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**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING ON TUESDAY, JULY 5, 2016,  
AT 5:00 PM AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**The meeting convened at 5:00 PM**

**MEMBERS PRESENT:** Chairman Jack Archer, Allan Staker, Liz West, Randy Taylor, Scott Taylor, Mike Marriott and Jack Burns from Zion National Park.

**EXCUSED:** Associate Planner Toni Benevento

**ALSO PRESENT:** DCD Tom Dansie and Town Clerk Darci Carlson recording. Please see attached list for citizens signed in.

**Approval of Agenda: Motion made by Jack Archer to approve the agenda; seconded by Liz West.**

**Staker: Aye**

**R. Taylor: Aye**

**Archer: Aye**

**West: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Mr. Dansie provided an update on the Wireless Communications ordinance. The Town Council had reviewed the Planning Commission draft for the ordinance and decided to engage a professional consultant. The consultant was finishing up on their suggestions and recommendations. This revised draft would go back to the Town Council for review in either July or August. The Planning Commission would also have an opportunity to review the proposed changes.

Mr. Staker asked about signage related to parking and if there would be any accommodations for additional temporary parking solutions.

- Mr. Dansie said there were a number of areas identified around Town for temporary parking. The Town was working on long term parking solutions and had received six responses to the parking facilities RFP. The Parking Committee was reviewing the responses.
- Mr. Dansie mentioned parking on side streets had become an issue. The Town was striving to achieve better organization of parking to help solve the problem.

Mr. Archer announced that as of July 19<sup>th</sup>, he would resign from the Planning Commission. He said it had been a good experience. Ms. West will take over as Chair.

**Action Items**

**Public Hearing: Design/Development Review – Three duplex buildings (six units) in the Clark Subdivision, 1776 Zion Park Boulevard – Matt Rayner (This item was previously approved in the January 2015 Planning Commission meeting. The approval has expired. No changes to the design have been made since the January 2015 approval.):** Mr. Dansie said this project would consist of three lots each developed with a duplex for a total of six housing units. The Planning Commission analyzed this same proposal in depth in January 2015. It was approved at that time however the approval expired in January 2016 and needed to be renewed. There had not been any changes since 2015 nor had there been any changes to pertinent code sections.

The final plat was not yet recorded. The Town Council reviewed the final plat in their last meeting but had questions about the CCRs and conservation easement. The Town attorney was researching answers. The item would be discussed again in the July Town Council meeting.

Mr. Dansie explained any two structures separated by less than 10' were deemed attached for zoning purposes. These duplex structures were separated by about 9'8" and based on the code definition were considered attached. Mr. Dansie said this was a significant point of discussion in the preliminary plat review.

- Each building in the subdivision was approximately 4200 square feet including the garages. The staff report provided a breakdown of the building size by unit.

Mr. R. Taylor asked about the labeling of buildings on diagram A-O.1 regarding units 1B and 2B. This caused some confusion among the Commission. Mr. Dansie helped to clarify. The labeling was inaccurate.

The landscape plan showed 81% of the property would be retained as open space or landscape. The conservation easement was designed to preserve the agricultural use of the property rather than the natural area.

Matt Rayner was in attendance. Commissioners asked questions about the development.

- Mr. Rayner said the conservation easement would be reseeded after sprinklers were repaired. The homeowners association would maintain the common areas in the conservation easement.
- A boundary fence would be erected for privacy between duplexes. Mr. Rayner said there would be non-view obstructing fence along the back of the property. Trees would also be planted to shield the neighbors and break-up the houses.
- Lighting would only be on the buildings. No landscape lighting was planned.
- Currently the street was not named. Mr. Rayner said Ms. Excell asked to provide input since it was her family's driveway.
- The materials had not changed from the original January 2015 submission.

Mr. Dansie indicated UDOT would not install curb, gutter and sidewalk along this section of the roadway during the SR-9 reconstruction project. Since an ordinance was in place which required developers to install these improvements, the developer would pay an equivalent amount to the Town for installation elsewhere. This amount was to-be-determined.

**Public questions:** None were asked.

**Motion made by Jack Archer to open public hearing; seconded by Liz West.**

**Staker: Aye**

**R. Taylor: Aye**

**Archer: Aye**

**West: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Public comments:** Lisa Zumpft thanked the Planning Commission for reviewing this project again. She wanted to be sure the Commission was comfortable in what had been reviewed and asked any previous restrictions be included again, assuming they were still relevant.

