



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC REGULAR MEETING
ON WEDNESDAY AUGUST 19, 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 5:00 PM

MEMBERS PRESENT: Chair Jack Burns, Barbara Bruno, Mike Marriott, Tyler Young, Ric Rioux, Dawn McComb, and Treacy Stone from Zion National Park

ALSO PRESENT: Director of Community Development Tom Dansie 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

Rioux: Aye

Burns: Aye

Young: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced that Steve Carnahan had resigned from the Commission and Tom Kenaston would be appointed as a new Commissioner in the Town Council Special Meeting on Thursday August 20, 2020.

Mr. Dansie reminded the Commission to send along their individual General Plan priorities and draft mission statements by August 25th for inclusion in the packet material for the next work meeting.

A. Action Items

1. Design/Development Review: Canyon Springs Estates Lot 21, Sean and Ann Keightley:

Residential DDRs typically did not require the Commission to review, however based on staff analysis, Lot 21 was determined to be a view-obstructing lot. If the proposed structure was built to maximum height allowed by the zone, it could potentially present negative impacts on views from adjacent properties. Mr. Dansie mentioned a few public comment letters from neighbors and urged the applicant and the Commission to keep in mind that Town ordinances were separate from HOA standards. The Commission was asked to review the design to determine compliance with Town design standards and set any necessary conditions of approval.

Ms. Bruno had visited the lot with fellow Commissioner Rioux. She felt the conditions presented in the staff report were appropriate and had no issue with approving the design accordingly. She offered to accompany staff for any future site visits that involved building height reviews.

Ms. McComb pointed to concerns over the proposed photocells on the exterior lighting and asked Mr. Keightley if he was cognizant about his relationships with his neighbors at this point in his design. She also asked if the maximum height had been addressed in regard to concerns raised by neighbors.

- Mr. Keightley was committed to being cognizant of his neighbor's feelings and was looking forward to developing relationships with them. They currently lived in remote area in Texas and valued quiet, natural environments. The proposed photocells were definitely something he could live without.

- Mr. Dansie said that the height limit for a view obstructing lot was 20 feet above existing grade. The proposed structure was less than that and therefore in compliance with design standards.

Mr. Burns asked about plant species that would replace the mature Junipers if they needed to be removed during construction.

- The intent was to retain the Juniper Trees, but if that was not possible, the standards required replacing each tree with two trees of similar species.

Mr. Young suggested adding a condition of approval that exterior lighting must be down directed.

- Mr. Keightley assured the Commission that they would ultimately select lighting fixtures in compliance with design standards.

Mr. Rioux asked if a geotechnical review was forthcoming due to the slope on the lot.

- If the Commission approved the DDR, the next steps for the applicant would include an in-depth geotechnical analysis that would be reviewed by the building inspector.

Motion made by Barbara Bruno that the Planning Commission finds that the proposed development on Canyon Springs lot 21 as depicted in the application materials meets all applicable land use standards. The Commission approves the residential design development review for Canyon Springs lot 21 as presented in the application subject to the following conditions: 1) That the recessed can lighting must have light sources recessed at least two inches above the bottom of the fixture and have a light color temperature of 3,000 kelvin or less, any fixtures must have lighting that points only downward and not upward, and that there be no photo cells that turn the lights on automatically. 2) The driveway and other lot coverage not associated with the building or patios shown on the site plan cannot exceed 877 sq. ft. in area. 3) Two replacement plants of a similar species must be provided if the large mature Juniper trees at the back of the home are removed; Seconded by Ric Rioux.

Bruno: Aye
Young: Aye
Marriott: Aye
Rioux: Aye
Burns: Aye
Motion passed.

B. Consent Agenda

Motion made by Tyler Young to approve the minutes from July 15th and August 5th. Seconded by Barbara Bruno.

Bruno: Aye
Young: Aye
Marriott: Aye
Rioux: Aye
Burns: Aye
Motion passed unanimously.

C. Adjourn

Motion to adjourn at 5:33 pm made by Mike Marriott. Seconded by Tyler Young.

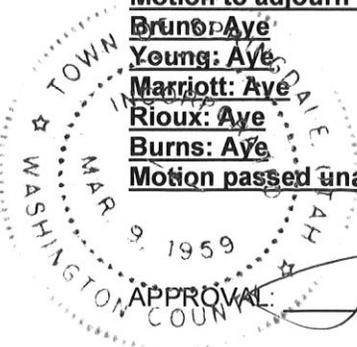
Bruno: Aye
Young: Aye
Marriott: Aye
Rioux: Aye
Burns: Aye
Motion passed unanimously.



Katy Brown, Deputy Clerk

APPROVAL: 

DATE: 9.16.20





PO Box 187 118 Lion Blvd Springdale UT 84767

REMOTE MEETING ATTENDANCE RECORD

PLANNING COMMISSION Regular Meeting 08/19/2020

Cortney Haslam

Derek Bulloch

Susan Hoover

Tom Kenaston

Alex Goodman

Sean Keightley