

1. February 19, 2020 - Agenda

Documents:

[021920.PCA.COURTESY.PDF](#)

2. February 19, 2020 - Packets

Documents:

[2-19-2020 PC REPORT CUP.PDF](#)  
[PC REPORT 2-19-2020 DDR.PDF](#)  
[2-19-2020 PC REPORT GENERAL PLAN.PDF](#)



118 Lion Boulevard PO Box 187 Springdale UT 84767 435-772-3434 fax 435-772-3952

**PLANNING COMMISSION NOTICE AND AGENDA**  
**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING**  
**ON WEDNESDAY, FEBRUARY 19, 2020**  
**AT THE CANYON COMMUNITY CENTER 126 LION BOULEVARD, SPRINGDALE, UTAH.**  
**THE MEETING WILL BEGIN AT 5:00 PM.**

Attending Clerk: Katy Brown

**Approval of the agenda**  
**Commission discussion and announcements**

**A. Action Items**

1. Public Hearing - Conditional Use Permit: 198 Zion Park Boulevard: Request to use a newly constructed housing unit behind Thai Sapa as a transient lodging unit - Dennis Brooks.
2. Public Hearing - Design / Development Review: 21 West Temple Drive: Request to modify the layout and design of a previously approved employee housing development - Stew Ferber.

**B. Non-Action Items**

1. Discussion of General Plan Update process

**C. Consent Agenda**

1. Minutes: January 15<sup>th</sup> and February 5<sup>th</sup>

**D. 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](mailto: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 5pm on February 14<sup>th</sup>: <http://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



**Memorandum**

**To:** Planning Commission  
**From:** Sophie Frankenburg, Associate Planner  
**Date:** February 14, 2020  
**Re:** **February 19, 2020 Planning Commission Meeting**  
**Conditional Use Permit: Transient Lodging Facility – 198 Zion Park Boulevard, Dennis Brooks**

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**Overview**

Dennis Brooks has requested approval of a conditional use permit for a transient lodging facility at 198 Zion Park Boulevard in a new structure to the rear of the Thai Sapa restaurant. The property is located in the Village Commercial (VC) zone. The transient lodging facility will be a short-term rental consisting of one transient lodging unit.

The transient lodging facility is proposed to occupy the second story of a recently constructed building to the rear of the parking area for the property. The new building contains an office space on the first floor and a residential unit on the second floor. The residential unit is now being proposed to be used as a transient lodging unit.

**Applicable Ordinances**

The Commission should review the following code chapters or sections:

1. Chapter 10-11B: Village Commercial Zone
2. Chapter 10-3A: Conditional Uses

**Staff Analysis**

The Town Code contains general and specific standards to evaluate all conditional use permit requests. If the proposal complies, or can be made to comply through the imposition of reasonable conditions, to the established standards the town must approve the conditional use permit. If the request cannot comply with established standards the town should deny the conditional use permit.

The Planning Commission should determine if the proposed transient lodging facility will comply with the standards in the ordinance.

**Conditional Use Permit General Standards**

There are six general standards with which all conditional permit requests must comply (see section 10-3A-4). Staff’s analysis of the applicant’s request with respect to these standards follows:

<b>Standard</b>	<b>Proposal</b>	<b>Comments</b>
<i>The proposed use shall comply with all applicable land use standards</i>	TLU's are only allowed in the VC and CC zone The proposed property is in the VC zone. Parking: currently contains 16 spaces, must have a minimum of 16 spaces for restaurant and apartment.	In compliance. However, the commission may wish to consider section 10-11B-12(A) below. Parking: the applicant has indicated that four parking spaces will be added and the stalls will be delineated .
<i>The proposed use shall not unreasonably interfere with the lawful use of surrounding properties.</i>	The proposed use is in a commercial area. There are transient lodging facilities on all of the nearby developed properties.	The addition of an additional lodging unit on the subject property is not likely to unreasonably interfere with the uses of surrounding properties
<i>The proposed use shall not create a need for essential municipal services which cannot be reasonably met within three (3) months and the party seeking the conditional use is willing and able to contribute to the cost of said services.</i>	The proposed use will not create a need for municipal services that cannot be currently handled.	In compliance.
<i>The proposed use shall not emit excessive noise, or noxious odors, and shall not otherwise adversely impact the quality of air or water.</i> <i>1. If located either in or less than one hundred feet (100') from a residential zone, the proposed use shall not create loud noise that is sustained for more than one minute and is perceptible on a residentially zoned property after the hour of eleven o'clock (11:00) P.M. or before the hour of seven o'clock (7:00) A.M.</i>	The property is adjacent to residentially zoned properties	The Commission may wish to impose a condition of approval that requires the transient lodging facility to avoid making loud noises between the hours of 11:00 PM and 7:00 AM.
<i>If located immediately adjacent to a residential zone, the proposed use shall provide a screening fence or wall at least six feet (6') in height along the common boundary between the proposed use and the residential zone.</i>	The property adjacent to the north of the proposed use is zoned Foothill Residential	The FR zoned property immediately north of the property contains steep slopes that are part of the Springdale Landslide. These steep slopes have no development potential. There will never be a residential use on this property that would benefit

		from a screen fence. Further, building a screen fence on the steep slopes may be difficult and unwise. Staff recommends a screen fence not be required on the boundary to the FR zoned adjacent parcel.
<i>If the proposed use is projected to generate more than ten (10) vehicular trips per day, the use must be located on a dedicated public street.</i>	The proposed transient lodging facility is located on Zion Park Boulevard, a dedicated public street.	In compliance.

**10-11B-12(A):**

*“Construction of permanent structures shall not be permitted, erected, established or performed in such a manner as to place real or personal property and/or individuals at unreasonable risk of harm or injury from natural, geographic or topographic hazards such as landslides, floods or excessive soil erosion.”*

During the review of previous applications on this property the Town expressed concern over the natural hazards associated with the Springdale landslide, steep slopes, rockfall, and flooding. Previous approvals were granted only after careful analysis of the hazards on the site, as well as site improvements intended to reduce the risks associated with these hazards. The Town has allowed previous development on this parcel notwithstanding the natural hazards because based on the site improvements designed to reduce risk from the hazards.

The Commission may wish to discuss whether or not allowing transient overnight occupancy of the structure will “place... individuals at unreasonable risk of harm or injury” from natural hazards.

**Conditional Use Permit Specific Standards**

There are three specific standards with which all transient lodging facilities must comply (see section 10-3A-5(E)(15)). Staff’s analysis of the applicant’s request with respect to these standards follows:

<b>Standard</b>	<b>Proposal</b>	<b>Comments</b>
<i>Access and entrances to guest rooms (including rear patios and balconies) must be placed and oriented to have as minimal an impact on surrounding properties as possible.</i>	All entrances and accesses into the proposed vacation rental are located and oriented in such a way that they will not have a noticeable impact on surrounding properties.	In compliance.
<i>Outdoor gathering areas (pools, patios, courtyards, etc.) located such that they will not cause</i>	The plans for the approved building do not contain any outdoor gathering areas.	In compliance.

<i>unreasonable increases in noise, lighting or other impacts on surrounding residentially zoned property.</i>		
<i>Outdoor lighting must be designed such that no light source is visible beyond the property boundaries. All exterior lights must use full cut off fixtures.</i>	As shown on the approved DDR plans, all lighting associated with the proposed use will meet this standard.	In compliance.

**Public Comment**

Staff has not received any public comment on this proposal.

**Sample Motion**

The Planning Commission should make findings regarding the proposed transient lodging facility's compliance with the conditional use permit standards. These findings could be based on the discussion in the staff report above.

Based on these findings the Commission should make a motion to recommend either approval or denial of the conditional use permit. The Commission could consider using the following sample language for the motion:

*The Planning Commission recommends **approval/denial** of the conditional use permit for transient lodging at 198 Zion Park Boulevard. This motion is based on the following findings:*

[LIST FINDINGS]

RECEIVED

JAN 29 2020



TOWN OF SPRINGDALE

TOWN OF SPRINGDALE

By [Signature] #1224 \$400

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

**APPLICATION FOR CONDITIONAL USE**

FOR OFFICIAL USE ONLY	File # _____
Brief Description of Project: _____	
Application Date: _____	Completed File Date: _____ Review Date: _____
Notes: _____	
Authorization: _____	Revised 02/05

Application is hereby made to the Planning Commission and Town Council of Springdale, Utah for a Conditional Use Permit pursuant to Chapter 10-3A of the Springdale Town Code for the following:

APPLICANT INFORMATION:

Name: Dennis Brooks

Street Address: 260 E 25 S Rockville 84763

Mailing Address: PO Box 421 Springdale 84767

Email Address: frankgapas@yahoo.com

Phones  
 (Home) \_\_\_\_\_ (Cell) 7726900 (Fax) \_\_\_\_\_ (Business) \_\_\_\_\_

SITE INFORMATION

Project Address: 198 Zion Park Blvd

Tax Code Number: \_\_\_\_\_ Zone: VillageComm.

APPLICATION FEE

Non-refundable fee of \$400.00 must be paid to the Town at the time this application is filed.

CONDITIONAL USE DESCRIPTION

Please describe the nature of the Conditional Use request: I would like to occasionally rent my apartment as a nightly rental

\_\_\_\_\_

\_\_\_\_\_

REQUIRED INFORMATION

The following items must be submitted before the conditional use request will be scheduled for public hearing:

- A. A copy of the surveyed legal description of the property in question.
- B. A statement certifying that the applicant is the legal owner of the property in question, or a letter from the legal owner certifying that the applicant is authorized to apply for the variance and represent the owner.
- C. Plats, plans or drawings drawn to scale showing the location and dimensions of all buildings and structures, streets, vehicle circulation patterns, parking, landscape and open space areas, signs or other information as appropriate to the application. Elevation plans shall be of sufficient detail to indicate the type and color of building materials, and shall indicate materials to be employed and methods of screening provided. Preliminary landscape and irrigation plans which incorporate the landscaping requirements of this title shall be included in the submitted plans
- D. Plans and/or preliminary report describing the proposed provisions for storm drainage, sewage disposal and other public improvements and utilities.

ADDITIONAL INFORMATION

Please provide an estimate of the following:

Description of all contiguous uses In a separate space below apartment is my office, storage room and bathroom/laundry.

Projected daily visitation figures for the use 2

Anticipated number of employees 0

Gross area to be occupied by the use 425 Sq ft

Anticipated water usage (gallons/ day) 460 g/d

Description of wastes and by-products generated by the use some sewage, garbage and recyclables...

APPLICANT CERTIFICATION

I certify that the information contained in this application is true and correct.

Printed Name: Dennis Brooks

Signature: 

Date: 1/29/20

## Ownership Statement

The property at 198 Zion Park Blvd. in Springdale, UT is owned by Tung's LLC, which is solely owned by myself, Dennis Brooks.



