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**MINUTES OF THE PLANNING COMMISSION WORK MEETING ON TUESDAY, MAY 5, 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:04 PM.**

Work Meeting

MEMBERS PRESENT: Chairman Jack Archer, Randy Taylor, Liz West, Mike Marriott, Joe Pitti, Allan Staker, Jack Burns from ZNP

ALSO PRESENT: DCD Tom Dansie, Associate Planner Moumita Kundu and Town Clerk Darci Carlson recording

Please see attached list for citizen signed in.

Approval of Agenda: Motion made by Joe Pitti to approve the agenda; seconded by Mike Marriott.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements:

Mr. Staker asked about the utility work in Town. Mr. Dansie said there was a pot holing truck identifying utility locations in preparation for the fiber optic cable installation.

- Most of the fiber optic accounts set up so far are commercial however all questions about residential service or service in general can be directed to Brian Tuttle at First Digital. His phone number is 801-657-1596.
- First Digital plans to start installation next week and will take about 45 days to complete. The project will begin at Sanctuary Ranch and run up SR-9 along the same intended route as the upcoming street light project.
- First Digital plans to install additional vacant conduit which may be purchased by the Town later.

Mr. Marriott questioned the status of landscaping at the Rayner/Coleman development noting there were mounds of dirt. Mr. Dansie said technically the dirt is on the Flying Monkey property but they would be reminded to take care of it.

Mr. Archer said the garages at the townhomes on Juniper Lane were very narrow. He commented to the Commission that they need to be sure garages are functional spaces so vehicles can actually park in them. Otherwise garages will turn into storage spaces and vehicles will need to park elsewhere.

Mr. Burns said the Park received a Facebook post about the music volume coming from the Brew Pub. Mr. Dansie said this had been a problem previously. The Town would contact restaurants and asked them to be more sensitive to surrounding land users regarding noise levels.

Mr. Pitti asked if equipment on top of buildings should be shielded. Mr. Dansie replied 'yes', it was an ordinance requirement. It was noted the Desert Pearl did not submit drawings with this equipment on the restaurant roof. Sol Foods also had equipment on the loading dock roof. Both locations would be addressed.

Mr. Staker wanted to know if there was an ordinance regarding the length of time it took a project to be built. Mr. Dansie said 'no'. The property owner must demonstrate they are making progress. If there is a

hiatus for 180 days or more the permit expires. Mr. Dansie suggested the Commission may want to look at this topic again.

Discussion/Information/Non-Action Items

Review of Earth Day public information and survey results – Mr. Dansie began by thanking those who participated in the Planning Commission booth at Earth Day including Jack Burns, Joe Pitti, Liz West and Mark Chambers. They had good participation and engagement with the public.

Ms. Kundu prepared a summary of the survey responses. The results are one more piece of information the Commissioners can use to help establish a General Plan vision for the community.

- Slightly more than half of the respondents wanted more housing in Springdale, preferring either the same density or slightly higher. Fifty-two percent wanted to see single-family housing; forty-one percent wanted multi-family housing, although multi-family was not specifically defined.
- The overwhelming majority of respondents had a connection to Springdale either by working or living in the Town. Others who provided comment had a vested interest in Springdale.
- Regarding open space, the overwhelming majority said it was important to preserve. Most felt there should be a mix of commercial, agricultural and residential development along SR-9. The current look and feel of the downtown area was favored but respondents also liked a denser, walkable, pedestrian-friendly character.
- Seventy-six percent of respondents said the Town needs more parking availability. Mr. Dansie noted many preferred the image showing shaded parking however the Commission needed to consider this response given Springdale's desert environment. Ms. Kundu said several comments mentioned underground parking as an option.

Mr. Dansie noted there was a commonality to the words used in the survey responses. He said people overwhelmingly value the village atmosphere.

Mr. Archer wanted to be sure Town staff continually publicized the opportunity for people to reply to surveys and submit comments to the Commission.

Discussion of revisions to General Plan Chapter 3 *Land Use and Zoning* – Mr. Dansie said during last month's meeting there was good discussion about the issues associated with this chapter. He recommended the Commissioners review the text of the chapter and come to some conclusions. Then, based on the Commissioners input and feedback, the Community Development team will look at the chapter objectives and strategies and tweak the language for their review. Mr. Dansie felt this would make the process more efficient.

