



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC REGULAR MEETING
ON WEDNESDAY JULY 15, 2020 AT 5:00PM**

This Planning Commission meeting did not have an anchor location and was conducted entirely via electronic means. Commission members connected remotely. The meeting was available to the public for live viewing/listening.

Meeting convened at 5:03 PM

MEMBERS PRESENT: Chair Jack Burns, Barbara Bruno, Mike Marriott, Ric Rioux, and Dawn McComb
EXCUSED: Tyler Young

ABSENT: Treacy Stone, Steve Carnahan

ALSO PRESENT: Director of Community Development Tom Dansie, Town Clerk Darci Carlson, and Deputy Clerk Katy Brown recording. See attached sheet for attendees known to have signed into the electronic meeting.

Approval of the Agenda: Motion made by Mike Marriott to approve the agenda; Seconded by Barbara Bruno.

Bruno: Aye

Marriott: Aye

McComb: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Marriott asked for clarification on the allowance of food trucks in Springdale. He was curious about how the Town regulated setback and restroom requirements.

- Food trucks were previously prohibited in Springdale but the State of Utah passed legislation in 2017 that no longer allowed municipalities to prohibit them. In response, the Town passed regulations for food trucks wherein restroom requirements had been part of the initial discussion but were never ultimately adopted into the Town's food truck ordinance. Any questions about regulation of food truck should be directed to the Town Code Enforcement officer.

Mr. Burns expressed concern over some new development and interior lighting that was spilling out onto exterior areas.

- The Town had received numerous comments regarding interior lighting and light trespass. The current standard did not address interior lighting but the Commission was free to direct staff to add the item to an upcoming agenda for discussion.

The Commission had expressed a desire to engage the elderly population to participate in the General Plan survey. Ms. Carlson announced that the Clerk's office had worked with the senior lunch program director Lizz Totten to gather a list of senior community members. Packets with the General Plan survey were then mailed to these members the second week in July.

Mr. Stone joined the meeting at 5:15pm.

A. Action Items

1. Public Hearing: Modification to the DDR including the addition of a shade structure and bicycle-related improvements at 358 Zion Park Boulevard - Luke Wilson: The proposal included two

components, a patio shade structure and bicycle-related improvements in the right of way. Staff suggested addressing each component individually. Although the plans did not show the shade structure as being attached to the main building, the applicant assured staff that it would be easy to permanently affix the shade structure to the existing building. The proposal for bicycle-related improvements currently rested with UDOT since it would be in the right of way. The Commission should make any approval contingent on UDOT approval and require that any development in the right of way be strictly for public benefit.

Commission questions to staff: Mr. Marriott asked how the structure would be attached to the building.

- Although not well defined in code, it would need to be visually and structurally attached and fully integrated into the design.

Questions to staff by members of the public: None were asked.

Applicant presentation: Applicant Luke Wilson was present to answer questions about the proposal. The design of the existing building was not allowing patrons to enjoy a cup of coffee and the view because there was no shade present. The proposed shade structure would be integrated into the existing steel beam that separated the two levels of the building.

Commission questions to applicant: Ms. Bruno asked if there would be any stone on the shade structure as there appeared to be stone in the bicycle station design.

- The design for the shade structure did not include the use of stone since the existing building that it would attach to was constructed without stone. The bicycle structure would use stone since it was designed to be congruent with the shuttle stops but different enough that it wouldn't be confused as an actual shuttle stop. Mr. Wilson had observed a noticeable increase in bike traffic due to shuttle travel restrictions due to COVID-19. He felt that offering a bike hub in conjunction with the Town's bicycle station circuit helped both visitors and his clientele.
- Mr. Burns mentioned that the park was being inundated with bikes. He estimated up to 200 bikes per day at the Temple of Sinewava.

Mr. Marriott liked the design but felt that trellis designs didn't produce much shade. He asked for more clarification on the proposed materials for shade output.

- Mr. Wilson was looking into an expanded metal mesh material which would cast 90% shade.