1/29/20

## Notes:

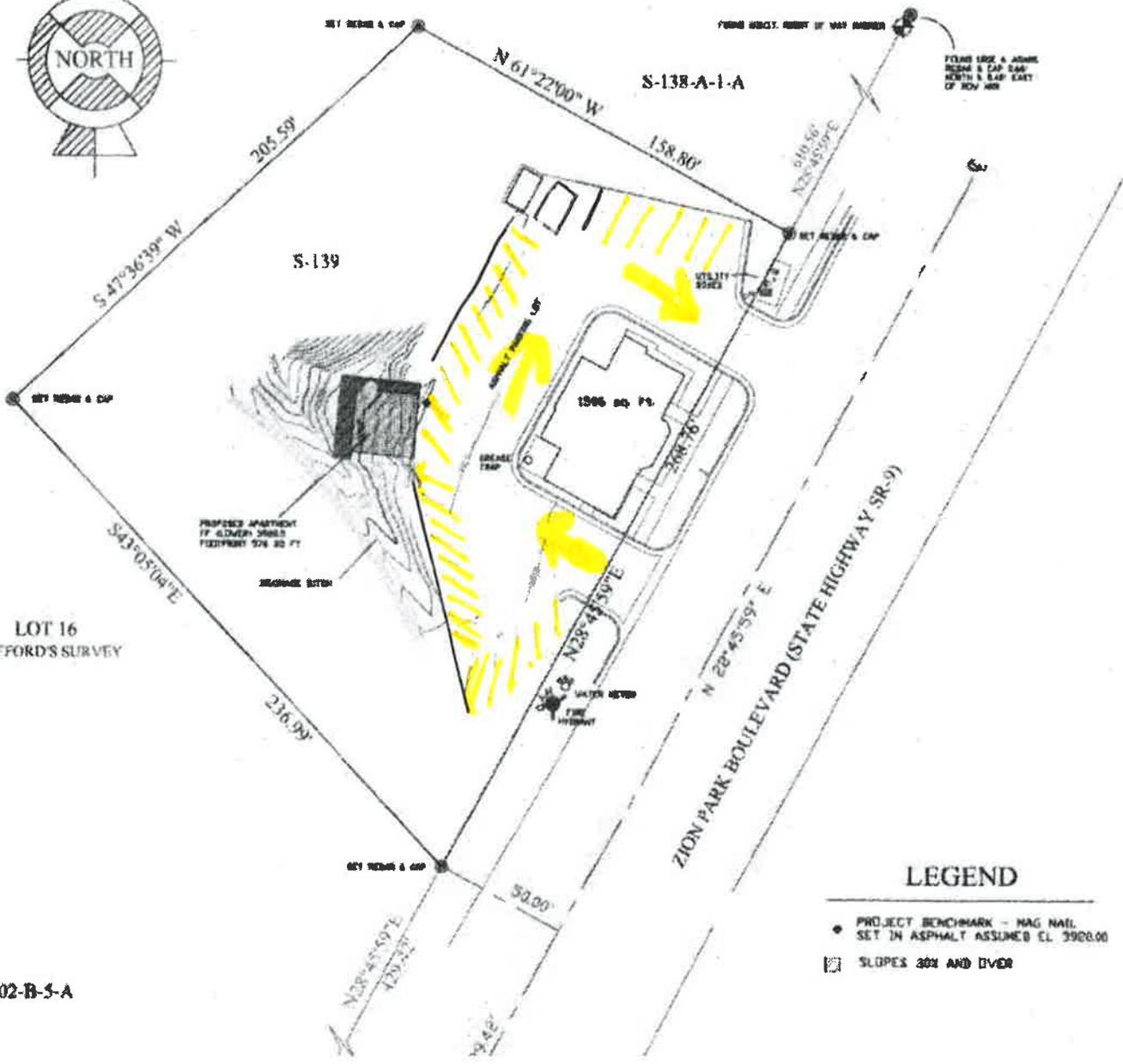
Re: C. of the application. The parking lines have not been drawn yet as I am waiting for warmer weather for painting. There have been four spaces added onto our existing parking lot as the lot was redone and enlarged. Two of the spaces are earmarked for the apartment. The vehicle circulation remains as previously, clockwise.

The preexisting irrigation system has been removed and areas affected by construction are in the process of being xeriscaped with native and drought tolerant shrubs and flowers.

Re: D. of the application. The apartment has already been given a 'CO' so that nothing new has been added, or will be added. Utilities, improvements, sewage disposal and storm drainage were approved as well according to the aforementioned 'CO'. Therefore, there are no proposed revisions to report.