- Staff included a matrix of land use and zoning issues to help organize the discussions tonight.
- Mr. Dansie also prepared a comparative chart showing quantitative impacts of culinary water consumption and traffic on residential, transient lodging, restaurant and general commercial land use. The residential water consumption number used in the chart was specific to Springdale based on actual meter reading data. The other numbers were based on averages from other communities. They are comparative averages that provide a conceptual model.
- Mr. Pitti commented that Springdale's unique proximity to a National Park and access to a shuttle system would also affect the traffic data. Mr. Taylor added there are a number of second homes in Town which generate less traffic.

Mr. Archer asked if the topic of an annexation policy had been discussed with the Town Council. Mr. Dansie said it had not at this point.

Mr. Pitti said the recent survey was a good tool, but the same comments are heard over and over. He wanted the Commission to talk about density and caps related to the kind of hotels that are developed. Feedback indicated large-scale, franchise hotels were less desirable. The Planning Commission must plan for growth but hold on to the mechanics of the community to keep the village atmosphere and desirable visual impacts.

Mr. Taylor said the last Public Hearing brought concern over allowable density in the commercial zone to the forefront. People were troubled about the number of units allowed in small areas. He felt the most

effective way to solve is to change densities. The Town doesn't need another survey, they need to act and make decisions.

Mr. Marriott suggested the Commission look at the existing zoning map and identify where hotels would likely go. He suspected that upon review, the areas left would only be big enough to accommodate a boutique hotel. Based on what they discover they can determine if densities should be adjusted.

- Mr. Pitti raised concern that it could be possible to purchase several contiguous commercial lots. The exercise would be valuable but they cannot rely on the current land map and assume it would always stay the same. Mr. Marriott countered it would be extraordinarily complicated to purchase multiple lots in Springdale.
- Mr. Archer said the Commission needs to put wording in the General Plan that indicates the way the people want it. From the responses, people don't even want the potential of large hotels being developed.
- Mr. Burns thought the first paragraph of Chapter 3 provided a general guide. It indicated a balanced mix to serve the needs of present and future development. The paragraph also mentions essential services and he asked if the Town identified what these services were. He questioned how many hotels one small town needs and if they were considered essential.
- Mr. Pitti agreed but was concerned about land use patterns and what potentially could happen in the future in terms of zoning.
- Mr. Staker said Park projections indicate visitor counts could go up to 5,000,000 per year. We need to plan for the visitorship that will come. He felt the Town was self-limiting because there is only so much land that can be developed.
- Mr. Pitti countered that none of the feedback said Springdale should accommodate 5,000,000 visitors. The feedback is that people don't want to lose the sense of community.
- Mr. Archer said the number one concern should be the residents. The tourists were secondary. We can provide services to help tourists and fund the Town but can't let that overwhelm the look of the Town looks or what the residents want.
- Ms. West agreed. She said there needs to be a balanced approach because the Town needs the revenue to pay for amenities, but needs to listen to the residents. Development should be desirable and planned to what the people want.
- Mr. Pitti said visitors also appreciate the look and feel of Springdale. They worry this will change. We need to strengthen the General Plan so future Planning Commissions and Town Councils can use it as a tool to help support what the community wants.

Ms. West questioned why there were franchise hotels and not franchise restaurants. Mr. Dansie replied when the Town looked at formula establishments they believed the greatest threat to village atmosphere came from formula restaurants. Lodging establishments can be sufficiently customized and adapted to a community which is not necessarily the case with restaurants. There is a specific ordinance against formula restaurants. Formula restaurants are defined as being required by a contractual or other arrangement to provide substantially identical menus, food prep, techniques, signage, décor, and name as any other restaurant in any other location.

Mr. Staker asked if there was any data on the number of visitors that drive through the park versus those that stay. By his math, if there are approximately 10,000 visitors per day and 1,000 hotel rooms with two people per room, this only accounted for 2,000 people. He wondered where all the people go if they cannot stay in Springdale.

- Mr. Burns indicated the Park conducted a transportation study last year which showed 54% of visitors coming through the south entrance take the shuttle into the Park. They do not monitor the number of cars going through the tunnel.

