



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING ON
WEDNESDAY AUGUST 25, 2021 AT 5:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD, SPRINGDALE, UT 84767.**

Meeting convened at 5:00 pm.

MEMBERS PRESENT: Chair Barbara Bruno, Commissioners Ric Rioux, Jack Burns, Tom Kenaston, Kyla Topham, Noel Benson, and Susan McPartland from Zion National Park

ABSENT: Dawn McComb

ALSO PRESENT: Director of Community Development Thomas Dansie, Town Clerk Darci Carlson, Deputy Clerk Katy Brown, and Deputy Clerk Aren Emerson recording. See attached sheet for attendees.

Approval of the Agenda: Motion made by Tom Kenaston to approve the agenda. Seconded by Ric Rioux.

Topham: Aye

Rioux: Aye

Bruno: Aye

Burns: Aye

Kenaston: Aye

Motion passed unanimously

Commission discussion and announcements:

Ms. Carlson announced the selling of custom bricks for the History Center patio, for which the deadline was approaching. The public should contact Darci Carlson, or Aren Emerson, at Town Hall for assistance with placing an order.

A. Discussion/Information/Non-Action Items

1. Revisions to the standards for open air displays:

The Commission was reviewing the setback distance standards for open air displays. The objective was to ensure they were applied equally throughout different businesses, and would not cause hazards to vehicular or pedestrian traffic. The Commission previously decided a one-foot setback from any property line, except open air displays at rock shops, bicycle shops, plant nurseries or other similar businesses that would traditionally display merchandise outside, should have a setback five feet from any public sidewalk. If there was no public sidewalk, there would be a ten-foot setback from the edge of the pavement of any street. Instead of the current size of open air displays, they would then be limited to 1,000 square feet. A prohibition was added to state that a property owner or business operator may not sublease open air display space on a property for a separate business to use.

Ms. Bruno asked if any businesses were currently in violation of the 1,000 square foot standard.

- Mr. Dansie said he would need to analyze that more closely; however, it was likely rock shops may be in violation.

Commissioners considered open air display setbacks and impacts to the flow of pedestrian traffic on sidewalks.

Approved Minutes of the August 25, 2021 Planning Commission Special Work Meeting

- Section A3 ensured the applicant would need to provide details, such as circulation into and out of the property to demonstrate the proposed display would not cause traffic hazards or obstruct the flow of pedestrians on adjacent sidewalks.

Based on business owner feedback, the Commission decided a four-foot setback from the edge of a sidewalk, or ten-foot setback from the edge of the pavement, would ensure easy regulation and measurements throughout town.

- If, however, there was sidewalk traffic congestion due to an open air display, a provision could be added which allowed the Town to revoke the permit.

Concern was raised about negative impacts to some businesses by limiting display space to 1,000 square feet. Limits were imposed to prevent properties from being over-cluttered and to ensure all businesses added to, rather than detract from, village character. Commissioners indicated this ordinance revision would not be retroactive and suggested those businesses with a display over 1,000 square feet might be considered a legal non-conforming use.

2. Proposed revisions to design standards for the SR9 corridor:

After considering public comments from a recent public hearing, the Commission requested a number of changes to the design standards for development along the SR9 corridor.

Commissioners discussed the impact of one specific property with a metal gate and how this would affect the 33% visibility standard. Construction of gates or fences along SR9 was not the intent, therefore visibility should be clarified.

Mr. Rioux suggested the Town provide visual representations of different types of structures that would comply with the design criteria standards. This would help to eliminate confusion.

Types of primary and secondary materials were reviewed along with the percentage allowed.

- The Commission felt the Design Committee should determine and monitor appearance standards related to primary and secondary materials.
- Metal roofs were also discussed. The Commission suggested additional language, such as "non-glare", "rusted", or "matte finish" be added to emphasize roofing materials should not produce glare.

Mr. Burns reminded that this ordinance was to protect and maintain the visual appearance and village character of the Town.

3. Revisions to the method of measuring building size in the FR and VR zones:

The Commission recently passed an ordinance, which altered the building size limits of the Residential Zones from 5,000 square feet, to 3,000 square feet. Currently, building size in the Residential zones included attached garages and covered patios. The intent was to preserve a village scale, and reduce visual mass of buildings. A chart was listed in the staff report, to help the Commission visualize the impact of including garages and covered patio space in the building size calculation. The Commission needed to determine if they should re-evaluate what the Town considered as part of a building size. Mr. Dansie listed two potential methods to consider. The first would have been to adopt the same building size measurement that was in place in the Commercial zones, which would include everything enclosed by a wall. The second method was to continue at the same building size, but allow a specific area which would be excluded from the square footage limit, with a 500 square feet limit recommendation.

The Commissioners discussed how other communities, or the County Assessor, would calculate building size.

- A lot of other communities did not have restrictions on building size, and used the standard real estate definition, excluding garages or patios.

Concern was raised about negative impacts to the residents. With the size limits on buildings, some residents could potentially be hesitant to install, or even enjoy their patios.

Mr. Kenaston expressed concern that residents could potentially maximize and have a 5,000 square foot house, in addition to a garage, and patio, which would not fit into the village aspect of the community.

The Commission discussed adding a provision stating that if the additions exceeded a certain threshold, the entire area would count as part of the building size limit. They asked the qualities a basement would need to have in order to be included in building size.

- If there were more than four vertical feet between finished floor elevation of the first floor, and natural ground, then the area underneath the first floor would be included as building size, regardless if it was a basement, or crawl space.

Mr. Rioux asked if a free-standing pergola would have been included in the total building size limit.

- Items included in building size limits only applied to structures attached to the home, a free-standing pergola would not be included in the size limit of the building, as long as it met the minimum building separation distances.

The Commission decided to move forward with the second method presented to them, because it allowed residents to have, and enjoy their patios, and garages, but the Town could still regulate building size.

B. Adjourn

Motion to adjourn at 6:40 pm made by Jack Burns. Seconded by Kyla Topham.

Topham: Aye

Rioux: Aye

Bruno: Aye

Burns: Aye

Kenaston: Aye

Motion passed unanimously

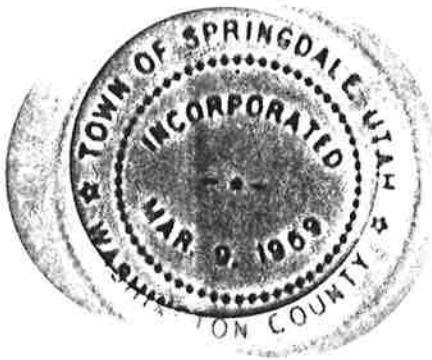


Aren Emerson, Deputy Clerk

APPROVAL: 

DATE: 9-15-21

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 SPECIAL MEETING Date 08/25/21

IN PERSON ATTENDEES:

REMOTE ATTENDEES:
(Clerk will complete)

Irish Rioux
Name (please print)

Name (please print)

Joe Pitti
Name (please print)

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Mark Chambers
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