# SITE PLAN

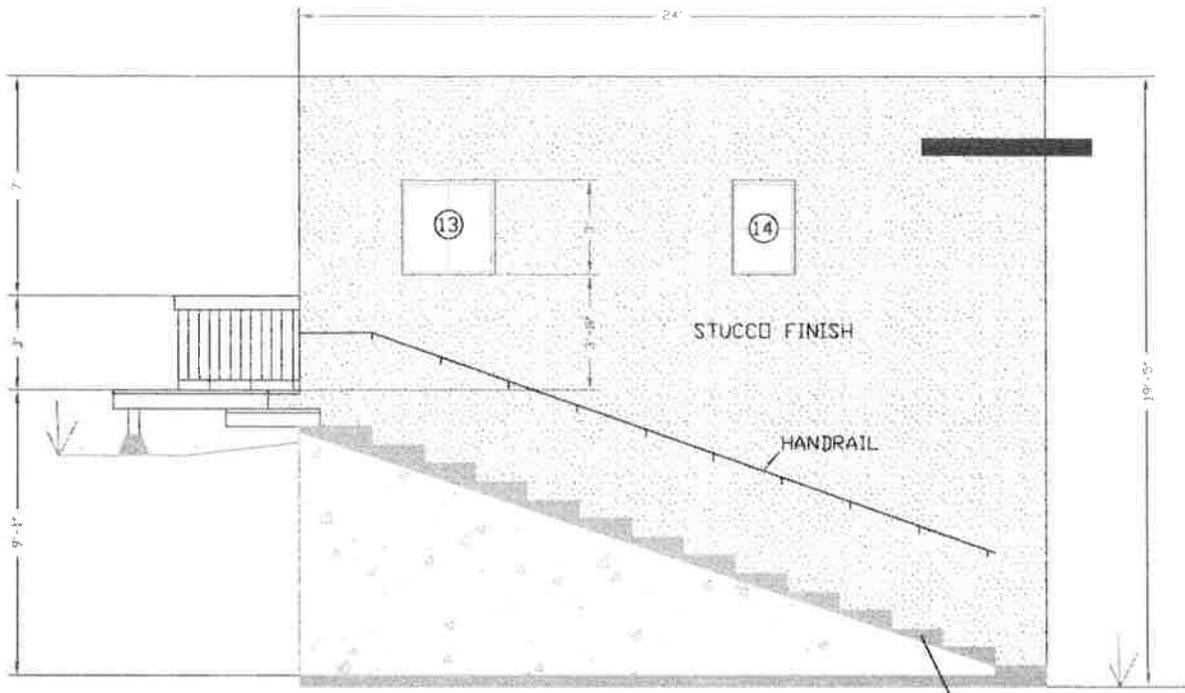


LOT 16  
O.D. GIFFORD'S SURVEY

S-102-B-5-A

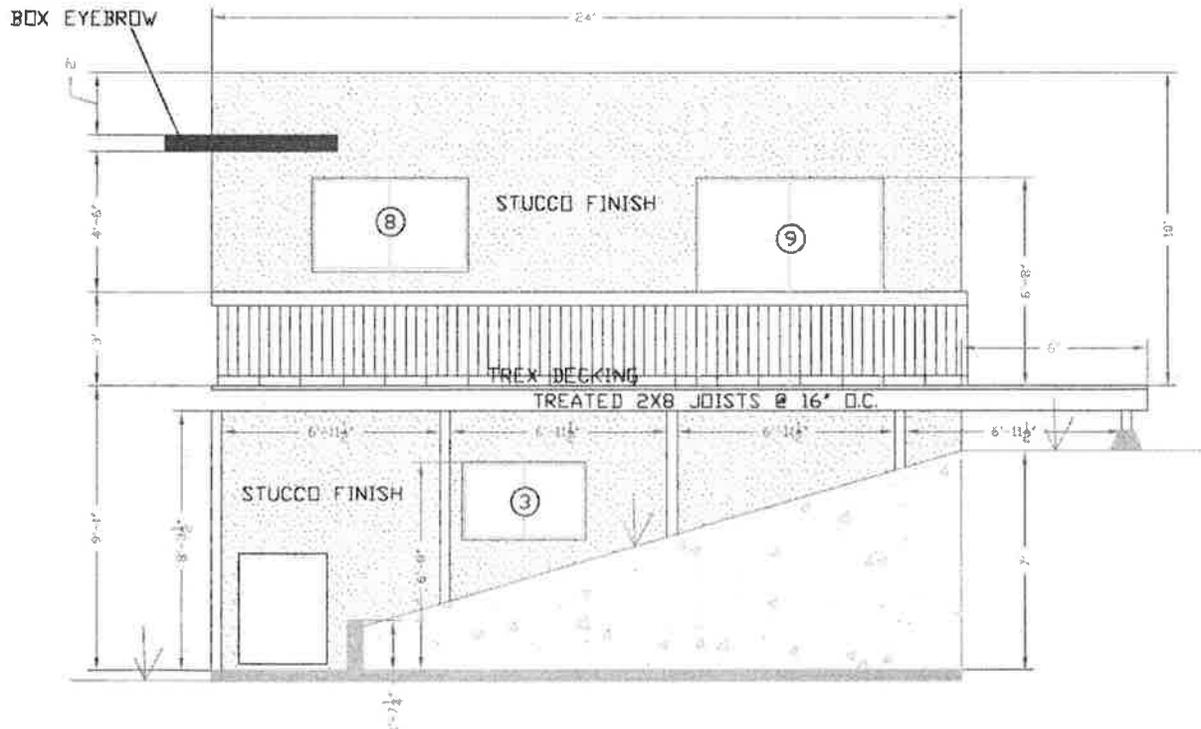
## LEGEND

- PROJECT BENCHMARK - MAG NAIL  
SET IN ASPHALT ASSUMED EL. 3900.00
- ▨ SLOPES 30% AND OVER



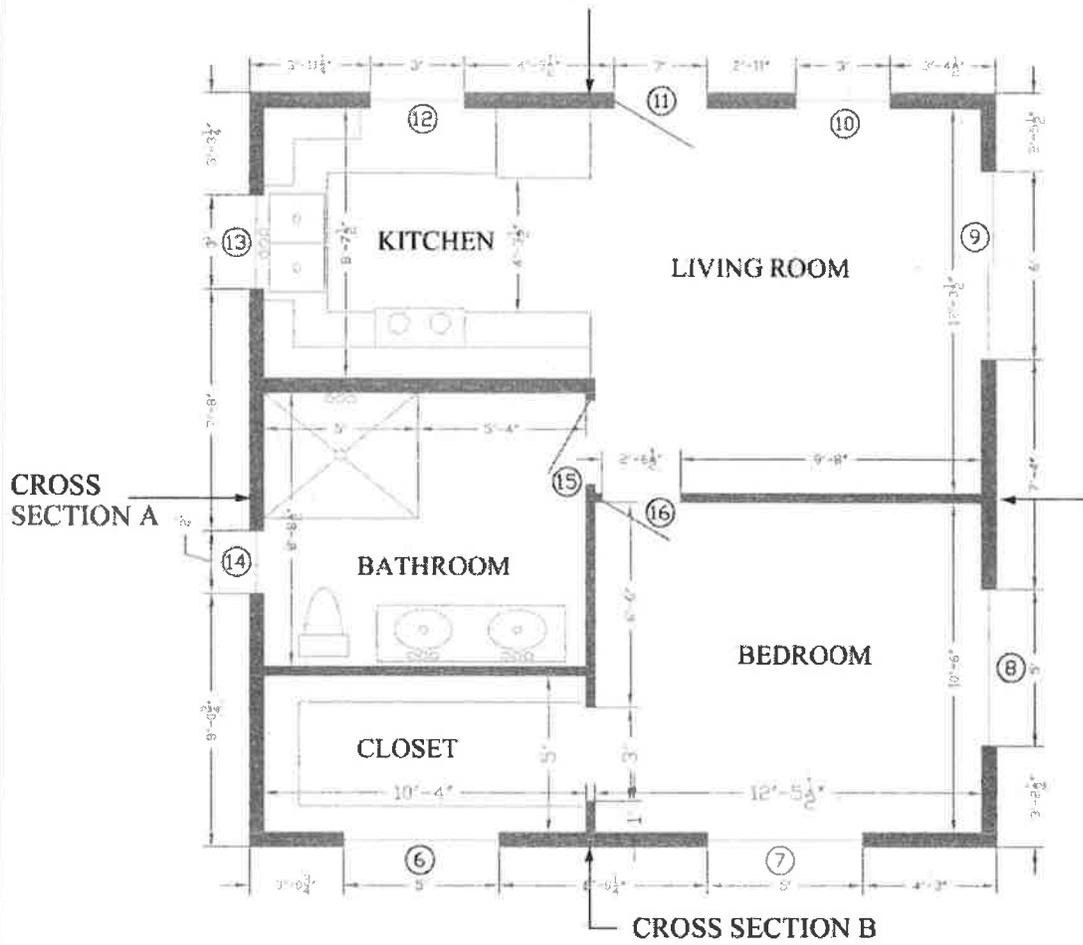
**SOUTH ELEVATION**

CONCRETE STEPS  
20" RUN 7" RISE

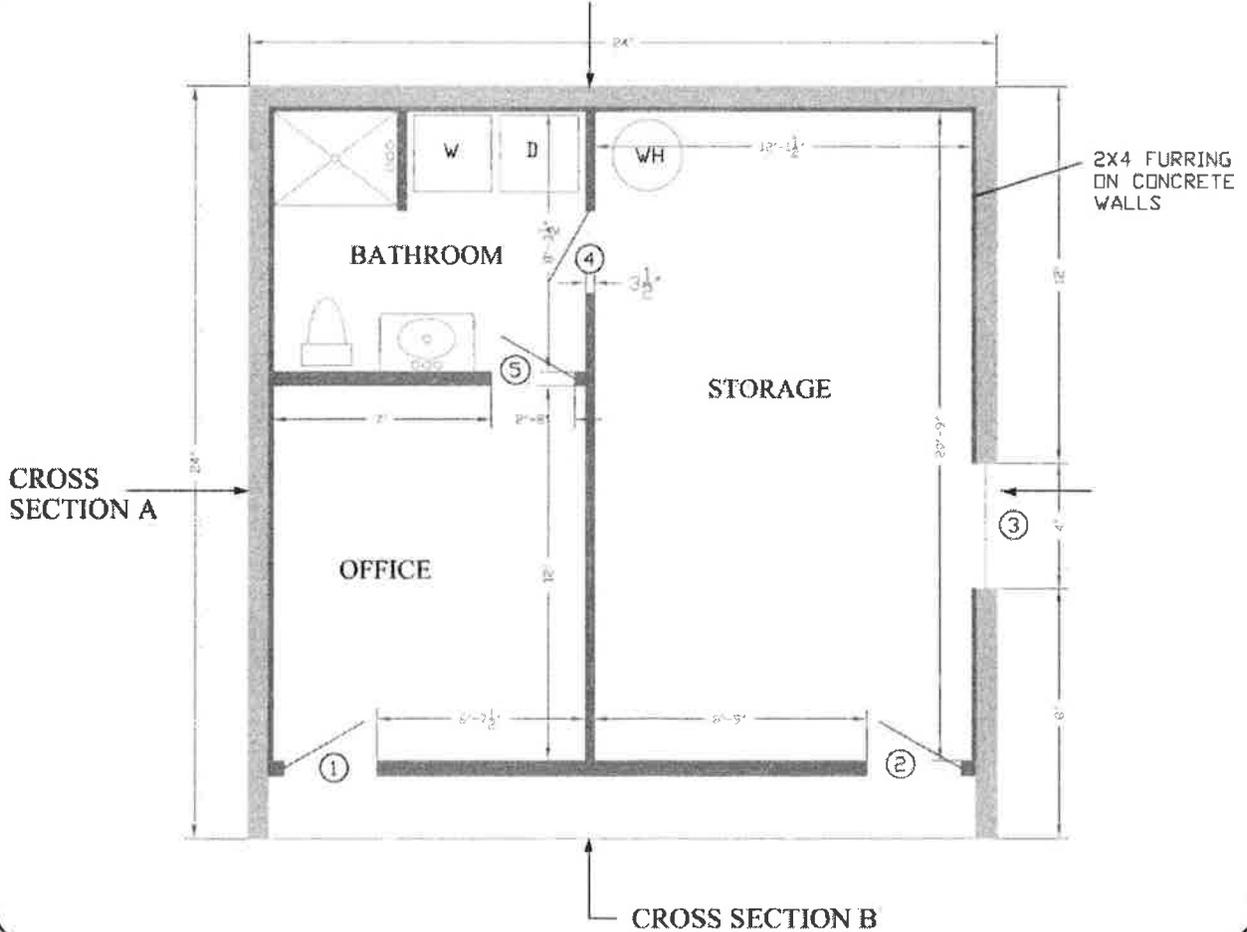


**NORTH ELEVATION**

### UPPER LEVEL FLOOR PLAN



### LOWER LEVEL FLOOR PLAN



FRONT



SOUTH SIDE STAIRS



FRONT





**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** February 14, 2020  
**Re:** **February 19, 2020 Planning Commission Meeting**  
**Design / Development Review Revision: 21 West Temple Drive**

The Planning Commission approved a Design/Development Review for employee housing at 21 West Temple Drive in 2017. The property is in the Central Commercial (CC) zone, and is also regulated by a development agreement between the Town and the property owner, Stewart Ferber. The agreement limits development on the property to ten employee housing units.

When approved in 2017 the development included five duplexes (a total of ten units). Mr. Ferber would now like to reconfigure the development on the property to contain a mix of four-plex and duplex units (while still maintaining the limit of ten total units). The grading, utilities, landscape, and other aspects of the development remain unchanged from the 2017 approval. The only change is the configuration of the units on the property. There are now three duplex buildings (six units) and one four-plex building (four units).

The Commission should review the proposed changes in the development, pursuant to the standards in the CC zone.

**Applicable Code Sections**

The Commission may wish to review the following code sections prior to the meeting:

- 1- Chapter 10-11A: Central Commercial Zone
- 2- Chapter 10-15: Design/Development Review

**Staff Analysis**

<b>Standard</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Comments</b>
<i>Lot Area</i>	The minimum lot size is 0.25 acres.	The property measures 2.1 acres in area.	In compliance.
<i>Setbacks</i>	See section 10-11A-6	The minimum side setback is 13 feet, minimum rear setback is 12 feet, minimum front setback is in excess of 30 feet.	In compliance.
<i>Building Size</i>	Maximum allowed building size is 8,500 square feet. May be increased up to 12,500 square feet if criteria from section 10-11A-5 is met.	The four-plex building measures 2,500 square feet. Two of the duplex buildings measure 1,674 square feet. The third duplex measure 1,250 square feet.	In compliance.

<i>Building Height</i>	If any portion of a building or structure is within 30 feet of SR-9 right of way, the maximum height is 20 feet. If the building is set back 30 feet or more from SR-9, the maximum building height is 26 feet.	All buildings measure 16 feet or less in height.	In compliance.
<i>Lighting</i>	Outdoor lighting must be down directed and shielded. Outdoor lighting is only allowed to illuminate the entrances of buildings, outdoor gathering areas, and walkways.	Mr. Ferber submitted outdoor light samples with the 2017 application. Since that time the Town has revised the lighting standards. In particular, all lighting needs to use light sources that are 3,000K or less in color temperature, and the light source must be recessed at least two inches into the fixture. Based on information provided, staff is unable to determine if the proposed lights meet these standards. Further, the property is limited to a total of 63,200 lumens. The applicant has not included a count of the total lighting lumens on the property. Finally, there is parking lot lighting shown approximately 10 feet from the property boundary. All parking lot lighting must be setback 2.5x its height.	Staff recommends a condition of approval that requires the applicant to demonstrate the light fixtures will have light sources 300K or less in color temperature, and that are recessed at least 2 inches into the fixture. This includes all outdoor light fixtures. The applicant must also include a count of the total lumens of outdoor lighting on the property.

<i>Landscaping</i>	Must retain 40% of the lot as natural open space or landscape.	The applicant submitted a landscape plan in 2017 (and again with the 2020 submittal). In 2017 the Planning Commission found the landscape plan did not provide the required amount of detail and attached a condition to their approval that required the applicant to submit a revised landscape plan showing the total amount of landscape on the property, as well as the requisite number of trees and shrubs selected from the Town's plant list prior to a building permit being issued.	Staff recommends the same condition of approval regarding the landscape plan that the Commission attached to the 2017 approval.
<i>Colors and Materials</i>	Colors must conform to the color palette regulations. Building material must be compatible with the surrounding environment as per section 10-16-4.	In 2017 the applicant proposed the same colors and materials for the employee housing units as are on the La Quinta hotel buildings: green siding, sandstone rock veneer, and brown metal roof. Staff assumes these same colors and materials are still proposed for the development.	In compliance.
<i>Parking</i>	See section 10-23-4 Parking spaces required.	Two parking spaces are required for each residential unit, a total of 20 spaces. The site plan shows 20 spaces on the property.	In compliance.
<i>Unit Count</i>	The development agreement limits the project to 10 employee housing units.	The proposal contains 10 employee housing units.	In compliance.

**CC Design Standards**

Because the property is in the CC zone, the project is subject to the design guidelines in section 10-11A-14 of the Town Code. The Commission may wish to review these standards to ensure the proposed development complies.

Staff notes that building walls likely to be visible from SR9 have reentrant corners as required by section 10-11A-14(B)(2). The project includes a trail easement (required by the development agreement) as a pedestrian amenity, as required by section 10-11A-14(B)(3). Other requirements of this section do not apply to the development given the distance it is removed from SR9.

**Public Comment**

Staff has not received any public comment on this item.

