



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • (435) 772-3434


PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
ON WEDNESDAY, JULY 19, 2023, AT 5:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767

A live broadcast of this meeting will be available to the public for viewing/listening only.

****Please see the stream information below****

Approval of the agenda
General announcements

A. Action Items

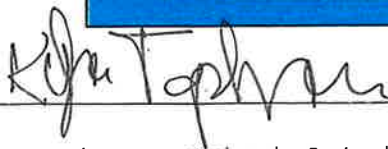
- 1. Public Hearing - Design/ Development Review:** Having received approval for the transient lodging overlay zone, Kathy LaFave requests approval for four transient lodging units and a storage building to the rear of the Worthington Gallery at 789 Zion Park Blvd
- ~~2. **Public Hearing - Design Development Review:** Cade Campbell requests a design development review for a remodel at Flanigan's Inn and Spa at 450 Zion Park Blvd~~ 

B. Consent Agenda

1. Approval of Minutes from June 7th

C. Adjourn

***To access the live stream for this public meeting, please visit or click the link below:**
<https://www.youtube.com/@SpringdaleTownPublicMeetings>

APPROVED  DATE 07/19/2023

The foregoing agenda was posted at the Springdale Town Hall at approximately 11:30 (am/pm) on July 13, 2023 by R. Romero

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson at 435.772.3434 at least 48 hours before the meeting.

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter>



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON
WEDNESDAY, JULY 19, 2023, AT 5:00 PM
AT THE CANYON COMMUNITY CENTER,
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 05:00 pm.

MEMBERS PRESENT: Chair Kyla Topham, Commissioners Noel Benson, Adam Hyatt, Pam Inghram, Pat Campbell, Terry Kruschke, Tom Kenaston, and Jonathan Shafer from Zion National Park

ALSO PRESENT: Principal Planner Niall Connolly, Zoning Administrator Kyndal Sagers, Director of Community Development Tom Dansie, Deputy Clerk Robin Romero, and Town Clerk Aren Emerson. See attached sheet for attendees.

Approval of the Agenda:

Motion made by Pat Campbell to approve the Agenda. Seconded by Pam Inghram.

Discussion of the motion:

Mr. Benson suggested to amend the agenda to exclude item A2 because the Planning Commission did not have all pertinent materials to make a well-informed decision. He also worried about setting a precedent about allowing incomplete applications. Mr. Kenaston agreed.

Mr. Campbell accepted the amendments to the motion.

Vote on the motion:

Campbell: Aye

Kruschke: Aye

Inghram: Aye

Benson: Aye

Topham: No

The motion passed 4:1.

General Announcements:

Tom Dansie provided information about a Night Sky and Star Gazing presentation event. In addition, there was an announcement about the Town Night Sky Preservation efforts. This event would be held on July 20, 2023.

A. Action Items

1. **Public Hearing – Design / Development Review:** Having received approval for the Transient Lodging Overlay Zone, Kathy LaFave requested approval for four Transient Lodging units and a storage building to the rear of the Worthington Gallery at 789 Zion Park Blvd.

Staff Presentation:

Mr. Connolly presented the Design Development Review (DDR) application that proposed four Transient Lodging units and a storage building to the rear of the Worthington Gallery. He explained that before the property owner develops any new Transient Lodging units, they must first apply for the Transient Lodging Overlay Zone. Ms. LaFave applied for the Overlay Zone, and it was approved in 2022 by the Town Council.

Ms. LaFave applied for DDR approval for these units. The four rental units will be in two separate two-story buildings and a single-story storage building is also proposed. The Staff Report identifies how the design complies with the relevant zoning standards. The Planning Commission did not need to revisit the principle of Transient Lodging on the property as it was already established when the Overlay Zone was approved. However, the Planning Commission should review the proposal for compliance with the relevant zoning ordinances.