The Commission reviewed the Town zoning map to identify properties that could potentially develop larger hotel complexes.

- Mr. Dansie said the giant screen theater could be converted. They have 11.5 acres and could have 132 units on the property. Currently the property owner has 50 units.
- Mr. Dansie said the Desert Pearl is guaranteed development rights under the settlement agreement. The property is 13.7 acres in Central Commercial which allows 230 additional units.

The agreement guarantees their opportunity to develop more units so there isn't anything the Commission can do to change this situation.

- The campground property is about 12 acres which would allow about 132 units. The property already has 30-40 units.
- Bumbleberry has about 12 acres combining all parcels. This has the potential to develop into 200 units; currently there are 50.
- The Hampton Inn can develop an additional 114 hotel units plus residential.
- The Driftwood Lodge will have 66 units on 6 acres in village commercial. They also recently purchased nine acres. Mr. Staker mentioned these nine acres will be placed in greenbelt for now. Mr. Dansie thought there would be development on this acreage in the future.
- Mr. Dansie pointed out a lot of the older hotels are built at higher density than what the ordinance currently allows. Any rebuild would have to develop at lower density. He said if the Commission decides to change zoning densities they will have to justify the findings. They have wide discretion regarding zoning however they cannot be arbitrary or capricious. It was important for the Commission to consider what issues they were trying to mitigate. Was it water usage, traffic, the look and feel of the town, etc.?

Mr. Pitti said developers will build out to the parameters we create. Mr. Taylor agreed and said they will take advantage of every loophole. They felt capping the number of units was not the answer.

Mr. Dansie recommended they establish the vision first, then go back and tweak the ordinances. The Development Team will take input from the Commission and craft language that integrates these changes.

- Mr. Marriott thought the language did not need to change. It would penalize properties and make it more complicated to develop.

Mr. Archer moved the discussion to traffic and parking. He asked about property owned by the Town. Mr. Dansie identified major Town-owned parcels of land. The two potential parking areas included the land across from the Jolley-Gifford cemetery and at the base of the Pioneer cemetery. Mr. Dansie noted the Town was contemplating a Memorial Grove on the property across from the Jolley-Gifford cemetery. There are limited flat areas in Town and most had 'penciled in' uses. Therefore any parking areas would likely need to be acquired.

- Diagonal parking along SR-9 was probably not an option since the irrigation ditches would need to be compromised.
- The O.C. Tanner area was limited to 100 spaces and would require an agreement with Dixie State.
- Mr. Dansie mentioned the property owner of the area across from the Majestic View was considering a public/private partnership for parking.
- It was noted that people creating parking congestion were those coming for the day. Requiring commercial lots to put in more parking spaces would probably not solve the issue.

Mr. Dansie shared his view of parking for the next 15-20 years; he felt with increased pressure on street parking, meters should be considered; he also saw businesses becoming far more restrictive and disallowing non-patrons to park in their lots; he also thought there should be consideration of a large parking area outside Virgin used in conjunction with a St. George-to-Springdale shuttle. There is no way Springdale has the capacity to accommodate the growing number of visitors coming to the Park.

- The Town had previously talked about parking meters. One school of thought expressed concern over visitors feeling they were "nickled and dimed". Metered parking would therefore detract from their experience. The other school of thought is that visitors were parking in Springdale and visiting the Park but not necessarily patronizing shops and restaurants. Metered parking would be a way for these people to pay their fair share. At the time the topic was discussed, this was the minority viewpoint, but after the parking congestion the Town experienced this spring, opinions may change. It was estimated the Town has about 350 on-street parking spaces. Without organized parking, visitors to Town tend to be creative about where to park their vehicles.
- The Commission directed staff to come up with some ideas regarding metered and RV parking.
- There is no current language in the General Plan about parking meters so the Commission may want to consider this.

- Mr. Marriott asked about angled parking. Mr. Dansie said Lion Boulevard has the widest right of way. If pavement was added, angled parking could work.

Mr. Archer commended everyone for a good discussion.

Adjourn

Motion to adjourn made by Mike Marriott; seconded by Liz West.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL: 

DATE: 5-21-15