**Sample Motion**

Staff recommends the Commission make specific findings regarding the proposed development as follows:

1. Has the applicant demonstrated compliance with all requirements of the CC zone and terms of the development agreement?
2. Does the design and layout of the development meet the design guidelines of the CC zone?

Based on these findings the Commission should make a motion to either approve or deny the proposed development. The Commission may wish to use the following sample motion language:

*The Commission **approves/denies** the Design/Development Review application for a 10-unit employee housing development at 21 West Temple Drive. This motion is based on the following findings:*

[List findings]

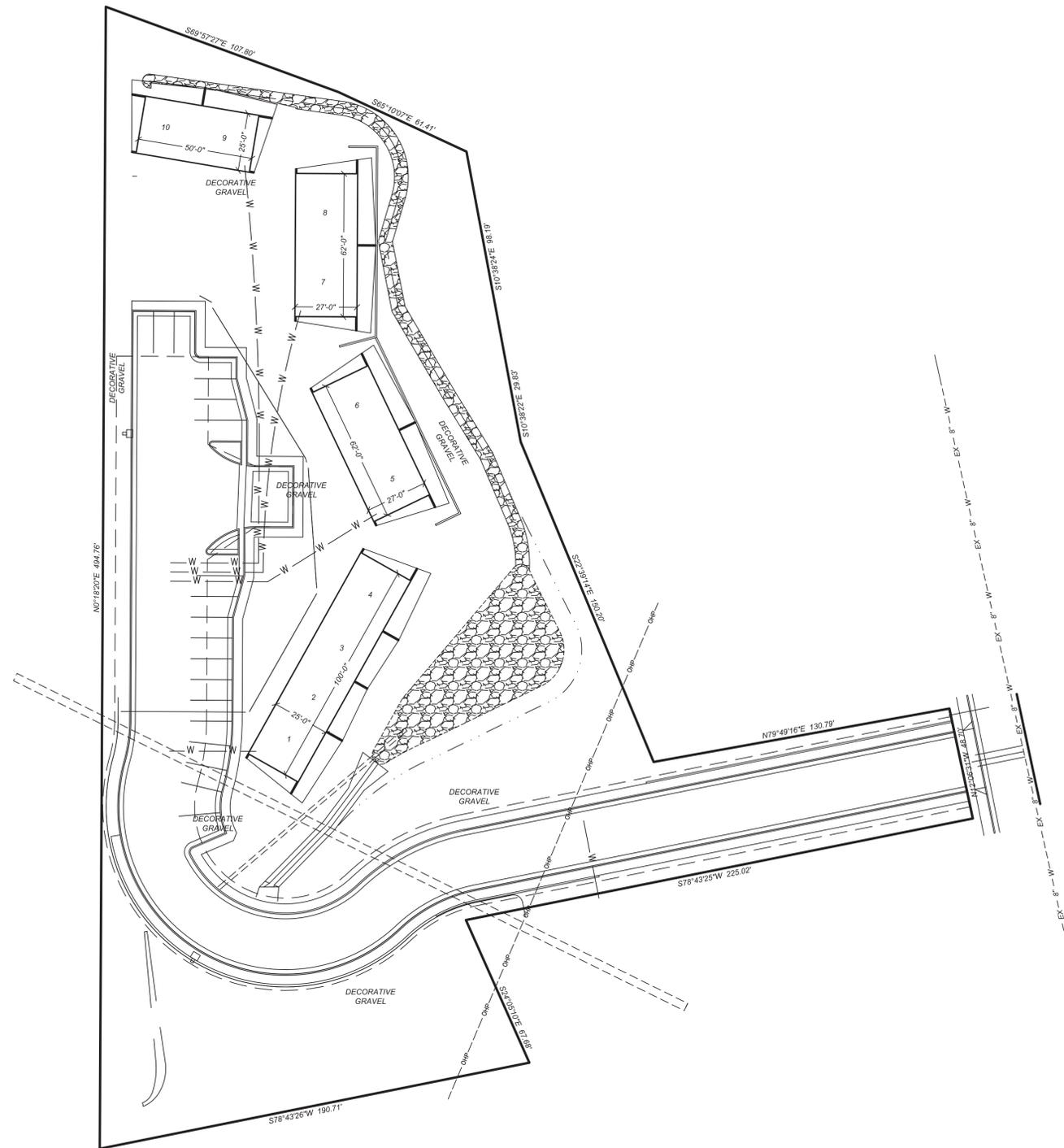
If making a motion for approval the Commission may wish to consider the following conditions:

- 1- The applicant must demonstrate to the DCD all outdoor light fixtures (including wall sconces, recessed can lights, and parking area lights) will have light sources 3,000K or less in color temperature, and that are recessed at least 2 inches into the fixture. The applicant must also include a count of the total amount of lumens of outdoor lighting on the property. All parking lot lighting must be setback from property lines a minimum of 2.5 times its height. A building permit for the project will not be issued until the lighting details have been provided.
- 2- The applicant must submit a revised landscape plan showing at least 40% of the property in natural open space or landscape, as well as more details on the requisite number of trees and shrubs selected from the Town's plant list.

**SITE PLAN**

SCALE: 1/4" = 1'-0"

STEW FERBER  
WEST TEMPLE EMPLOYEE HOUSING  
TOWN OF VIRGIN  
WASHINGTON COUNTY, UTAH



**SITE PLAN**

SCALE: 1" = 30'

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

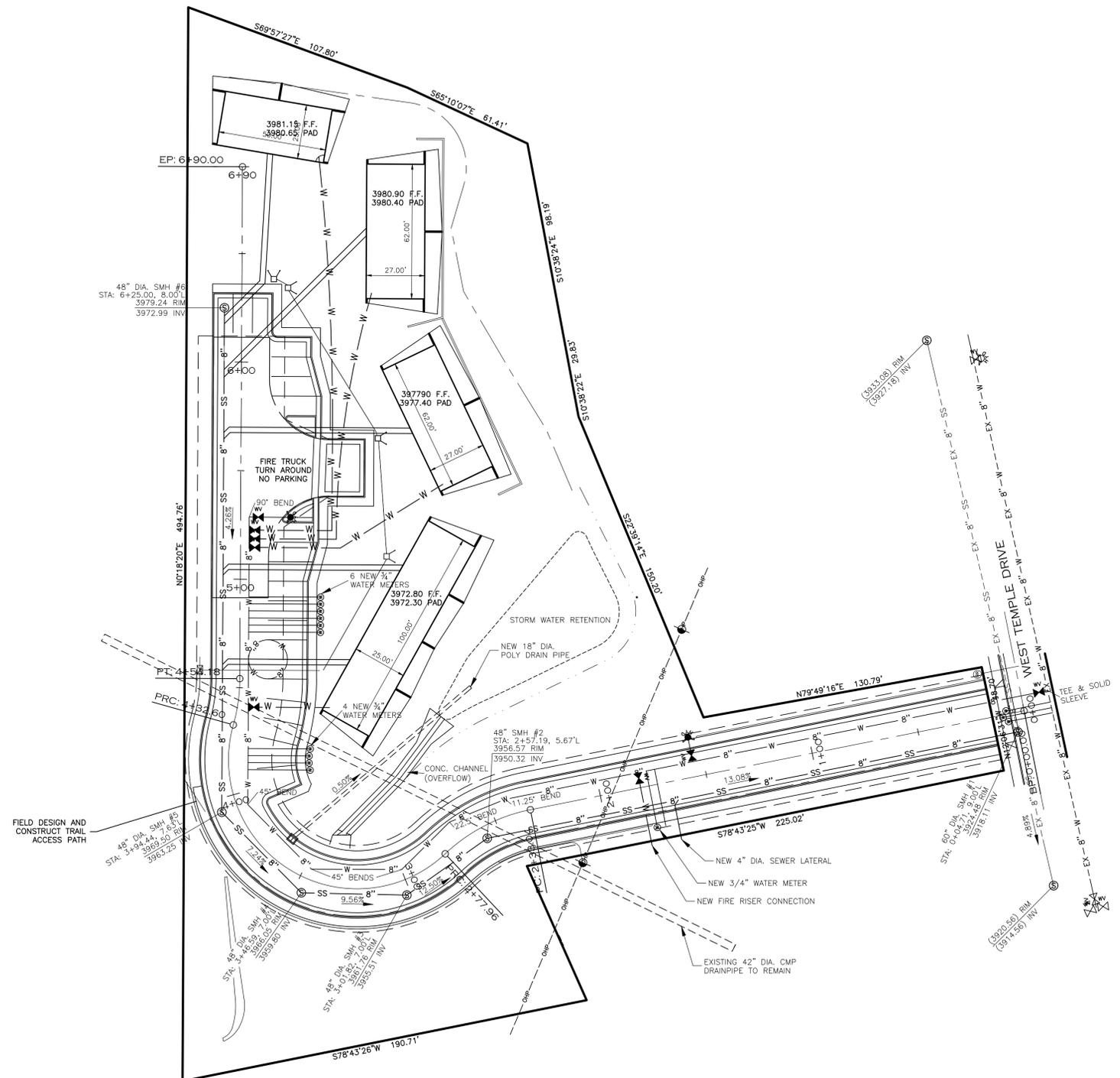
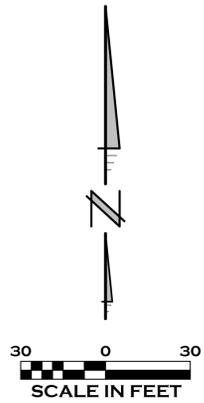
**RAT ENGINEERING, P.C.**  
CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737  
TEL: (435) 635-5765 FAX: (435) 635-2329

SITE PLAN  
WEST TEMPLE EMPLOYEE HOUSING  
FOR  
STEW FERBER  
TOWN OF VIRGIN  
WASHINGTON COUNTY, UTAH

FILE NAME:	872-08-17
DATE:	NOV 2019
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SCALE:	1/4" = 1'-0"

SHEET  
**1**  
OF 19





- LEGEND:**
- EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - WATER METER
  - EXISTING IRRIGATION METER
  - EX-8"-W EXISTING 8" WATER LINE
  - W-8" PROPOSED 8" WATER LINE
  - W-W PROPOSED FIRE RISER LINE (SIZE PER BUILDING PLANS)
  - EX-8"-SS EXISTING 8" SEWER LINE
  - SS-8" PROPOSED 8" SEWER LINE
  - PROPOSED SEWER LATERAL
  - OP-EXISTING OVERHEAD POWER LINE
  - EXISTING POWER POLE
  - VARYING WIDTH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT

**NOTE:**  
MINIMUM SPACING BETWEEN EACH WATER MAIN CONNECTION IS 3'



**NOTICE!**  
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

NO.	DATE	APPROVED BY	REMARKS
3	11-04-19		VALVES ON FIRE SPRINKLER LINES/MINIMUM DISTANCE FOR CONNECTIONS NOTE
2	10-29-19		COMPLETED REVISIONS: EMAIL FROM CITY OF SPRINGDALE DATED 10/29/19
1	10-21-19		COMPLETED REVISIONS: EMAIL FROM CITY OF SPRINGDALE DATED 9/24/19