Mr. Burns asked where Mr. Wilson was with UDOT and was curious if a cross walk was being considered for the area.

- The Town had been overseeing the review process with UDOT. The need for a cross walk had been communicated with UDOT and it was currently under review.

Questions to applicant by members of the public: None were asked.

Motion made by Dawn McComb to open the public hearing. Seconded by Mike Marriott.

Bruno: Aye

McComb: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Public comments: None were made.

Motion made by Barbara Bruno to close the public hearing. Seconded by Ric Rioux.

Bruno: Aye

McComb: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Planning Commission deliberation: Mr. Marriott liked the design but didn't feel the drawing captured how the structure would integrate with the building.

Mr. Burns liked the design but felt that it deviated from other buildings in Town and the established character.

Ms. Bruno agreed that the design was unique and thought that it was a positive addition to the Town.

Ms. McComb felt it complimented the Town in a beautiful way.

Motion made by Barbara Bruno to approve the design/development application for a shade structure and bicycle related improvements in the right of way at 358 Zion Park Blvd. The motion is based on the following findings: 1) All improvements in the right of way require approval from the Utah Department of Transportation, 2) All improvements in the right of way will be dedicated to the Town of Springdale for public use. These improvements are not intended for the express or implied exclusive use of the commercial property at 358 Zion Park Boulevard, 3) The shade structure on the property must be attached to the existing building and there must be no exterior lighting on the structure. Seconded by Dawn McComb.

Bruno: Aye

McComb: Aye

Marriott: No

Rioux: Aye

Burns: Aye

Motion passed.

2. Subdivision Plat Amendment: Revision to Lot 13, Moenave Subdivision - Mountain Vista

Development: Multi-family condominium locations were established by the Moenave subdivision plat. Unfortunately, the location of the condominium unit on lot 13 had deviated from the location on the plat. The purpose of the proposed amendment was to bring the platted location in line with the 'as built' unit. The Commission was asked to review and identify any non-compliance issues with the proposal.

Mr. Burns asked the reason for the deviation.

- The deviation was due to survey error. When the surveyors established the corner locations, they were only able to place two survey markers because a large amount of fill material was impeding two of the corners. During the construction phase, the unit was essentially set from the wrong marker.

Ms. Bruno asked when the builder had become aware of the issue.

- The builder, the contractor, and staff became aware of the issue when the building was first framed. They looked at the new location and determined it was still in compliance with all land use standards. It took some time for the engineer to create the amended plat, which is why the Commission was seeing the proposal so long after the issue first arose.

Mr. Rioux disclosed that he lived next door to the subject property. He mentioned there had been some issues early on with building height. The fact that the built location was substantially in error only underscored his overall concerns with the project.

The Commission had concerns about the process that led to the error but found that the lot was large enough to accommodate the error and still met land use standards.

Motion made by Mike Marriott to recommend approval of the subdivision plat amendment revising lot 13 of the Moenave subdivision with Mountain Vista Development, whereas the Planning Commission finds that the plat is in full compliance with Town Code with respect to setbacks and building height. Seconded by Dawn McComb.

McComb: Aye

Marriott: Aye
Bruno: No
Rioux: No
Burns: Aye
Motion passed.

B. Consent Agenda

Motion made by Barbara Bruno to approve the minutes from June 17th and July 1st. Seconded by Ric Rioux.
Bruno: Aye
McComb: Aye
Marriott: Aye
Rioux: Aye
Burns: Aye
Motion passed unanimously.

C. Adjourn

Motion to adjourn at 6:00 pm made by Ric Rioux. Seconded by Mike Marriott.
Bruno: Aye
McComb: Aye
Marriott: Aye
Rioux: Aye
Burns: Aye
Motion passed unanimously.

Katy Brown, Deputy Clerk

APPROVAL: _____ DATE: _____

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or via email at springdale@infowest.com for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

REMOTE MEETING ATTENDANCE RECORD

PLANNING COMMISSION Regular Meeting 07/15/20

Joe Pitti

Luke Wilson

Tyler Kylas

Pending approval