Applicant Presentation:

Ms. LaFave stepped up to the podium and provided information. She stated part of the packet identified a retention basin at the back edge of the property. It was not engineered in the event the Planning Commission requested changes to the layout. The landscaping included what was necessary for compliance. However, more landscaping would be added. Rocky Mountain Power was contracted to place underground lines from Worthington Gallery through the neighboring properties and then connect to underground power at the Desert Pearl property. There were seven sheds/storage buildings that would be removed when the new shed was built. Ms. LaFave discussed lighting on the property and stated it was partially removed and below the allowable lumens.

Questions from the Commission:

Mr. Krushke requested clarification on the material that would be used for the doors.

- Ms. LaFave indicated they would use painted steel doors to match the color.

Mr. Kruchke inquired about the ground floor units of the two Transient buildings that have doors on the right-side elevation. He stated that the Foundation Plan reflected a small stoop at the door. However, the planned document for the residents showed a patio. He wondered if it was intended to be a stoop or a full-size patio at that door on the bottom floor.

- Ms. LaFave confirmed it was a patio, and it would be corrected in the document.

Ms. Inghram questioned a reference that was made to track lighting on the porch of the gallery and why it was mentioned.

- Ms. LaFave stated lighting was mentioned because identifying what was currently there was a requirement. She acknowledged that type of lighting was no longer allowed, and any new or additional lighting used would conform. Although the Town did not require it to be changed, they had already removed 50% of the landscape lighting on the East side of the gallery as well as the tree lights. The patio lights were all directed to the front of the building and had a roof over the top. They did not appear to emit lighting beyond the patio. She was aware the type of lighting was not allowed in the future, and she would remove it if required to receive approval from the Commission.

Mr. Benson asked if there would be plumbing in the storage building.

- Ms. LaFave said there would not be plumbing.

Ms. Inghram asked what material would be used for the hardened surface for the firetruck turnaround.

- Ms. LaFave responded they have not entirely identified what material they would use. She indicated whatever was used could not be asphalt due to the setback. Whatever they chose would be part of the landscaping strip and support the weight of a firetruck.

Questions from the Public: No questions were asked.

Motion made by Tom Kenaston to open the Public Hearing. Seconded by Noel Benson.

Campbell: Aye

Kruschke: Aye

Inghram: Aye

Benson: Aye

Topham: Aye

The motion passed unanimously.

Public Comment: No comments were made.

Motion to close the Public Hearing made by Tom Kenaston. Seconded by Noel Benson.

Campbell: Aye

Kruschke: Aye

Inghram: Aye

Benson: Aye

Topham: Aye

The motion passed unanimously.

Applicant's Response: No response was provided.

Commission Deliberation:

During the discussion, Mr. Kruschke believed fencing required eight feet in height to screen from residential properties. Mr. Benson said he believed the commercial property was located next to the property. Mr. Connolly clarified that the Town Code was intended to screen residential properties from neighboring commercial properties. Mr. Connolly confirmed that the adjacent property was commercial. Mr. Kruschke asked if the property was being used as residential. Mr. Dansie indicated this topic was discussed at the Transient Lodging Overlay Zone hearing. The ultimate decision made by the Town Council was that a fence would not be required unless requested by the adjacent property owner. Mr. Dansie indicated that Ms. LaFave had spoken to the adjacent property owner, and they were indifferent to having a fence. There was no code requirement as interpreted by the Council as part of the Transient Lodging Overlay Zone.

Overall, Mr. Campbell said it was a well-thought-out plan and liked the design. Mr. Benson appreciated the narrative and extra detail and had no issues. Mr. Kruschke agreed that it was a good design. However, he had some issues. He was concerned about the patio and pointed out that it went into the ten-foot side easement. Mr. Dansie explained the definition of a setback as a distance that was unencumbered from the finished grade upward. Anything built above ground level was subject to setback. Anything at ground level, unless specifically called out or required to be in the setback, was not required to meet the setback. Town Code 10-11A-6 paragraph B7 had a specific exemption for uncovered patios and porches. Mr. Dansie confirmed that so long as there was not a covering or railing, ten feet was acceptable. Mr. Benson wondered if that applied to all zones. Mr. Dansie indicated the specific callout for uncovered patios and porches exemption was found in the Central Commercial Zone.