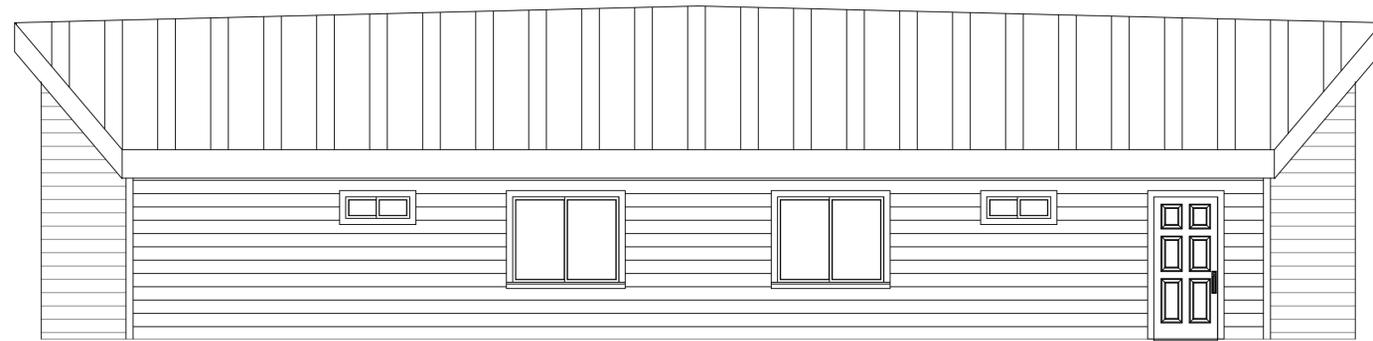
**PRATT ENGINEERING, P.C.**  
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51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737  
TEL: (435) 635-5765 FAX: (435) 635-5329

UTILITY PLAN  
WEST TEMPLE EMPLOYEE HOUSING  
FOR  
FERBER RESORTS  
LOCATED IN SEC 29, T41 S, R10 W, S188M  
SPRINGDALE, WASHINGTON COUNTY, UTAH

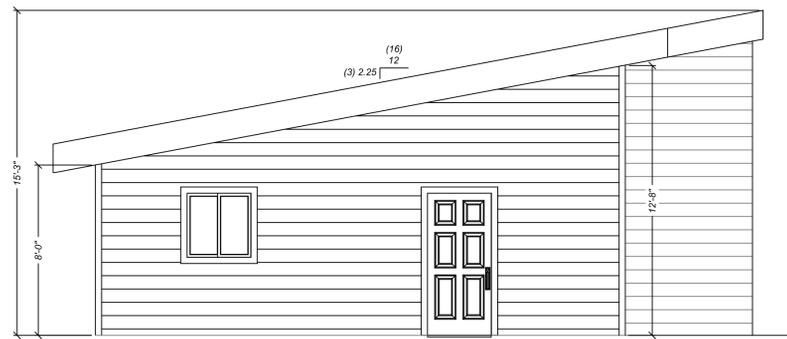
FILE NAME: 112-05-15 REC
DATE: SEPT. 16, 2019
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SCALE: 1" = 30'
SHEET <b>1</b> OF 1

**ELEVATIONS**

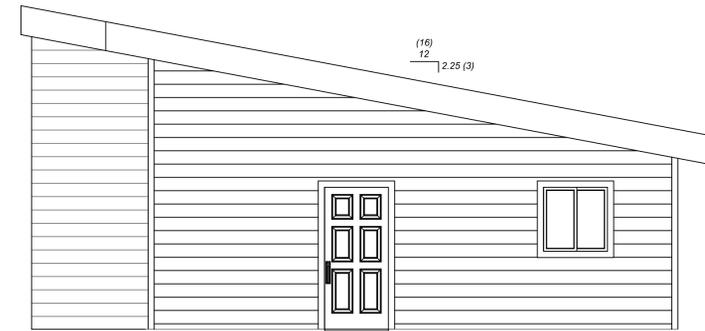
SCALE: 1/4" = 1'-0"  
 STEW FERBER  
 WEST TEMPLE EMPLOYEE  
 HOUSING  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH



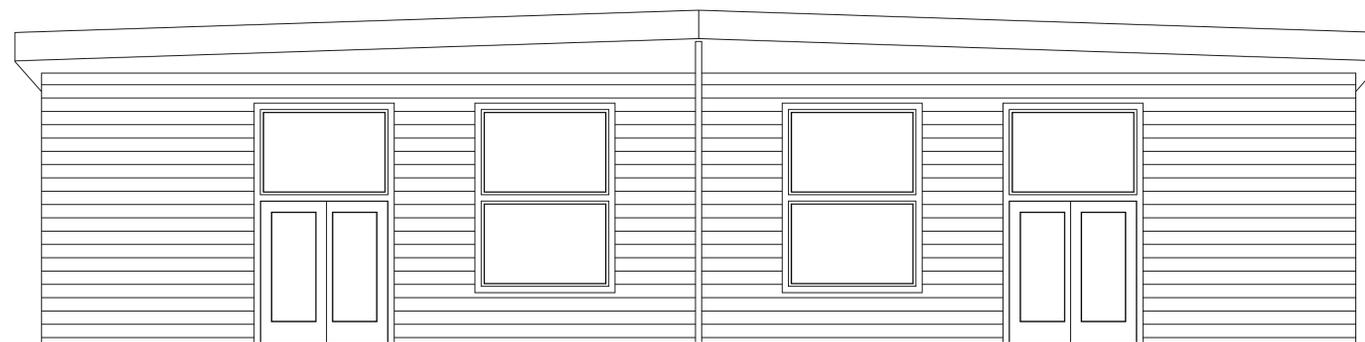
**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

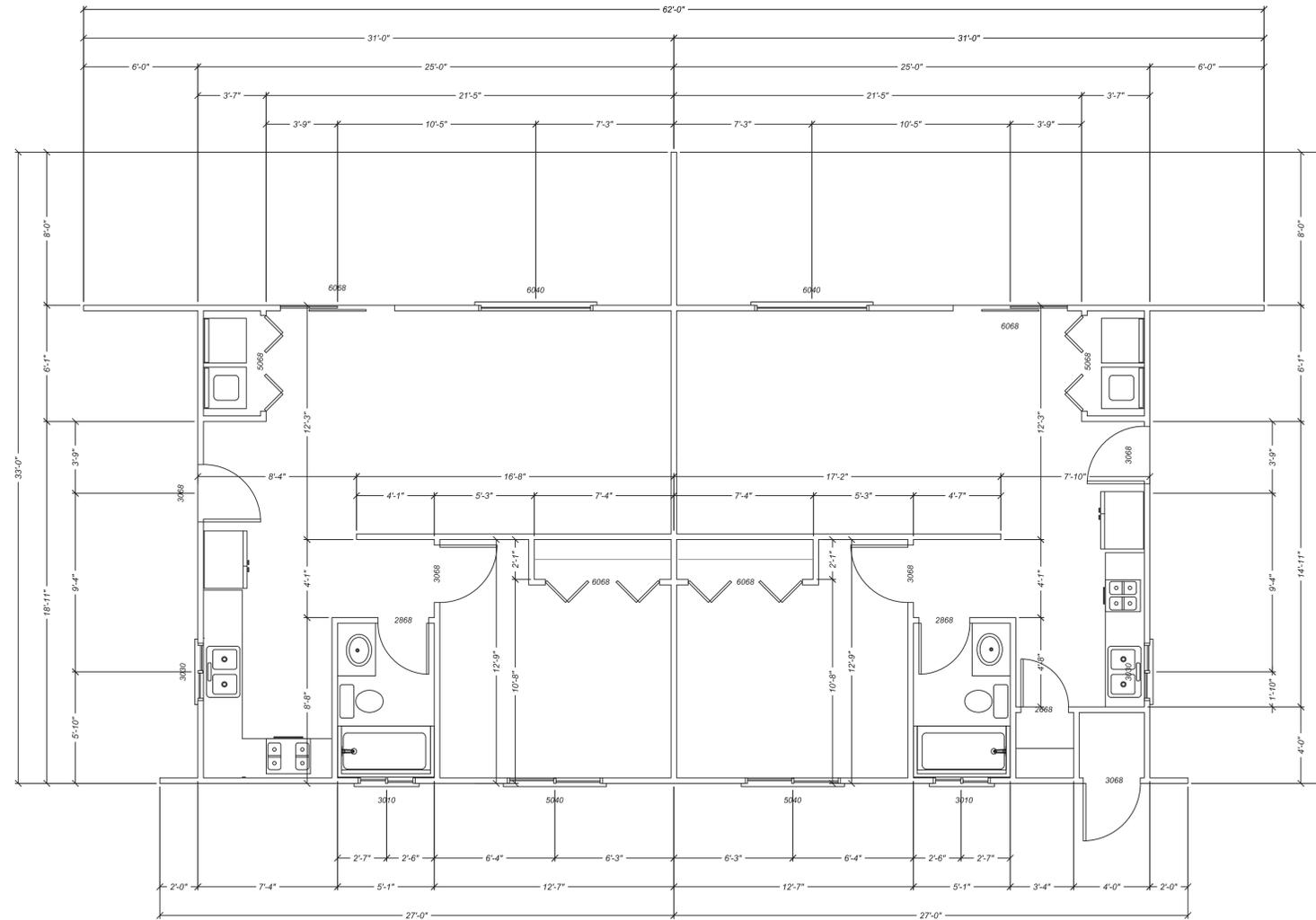
**RAT ENGINEERING, P.C.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737  
 FAX: (435) 635-5765 TEL: (435) 635-2329

ELEVATIONS : 9.10  
 FOR  
 WEST TEMPLE EMPLOYEE HOUSING  
 STEW FERBER  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH

FILE NAME:  
 872-08-17  
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 NOV 2019  
 CHECKED:  
 SCALE:  
 1/4" = 1'-0"

SHEET  
**9**  
 OF 19

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 STEW FERBER  
 WEST TEMPLE EMPLOYEE  
 HOUSING  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**RAT ENGINEERING, P.C.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737  
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FLOOR PLAN : 9,10  
 WEST TEMPLE EMPLOYEE HOUSING  
 FOR  
 STEW FERBER  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH

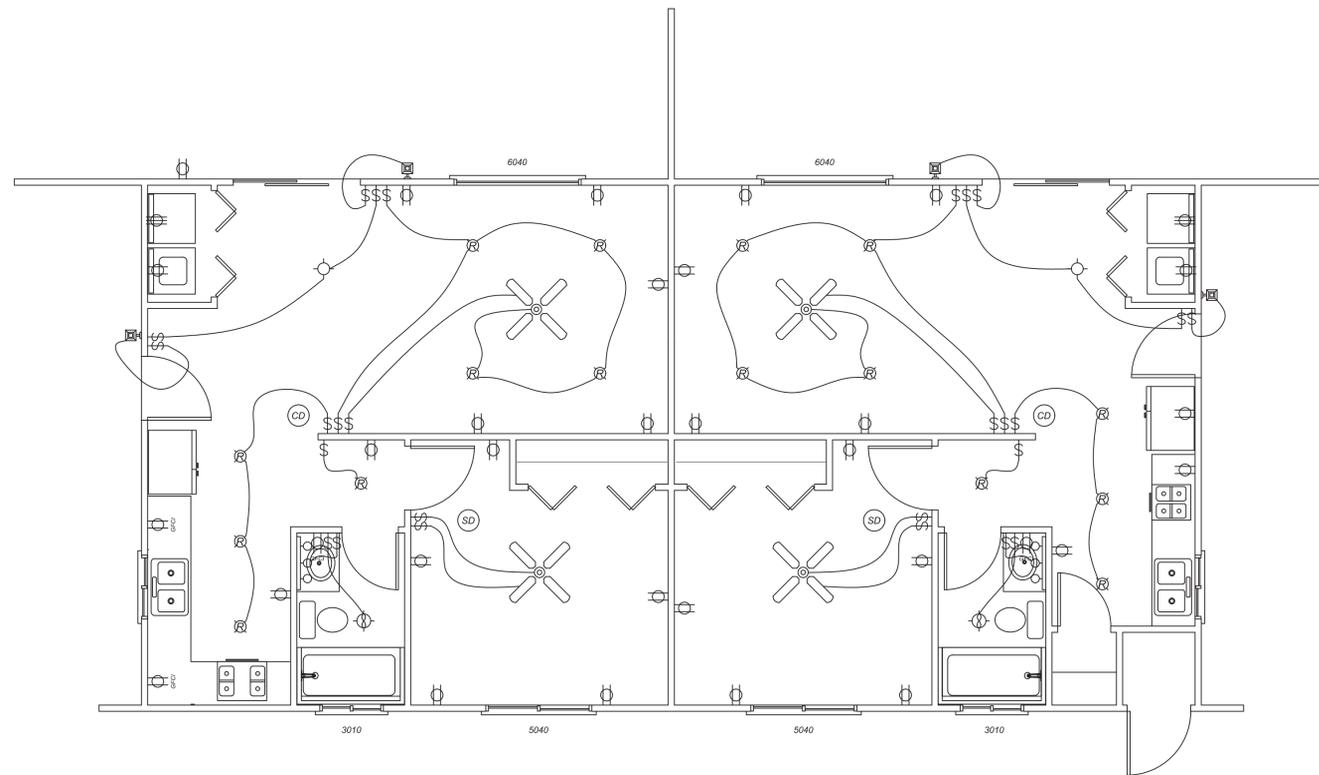
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 NOV 2019  
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SCALE:  
 1/4" = 1'-0"

SHEET  
 3  
 OF 19

# ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"  
 STEW FERBER  
 WEST TEMPLE EMPLOYEE  
 HOUSING  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH



## LEGEND

- EXTERIOR WALL MOUNT LIGHT
- POWER PLUG
- GROUND FAULT INTERRUPTER POWER PLUG
- 220 V POWER PLUG
- CEILING EXHAUST FAN
- CEILING LIGHT
- INTERIOR WALL MOUNT LIGHT
- LIGHT SWITCH
- RECESSED LIGHTING
- OVERHEAD CEILING FAN
- FLUORESCENT STYLE LIGHT
- LIGHT BAR (SIZE DETERMINED BY OWNER)
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

### NOTES:

ALL 20 AMP CIRCUIT BREAKERS SHALL BE TAMPER RESISTANT

ALL OUTLETS ON KITCHEN COUNTERS OR BATHROOM COUNTERS OR WITHIN 6' OF WATER SOURCE TO INCLUDE GFI

OUTLETS IN BEDROOMS TO INCLUDE ARC FAULT.

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# ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**RAT ENGINEERING, P.C.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 51 NORTH 1000 WEST, SUITE 9, HURRICANE, UTAH 84737  
 TEL: (435) 635-5765 FAX: (435) 635-5329

ELECTRICAL PLAN - 9.10  
 WEST TEMPLE EMPLOYEE HOUSING  
 FOR  
 STEW FERBER  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH

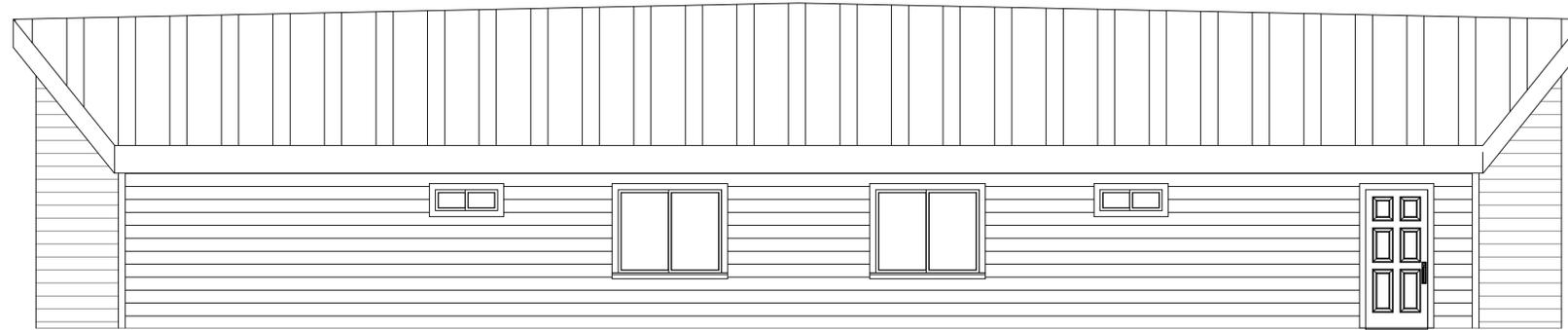
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 NOV 2019  
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SCALE:  
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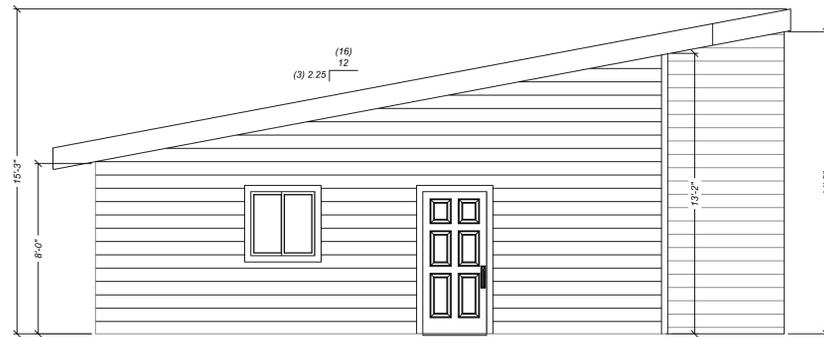
SHEET  
**12**  
 OF 19

**ELEVATIONS**

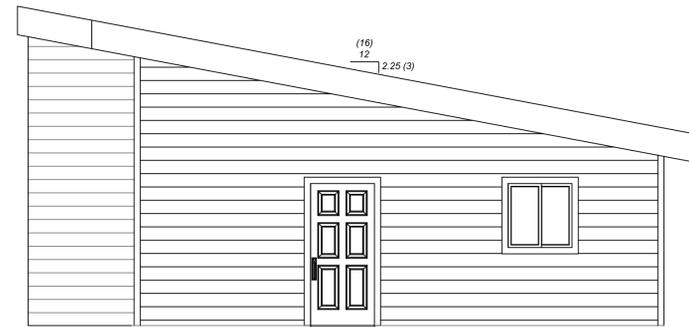
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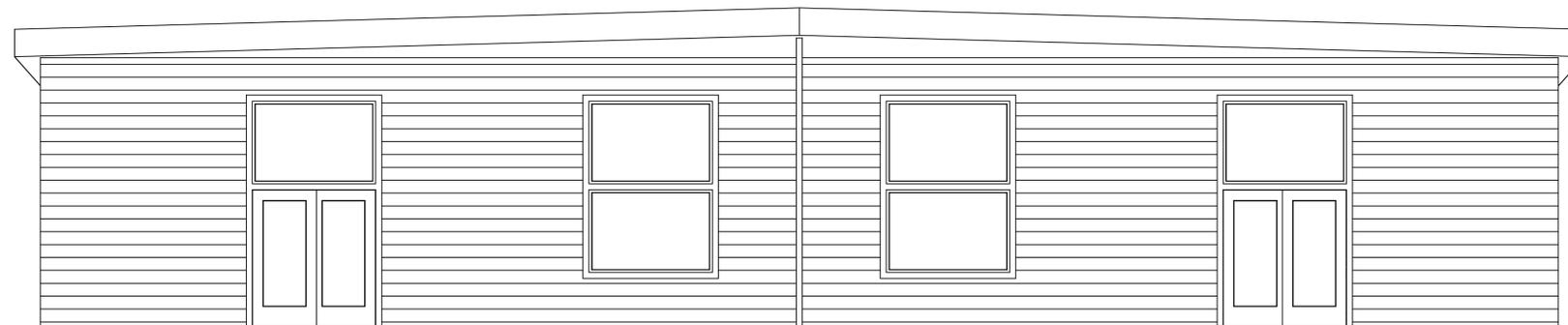
**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

REVISIONS

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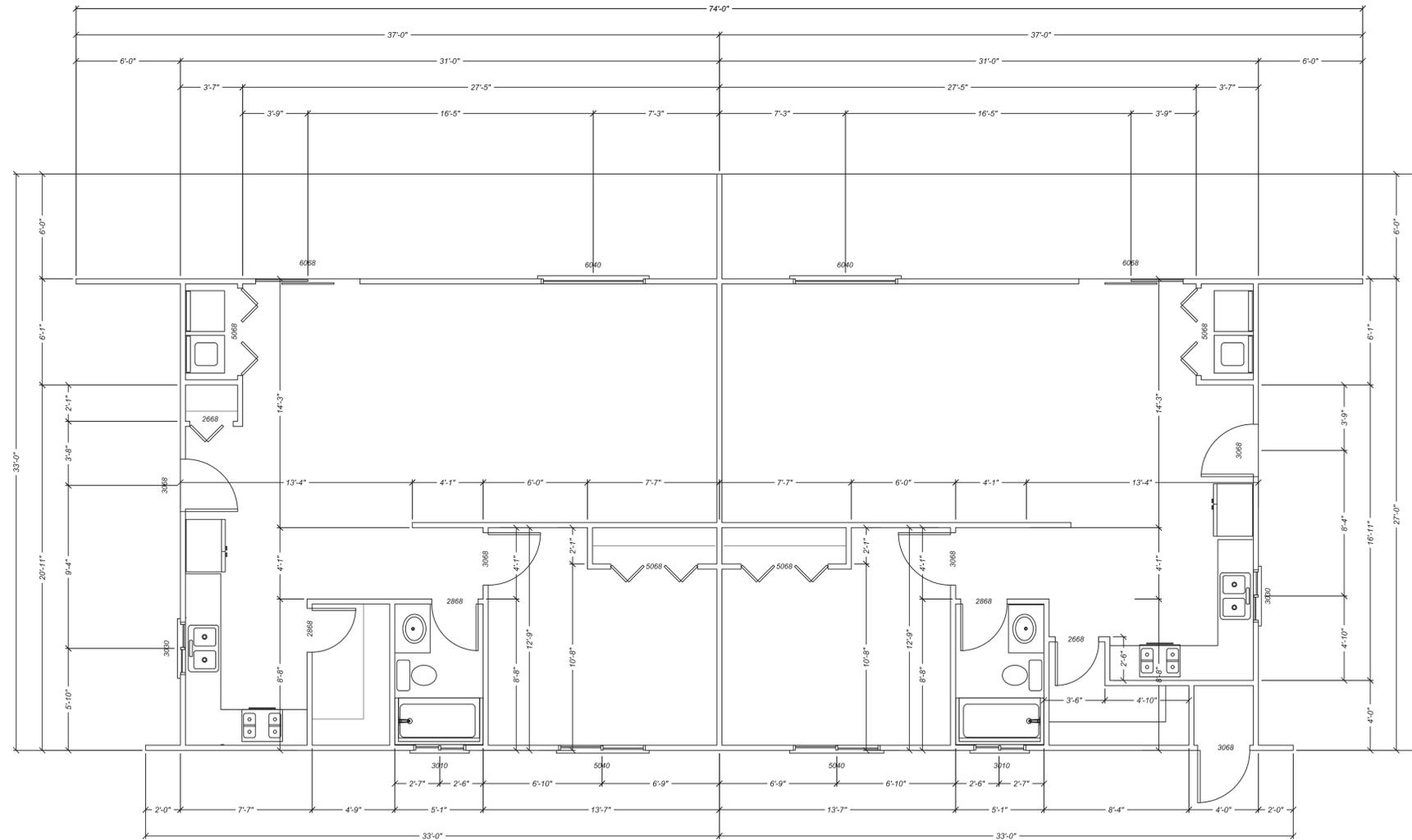
ELEVATIONS : 5-8  
 WEST TEMPLE EMPLOYEE HOUSING  
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 STEW FERBER  
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FILE NAME:  
 872-08-17  
 DATE:  
 NOV 2019  
 CHECKED:

SCALE:  
 1/4" = 1'-0"

SHEET  
**10**  
 OF 19

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 STEW FERBER  
 WEST TEMPLE EMPLOYEE  
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 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

REVISIONS

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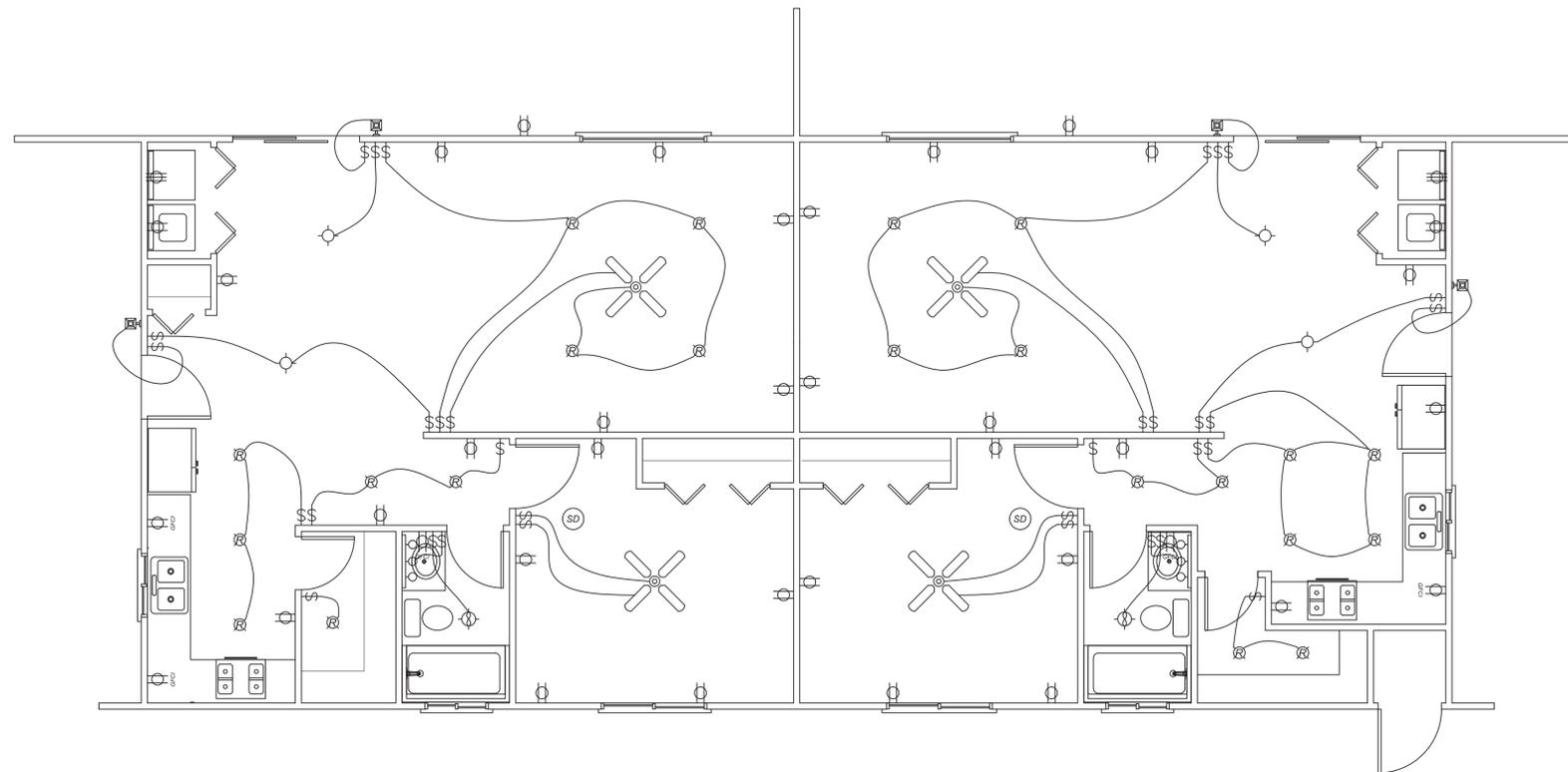
FLOOR PLAN : 5-8  
 WEST TEMPLE EMPLOYEE HOUSING  
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FILE NAME:  
872-08-17  
 DATE:  
NOV 2019  
 CHECKED:  
 SCALE:  
1/4" = 1'-0"

SHEET  
**4**  
 OF 19

# ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"  
 STEW FERBER  
 WEST TEMPLE EMPLOYEE  
 HOUSING  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH



## LEGEND

- EXTERIOR WALL MOUNT LIGHT
- POWER PLUG
- GROUND FAULT INTERRUPTER POWER PLUG
- 220 V POWER PLUG
- CEILING EXHAUST FAN
- CEILING LIGHT
- INTERIOR WALL MOUNT LIGHT
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ELECTRICAL PLAN : 5-8  
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 FOR  
 STEW FERBER  
 TOWN OF VIRGIN  
 WASHINGTON COUNTY, UTAH

FILE NAME:  
872-08-17  
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SCALE:  
1/4" = 1'-0"

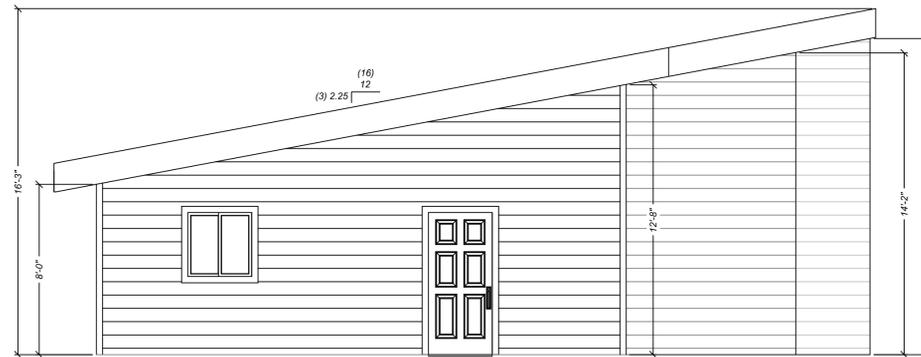
SHEET  
**13**  
 OF 19

**ELEVATIONS**

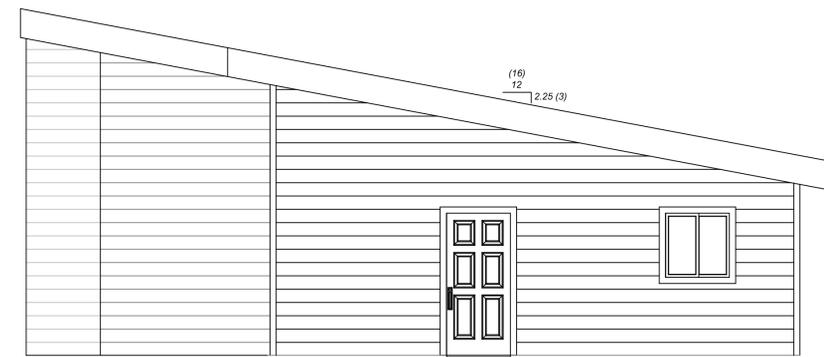
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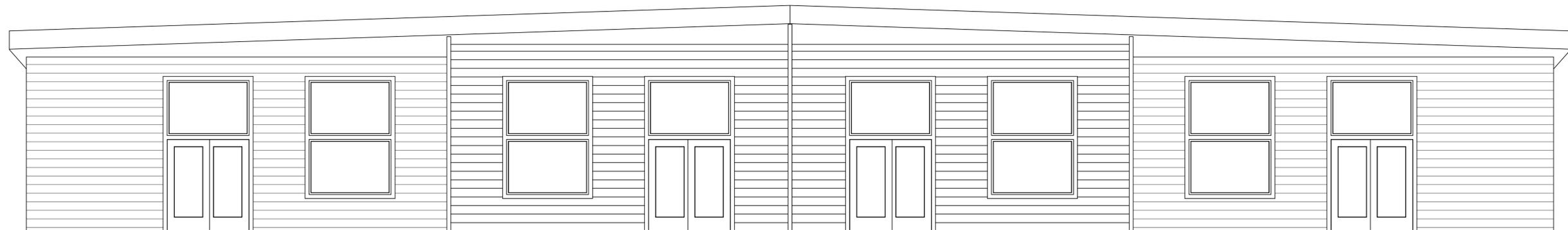
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**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