**Motion made by Jack Archer to close public hearing; seconded by Liz West.**

**Staker: Aye**

**R. Taylor: Aye**

**Archer: Aye**

**West: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Commission deliberation:** Mr. Archer suggested it may be good to require additional shielding to minimize impact from adjacent lots.

Mr. Burns said without a sidewalk it encouraged people to walk on the road. This was dangerous.

- Mr. Rayner said it was fairly wide in that area.
- Without a master road design in place for this area, there was nothing for the development to tie into. With the SR-9 reconstruction project, road shoulders would be widened, but there would not be a designation for bike lanes in this area.

Mr. Marriott felt the original motion still applied.

**Motion made by Mike Marriott to approve the Design/Development Review for 1776 Zion Park Boulevard using verbatim the language from the first motion and approval; seconded by Randy Taylor.**

**Staker: Aye**

**R. Taylor: Aye**

**Archer: Aye**

**West: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

(Clerk note for convenience: The motion from the January 20, 2015 Planning Commission approved minutes, as referenced above, reads: **Motion by Mike Marriott to approve the Design/Development Review for the duplex units in the Clark Subdivision at 1776 Zion Park Boulevard. The Commission finds the project is in conformance with the Town Code relating to the building provisions such as building size, height, set-backs, landscape, parking, lighting, colors and materials with the following conditions 1) no building permit for the construction of the building will be issued until the final plat for the subdivision is recorded and 2) landscape lighting is prohibited in the development; seconded by Randy Taylor.**

**Taylor: Aye**

**Staker: Aye**

**Pitti: Aye**

**Archer: Aye**

**Marriott: Aye**

**Motion passed unanimously.)**

### **Discussion/Information/Non-Action Items**

**Land use strategies regarding parking, streetscape, and pedestrian amenities:** Mr. Dansie said during the General Plan update the Planning Commission identified priority work items. Transportation-related issues were a focus. Tonight Mr. Dansie wanted to kick-off discussion of land-use strategies to help achieve a pedestrian-friendly community.

Mr. Dansie presented a PowerPoint presentation to the Commission on *Pedestrian and Bicycle Accommodation/Streetscape* (Attachment #1).

- Mr. Dansie said a 'walkable community' was a hot topic in planning. Five characteristics were identified to influence a pedestrian-oriented community: development density, land use diversity, street design, destination accessibility, and distance to transit. The Planning Commission could influence some of these, but not all. Mr. Dansie suggested the Commission focus on street design.
- Four characteristics were identified to contribute to good street design: scale, transparency, imageability and complexity. As the Commission considered land-use strategies, Mr. Dansie encouraged then to consider how these principles could be integrated.

Mr. Archer expressed concern that walkways may encourage tourists to walk into residential areas. He felt this would not make residents happy.

- Mr. Dansie said it was important to be cognoscente of private properties. But if a priority was to create a more walkable community these concepts were proven to draw pedestrian activity into commercial areas not residential areas.

- Mr. Archer said people were parking on the south end of Town, taking the shuttle, going to the Park and not patronizing smaller businesses.
- Ms. West said the Central Commercial area should be pedestrian-friendly. Currently the area was not user-friendly and dangerous because of uneven sidewalks.

Mr. Staker said he loved the information shared in the Roger Brooks presentation. He agreed sidewalks should be widened especially in the commercial core.

- Mr. Dansie said the current plan was to include 8' sidewalks on both sides of the street from approximately the Hampton Inn to the Post Office. The current skinny sidewalks were an inhibitor to pedestrian movement.
- Mr. R. Taylor commented sidewalks should be consistent in size and style.

Commissioners asked about the status of the SR-9 design. Mr. Dansie said there were a lot of concepts but nothing official at this point. There had been extensive discussion about the ditches (moats). All stone ditches, except for the deep ditch in front of Canyon Offerings to Sol Foods, would be removed. The deep ditch would be filled with dirt exposing about 4"-5" of stone. The Historic Preservation Commission had been involved in identifying preferred mitigation strategies. Stones removed from the ditches may be incorporated into the streetscape or sidewalk design.