Mr. Kruschke was concerned about the various steel railings and tubing listed in the design. He wanted to ensure it was noted they would be rusted or painted and not shiny as part of the requirement.

Motion made by Pat Campbell that the Planning Commission recommend approval to the proposed Design Development Review permit for Transient Lodging Units and a storage building at 789 Zion Park Blvd as discussed in the Commission meeting on July 19, 2023. This motion is based on the following finding:

1. **The proposed development meets all the requirements of the Central Commercial Zone, Transient Lodging Overlay Zone, Architectural Standards and Design Guidelines Ordinance, Landscaping Ordinance, Color Pallet Ordinance, and Outdoor Lighting Ordinance.**

This motion has the following condition of approval:

1. **The six existing lights hanging on the Sycamore trees at the rental property must be removed prior to the completion of this development.**

Seconded by Noel Benson.

Discussion of the motion:

Ms. Inghram suggested to add the following condition to the motion that the applicant must provide the Town with the engineering design for the retention pond for approval prior to construction of the development.

Mr. Campbell accepted the amendment to the motion.

Vote on the motion:

Campbell: Aye

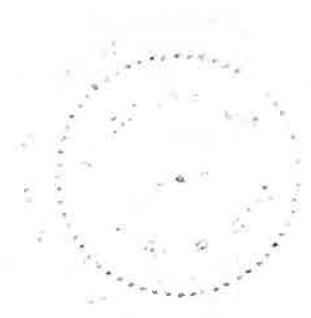
Kruschke: Aye

Inghram: Aye

Benson: Aye

Topham: Aye

The motion passed unanimously.



B. Consent Agenda

Motion made by Tom Kenaston to approve the consent agenda. Seconded by Pat Campbell.

Campbell: Aye

Kruschke: Aye

Inghram: Aye

Benson: Aye

Topham: Aye

The motion passed unanimously.

Ms. Inghram requested to ask town staff generic questions.

- Ms. Emerson stated that Town staff could not discuss specific items that were not included on the agenda but could discuss clarification questions so long as they do not apply to any specific project.

Ms. Inghram stated her question was for clarification of an ordinance.

- Mr. Dansie stated it was acceptable to ask so long as it was not pertinent to any pending application. Ms. Inghram's question was regarding the wording of additions and alterations to non-conforming buildings. Mr. Dansie indicated the topic could potentially impact upcoming agenda items and abstained from further discussion.

Ms. Inghram requested updates on ongoing committee effort.

- Mr. Dansie discussed the work Mr. Benson was doing for the e-bike project. They anticipated a proposal would be presented to the Planning Commission in August 2023 with suggestions for Open Air Displays as they related to e-bikes in general.
- The Water Conservation Committee met and posed legal questions to the Town Attorney. Once a response was received, they would continue to work on the project.
- The Transient Lodging Committee was reviewing comments from the Planning Commission and Town Attorney.
- The Open Space Plan was being finished to include the remaining suggested revisions and formatting. It was anticipated to potentially return to the Planning Commission by the next work meeting in August 2023. If not, then shortly after.
- The Planning Commission requested an analysis of Accessory Dwelling Units. The Housing Committee analyzed the issue and would potentially bring a recommendation to the next Planning Commission work meeting.

C. Adjourn

Motion made by Noel Benson to Adjourn at 05:35 p.m. Seconded by Tom Kenaston.

Campbell: Aye

Kruschke: Aye

Inghram: Aye

Benson: Aye

Topham: Aye

The motion passed unanimously.





Robin Romero, Deputy Clerk

APPROVAL: Tom Kenaston DATE: 8/16/23

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@springdale.utah.gov for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting PLANNING COMMISSION REGULAR MEETING Date 01/19/23

ATTENDEES:

Gade Campbell
Name (please print)

Name (please print)

Luke
Name (please print)

Name (please print)

Rebecca McKay
Name (please print)

Name (please print)

Kathy L. Lane
Name (please print)

Name (please print)

Dave Karaszewski
Name (please print)

Name (please print)

Beth Lundberg
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