities Discussed in 2019 priority meeting

- Support of air quality initiatives.
- Update to the Town's build-out analysis and percentage of vacant land currently available
- Investigate strategies to slow down the process of losing long-term rentals to short-term rentals. Investigate ways to monitor and document where violations occur.
- Seek expertise regarding options for affordable housing.
- Continue efforts to protect the night sky, educate the public, and progress toward getting certified as a night sky compliant community.
- Acquisition of open space and path right-of-way.
- Solutions to eliminate the need to discharge treated sewer pond water back into the river.
- High speed internet for residential customers.
- Larger and improved public facilities such as a police department, general office space, medical space.
- Sanitary sewer system infrastructure improvements.

- Irrigation system monitoring and installation of meters.
- Address the Park's waterline interconnection.
- Development of a Springdale heritage and history center.

The Council and Commission should decide which of these (or other) initiatives to prioritize for work in the coming year.



Memorandum

To: Town Council and Planning Commission
From: Thomas Dansie, Director of Community Development
Date: January 3, 2020
Re: **January 7, 2020 Special Town Council and Planning Commission Work Meeting
General Plan Update**

The General Plan establishes a vision for the Town’s development over the next 20 years. It contains goals, objectives, and strategies to help the Town achieve that vision. The Plan addresses all areas of Town development and operation, from land use to public works, historic preservation to public safety.

Although the Plan looks 20 years into the future, it is also frequently updated. The Plan’s priorities are updated every year. Every five years the Plan goes through a major update and revision.

The last General Plan update was begun in early 2015. It was finalized in early 2016 and adopted July 2016. It has been five years since the last Plan update was initiated. The Council and Commission should decide on a process and timeline to begin the next General Plan update.

PROCESS

The General Plan should be based on a solid foundation of public input. The General Plan should reflect the collective vision of the community. Thus, input from residents, businesses, employees, property owners, and other community stakeholders is vital in preparing and revising the General Plan. The General Plan update process should include meaningful opportunities for public input. This could be through surveys, open houses, workshops, stakeholder group meetings, etc.

After gathering public input, the Commission is charged with preparing the General Plan content. The Commission can do this work during the regularly scheduled work meetings. This is the model the Commission has used in the past two General Plan update processes. Using this model consumes the majority of the Commission’s work meeting time for the duration of the Plan update (which could last up to one and a half years).

The Commission could also use special meetings, small work groups, and independent work outside of the work meetings. Doing so will make more work meeting time available for other Planning Commission priorities, but could also require more total time commitment from Commissioners.

The Council and Commission may wish to discuss how much of the Commission’s regular work meeting schedule should be devoted to the General Plan, versus how much should be reserved for other Commission priorities.

TIMELINE

The General Plan should be updated every five years (see General Plan Chapter 14: Implementation – “Updating the Plan”). The Council and Commission should determine when to start the next General Plan update based on this directive. Updating the Plan typically takes one to one and a half years. In order to have the next Plan update adopted within five years, the Commission should start work on the Plan update in early 2020.

However, the five-year update directive is advisory, and not a statutorily mandatory directive. The Council and Commission are free to schedule the Plan update process based on other Commission workload and priorities.

REQUESTED DIRECTION

Staff requests the Council and Commission's direction on the following two issues:

- 1- When should the Town begin the General Plan update process?
- 2- Should the Planning Commission work through the Plan update using its regularly scheduled work meetings? Or should the Commission work on the Plan update in special meetings, small work groups, independent work, or other strategies to preserve more of the regularly scheduled work meetings for other priorities?



Memorandum

To: Town Council and Planning Commission
From: Katy Brown, Deputy Town Clerk and Thomas Dansie, Director of Community Development
Date: January 2, 2020
Re: **January 7, 2020 Special Town Council and Planning Commission Combined Meeting - Consideration of Planning Commission assuming SHPC duties**

Historic Preservation Commission - Inception and Accomplishments

The ordinance that established the Springdale Historic Preservation Commission and presented an outline of their duties was adopted in April of 2014. Since its inception, the Commission oversaw a Reconnaissance Level Survey of all Springdale properties with potential historic value. Results from this survey were analyzed and used to determine a “shortlist” containing properties most likely to be eligible for a nomination to the National Registry of Historic Places (NRHP).

The Commission then oversaw an Intensive Level Survey (ILS) that resulted in a more definitive list of properties most likely to meet the stringent criteria for nomination. Though some properties still need further documentation of historic significance in order to be nomination-ready, the ILS found that the historic documentation collected on the Christiansen home at 980 Zion Park Blvd made the most complete case for nomination. Property owners Mark Chambers and Joe Pitti worked diligently with the State Historic Preservation office to finalize NRHP nomination details and the Commission recommended approval in September of 2019.

Historic Preservation Commission Duties

10-26-2 of Town Code states that the Commission should consist of at least five members appointed by the Mayor and shall meet at least twice a year. Town Code 10-26-3 states that Commission Duties should include the following:

- Survey & Inventory Community Historic Resources.
- Review proposed NRHP nominations.
- Provide advice and information for a) other officials regarding identification and protection of local historic and archeological resources, and b) continuing education for citizens regarding historic preservation and community history.
- Oversee and assist in the maintenance and rehabilitation of town-owned historic buildings and sites.
- Apply for and administer grants and other financial aid for historic preservation projects in Town.

CLG Requirement for Historic Preservation Commission

Having a Historic Preservation Commission qualifies the Town to be a Certified Local Government (CLG). CLG’s benefit from a number of historic preservation resources, including grant funding.

Future Considerations

The Historic Preservation has completed a large part of their primary function over the last five years. Their progress with historical surveys and inroads with the State Historic Preservation Office have set the ground work for routine management of future nominations.

The responsibility of further NRHP nominations lies in part with each property owner whose homes were identified as historically significant by the ILS. The SHPC worked with those owners to educate them on the nomination process and the benefits of an NRHP listing, however, the decision to apply for nomination ultimately belongs to the property owner. There is still work that could be accomplished in terms of outreach to these individuals, and maintaining a meeting schedule of twice a year as required would be more than sufficient to organize those efforts.

In addition to their work on historic inventories and nominations, the HPC has also worked on historic preservation efforts that are more suited to the function of a historic preservation society: gathering oral histories, developing a historic walking tour of the Town, gathering an inventory of historic artifacts. Over time, these types of actions started to occupy most of the HPC's work time.

Staff is fully supportive of these activities. However, because they are more closely aligned with the function of a historic preservation society and not an HPC, staff does not feel all the resources required to support a public body like the HPC are necessary for historic preservation society activities. Things like creating and posting agendas, producing minutes and meeting records, having staff support at the meetings, etc. are not required for a historic preservation society.

A citizen's group has recently begun the process to establish a historic preservation society. That group will take on the preservation society type projects that the HPC had previously been involved in. Because the historic asset inventories discussed above have already been complete, the HPC currently does not, and is not anticipated to have a large work load.

The HPC is only required to meet two times each year. Because the Planning Commission already meets monthly, staff suggests it would not be too much additional work for the Commission to assume the role of HPC in two of its annual meetings. The staff support for these meetings is already in place, so the additional burden to support a separate HPC public body would be minimized.

Based on the duties as outlined in section 10-26-3 and accomplishments thus far by the Springdale Historic Preservation Commission, the Council and Commission may want to discuss whether a separate commission is necessary to achieve objectives as outlined by the General Plan and directed by Town Council.

The Council and Commission should consider whether the Planning Commission is the appropriate body to assume the roles and duties of the Historic Preservation Commission, alleviating the necessity of two separate bodies.