NO.	DATE	APPROVED BY	REVISIONS

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ELEVATIONS : 1 - 4  
 WEST TEMPLE EMPLOYEE HOUSING  
 FOR  
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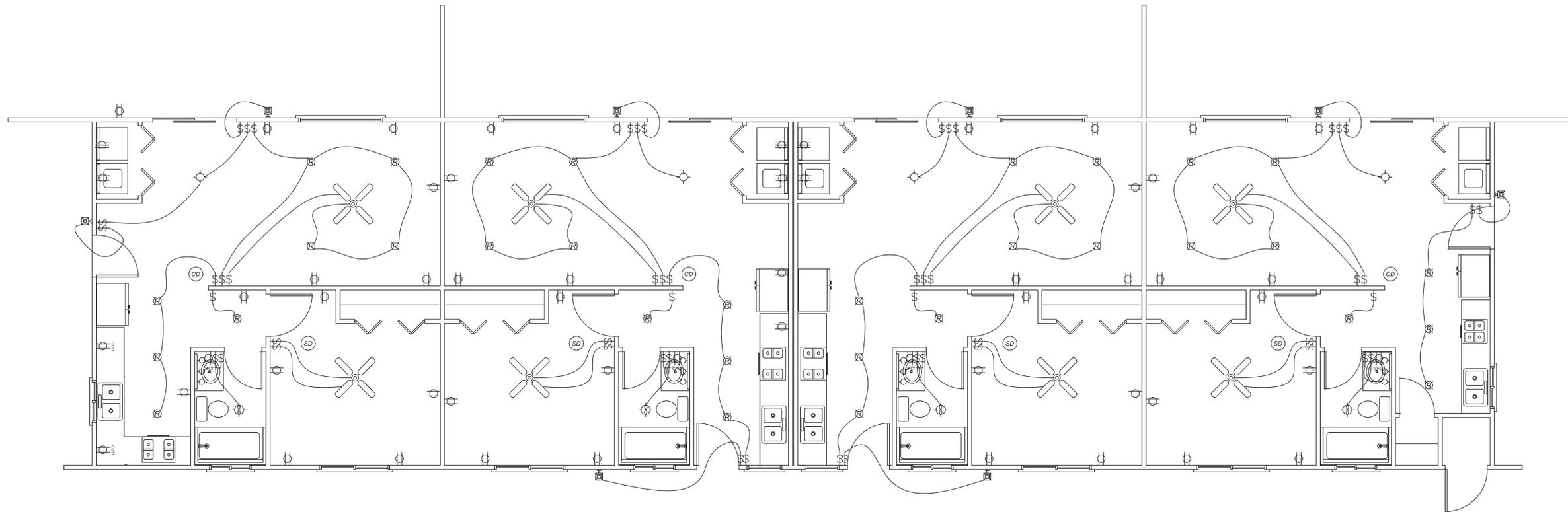
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SHEET  
**11**  
 OF 19



# ELECTRICAL PLAN

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	POWER PLUG
	GROUND FAULT INTERRUPTER POWER PLUG
	220 V POWER PLUG
	CEILING EXHAUST FAN
	CEILING LIGHT
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ELECTRICAL PLAN : 1 - 4  
 WEST TEMPLE EMPLOYEE HOUSING  
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FILE NAME:  
872-08-17  
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SHEET  
**14**  
 OF 19

## Polymeric Cylinders

SLEEK, CYLINDRICAL FORMS ESPECIALLY IDEAL FOR COASTAL LOCATIONS. UP OR DOWN CONFIGURATION OPTIONS. NON-CORROSIVE COMPONENTS WITHSTAND SALT, WIND, SAND, WATER AND SUN, DOWN VERSION SHIELDS PAR LAMP AND BUG LIGHTS TO MINIMIZE GLARE ONTO BEACH FOR TURTLE LAW COMPLIANCE. WET LOCATION LISTED. DARK SKY COMPLIANT.



# PROGRESS LIGHTING™

## Progress Lighting P5712

Description: **Progress Lighting Polymeric Cylinders**

Progress Lighting P5712 Cylinder 1 Light Outdoor Wall Sconce with Polycarbonate Cylinder Shade - 7" Tall



Product No.	Finish	Description	Size	Lamp(s)
P5712-30	Textured White	One-light	5" W., 7-1/4" ht.	1 75w PAR-30
P5712-31	Black	polymeric cylinder	Extends 7-3/4"	or 65w BR-30
P5713-30	Textured White	Two-light	5" W., 14" ht.	2 75w PAR-30
P5713-31	Black	polymeric cylinder	Extends 7-3/4"	or 65w BR-30
P8712-30	Textured White	Turtle-friendly	5" dia., 4" ht.	n/a
P8712-31	Black	accessory		



# **PRATT ENGINEERING, P.C.**

**CIVIL ENGINEERING AND LAND SURVEYING**

51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737  
FAX: (435) 635-5765 OFFICE: (435) 635-2329

January 23, 2018

**RE: FERBER RESORTS – WEST TEMPLE EMPLOYEE HOUSING  
DRAINAGE DESIGN LETTER**

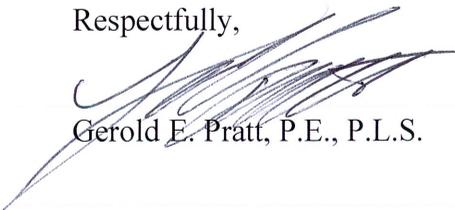
To whom it may concern,

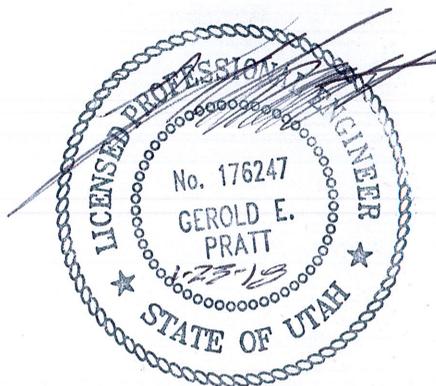
We have submitted a drainage plan for the above referenced project. Within that drainage plan is a retention pond capable of retaining 10,620 cubic feet of drainage/runoff. Because of its sensitive nature, the capacity of this pond is two to three times larger than other sites this size that we have designed retention for. A 12” minimum height berm has been designed around the perimeter of the proposed excavated site to prevent any runoff from cresting the hilltop.

The retention pond is designed to catch ALL runoff from the parking area, west end of the driveway, up hill properties, and excavated site with buildings. In the unlikely event that the pond reaches capacity, a spillway 1.9 feet in depth will direct the water to the driveway without compromising the integrity of the pond itself.

We have identified additional areas on the site which would be able to be excavated to provide additional retention, should the need ever arise. The owner is aware of these areas and will monitor the drainage closely to provide additional protection if needed.

Respectfully,

  
Gerold E. Pratt, P.E., P.L.S.





**Memorandum**

**To:** Planning Commission  
**From:** Sophie Frankenburg, Associate Planner  
**Date:** February 14, 2020  
**Re:** **February 19, 2020 Planning Commission Meeting**  
**General Plan Update**

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The Planning Commission and Town Council identified the General Plan Update as a priority for 2020. In the February Planning Commission work meeting, the Commission discussed the first steps in beginning the updating process.

The Commission requested Staff begin working on the following items:

- 1- Make a Plan for Public Participation
- 2- Create a draft community survey
- 3- Establish a timeline to complete the update process in 12 months

**Plan for Public Participation**

The General Plan must be based on public participation and should reflect the community's vision for Springdale. The Plan should be created with everyone in mind, and should develop a vision that is representative of the community as a whole.

In order to achieve this goal, the Public Participation Events should appeal to everyone. In order to engage a diverse cross section of the community, staff recommends that the Planning Commission plan an outreach event based on the idea of a community festival. Such an event could include the following:

- General Plan information gathering:
  - o Round table stations that interact community members and gain feedback on their vision of Springdale.
- Meal Ticket Incentives:
  - o Solicit Local Food Trucks and food vendors to participate
  - o Incentivize community members to participate in the General Plan stations by receiving a "meal ticket" to one of the food vendors
- Community Booths
  - o Representatives of Community Organizations are invited to participate
    - E.g. Citizen Science through the VRMP
  - o Provide real life examples of the importance of the General Plan
- Child Care available
  - o Encourage families who have a stake in Springdale to participate. Host the event in conjunction with YAZ. This will allow for parents to participate in the General Plan stations while their kids enjoy a great activity with YAZ!

- Other festival-like activities such as live or recorded music, activities (pickleball, sand volleyball, etc.), and others.

The main idea with format is to engage the community in an informal, friendly, and upbeat event that is more like a festival, and less like a “town meeting.” Weather permitting, the event would be held outdoors at the Town Park. The event would be advertised more as a community festival, and less as a “general plan public involvement event.”

### **Community Survey**

The Commission requested that staff begin to develop a community-wide survey to assess the community’s attitudes about the current general plan. This survey is meant to gather feedback as to the direction the plan should go. The survey should not be too extensive or complicated to ensure as much participation as possible. The results from the survey should gauge the community’s vision and redirect principles when necessary.

The following survey questions are a draft for the Commission to review. These questions are based on the “guiding principles” in the current version of the General Plan.

### ***Rate each of the following from 1 to 10 (1 least important, 10 most important) things the Town should address in the upcoming General Plan.***

Regulate the appearance and exterior design of buildings and other structures

Regulate the size, scale, and placement of buildings and other structures

Regulate the amount and pace of new development

Preserve views of natural features such as canyon walls, foothills, Virgin River

Encourage small independent business

Protect natural features such as clean air, clear night skies, healthy Virgin River

Promote walking, bicycling, and shuttle as primary modes of in-town travel

Preserve open space within the community

Preserve historic assets and encourage new development to complement historic heritage

Promote safety from natural, social, and man-made hazards

Promote housing that responds to the needs of the community, including housing for employees of local businesses

Maintain a close and mutually beneficial relationship with Zion National Park

Ensure infrastructure and utilities are capable of providing adequate service to the Town’s population

Promote sustainable development that reduces demand for natural resource consumption.

***In the perfect Springdale....***

1. ***Buildings and structures all have a similar architectural style and character.***
  - a. ***Yes***
  - b. ***No***
2. ***The Town actively uses its fiscal resources, including increasing property tax, to purchase property for open space within the community.***
  - a. ***Yes***
  - b. ***No***
3. ***There are housing options in a variety of price ranges, making it feasible for households of diverse incomes to afford to live in the community.***
  - a. ***Yes***
  - b. ***No***
4. ***New development is designed and constructed with the specific goal of preserving views of natural features (Zion Canyon, Virgin River, etc.).***
  - a. ***Yes***
  - b. ***No***
5. ***The Town actively promotes independent, local business to develop and grow in the Town.***
  - a. ***Yes***
  - b. ***No***
6. ***There are a variety of opportunities and amenities for recreation (trails, athletic courts, parks, etc.).***
  - a. ***Yes***
  - b. ***No***
7. ***The Town supports cultural and arts projects and initiatives, and the Town has a growing reputation as an arts community.***
  - a. ***Yes***
  - b. ***No***
8. ***It is convenient, safe, and enjoyable to get around town by walking or riding a bike and the Town expands the network of sidewalks, trails, and bike lanes.***
  - a. ***Yes***
  - b. ***No***
9. ***Zion National Park and the Town work cooperatively to address the needs and concerns of residents, local businesses, and visitors.***
  - a. ***Yes***
  - b. ***No***
10. ***The Town seeks to diversify its economy by encouraging non-tourism related economic development.***
  - a. ***Yes***
  - b. ***No***
11. ***Housing types and densities (primarily low-density single-family development) remain essentially the same as currently developed in the Town.***
  - a. ***Yes***
  - b. ***No***

#### **Establish a Timeline**

Staff has begun a timeline for the General Plan Update and will present it to the Commission in the March 4<sup>th</sup>, work meeting.