UDOT conducted an analysis of possible cross walk locations. Three new locations had been approved including: Majestic View Lodge, the intersection of Winderlund Lane and SR-9, and in front of the Pioneer Lodge. There would be advanced signage to alert cars to an upcoming crosswalk, or flags for pedestrians to carry. UDOT's resistance to cross walks was that they gave people a false sense of security.

- Mr. Dansie said wider sidewalks and narrower streets tended to slow traffic down. Speed limits would likely not be lowered beyond 30 M.P.H.

Mr. Marriott asked what impact the Planning Commission would have on the UDOT design decisions.

- Mr. Dansie said the Commission could communicate those elements that were important to them. Individuals could submit comments and questions to UDOT via their website and email (<http://www.udot.utah.gov/go/sr9> or [sr9@utah.gov](mailto:sr9@utah.gov)). During the biweekly team meetings public comments were shared.

Mr. Marriott asked if there were landscape elements in the design.

- Mr. Dansie said landscape and streetscape issues had not yet been addressed. The Town would be responsible for putting in any streetscape elements however UDOT would need to accommodate for them in the design.

The Planning Commission discussed the ditches again.

- Ms. West mentioned the idea of replicating the ditch stonework elsewhere in Town.
- Mr. Burns said the National Historic Preservation Act was created so America didn't lose its history due to development. Another critical player regarding the ditches was the State Historic Preservation Office. Simply building benches out of the removed stone did not mitigate the adverse impact. Mr. Burns stressed the importance of thinking through preservation of Springdale's history.
- Mr. S. Taylor suggested the use of wire mesh over the ditches as a safety mechanism.
- UDOT would produce detailed drawings of the ditches as a written record. There would also be an interpretive plaque.

Mr. Staker said the Planning Commission was ill-equipped to talk about the SR-9 design.

- Mr. Dansie said the intent tonight was to talk about land-use strategies that would enhance walkability. It was not the Planning Commission's job to engineer the SR-9 design.
- Mr. Archer said much of the streetscape and pedestrian issues would follow parking solutions.
- Sidewalks were in the UDOT right-of-way. Mr. Dansie said the Commission had jurisdiction over what people did on private property outside the right-of-way.

Mr. Dansie said the idea behind a walkable community was to encourage people to replace trips normally made with a vehicle.

- Mr. Archer said open-air areas entice people to gather. Mr. Dansie said encouraging more active use of front setbacks would encourage this.
- Other influences of walkability include: requiring more courtyards or plaza areas in development design; requiring more pedestrian amenities such as benches and walkways; requiring more windows facing the street; and encouraging bicycles with bike amenities.

Staff would research top pedestrian-friendly towns for the Planning Commission to consider.

**Discussion concerning a Virgin River Master Plan:** Mr. Dansie said this topic was identified as a priority in the General Plan. A comprehensive Virgin River Master Plan would regulate development along the river, promote a healthy river eco-system, and develop guidelines. The bulk of work drafting this plan could be conducted by consultants.

Mr. R. Taylor asked if a plan such as this would have helped the pond situation. Mr. Dansie answered 'yes'.

Mr. Burns said Zion National Park had a comprehensive Virgin River Management Plan. It was different because it did not address development and zoning issues but probably had elements that could be incorporated.

**Consent agenda:** Ms. Carlson mentioned Mr. R. Taylor caught a change on page 3 concerning the dimension of the excavation of the roads at the Canyon Ranch development. The minutes should correctly read 30" to 12" not 30' to 12". Ms. Carlson said Mr. R. Taylor was very detailed and she appreciated the time he took to review the minutes.

**Motion made by Jack Archer to approve the consent agenda; seconded by Allan Staker.**

**Staker: Aye**

**R. Taylor: Aye**

**Archer: Aye**

**West: Aye**

**Marriott: Aye**

**Motion passed unanimously.**

**Adjourn**

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

**Staker: Aye**

**R. Taylor: Aye**

**Archer: Aye**

**West: Aye**

**Marriott: Aye**

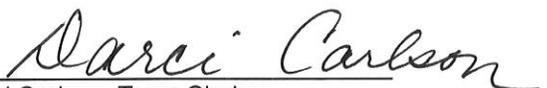
**Motion passed unanimously.**

APPROVAL: \_\_\_\_\_



DATE: \_\_\_\_\_

7-19-16

  
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Darci Carlson, Town Clerk

