



**TOWN OF SPRINGDALE**

118 Lion Blvd PO Box 187 Springdale UT 84767 \* 435-772-3434 fax 435-772-3952

**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON TUESDAY, AUGUST 5, 2008 AT 5:00 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT.**

**MEMBERS PRESENT:** Chairman Colin Dockstader, Commissioners Dan Mabbutt, Mike Marriott, Matt Rayner and Alternate Rebecca McKown

**EXCUSED:** Tom Haraden, Paul Mailloux

**ALSO PRESENT:** Town Clerk Fay Cope, Barbara Farnsworth and Hans Dunzinger

Mr. Dockstader announced that Mr. Dansie would not be present and that the normal recording machine wasn't working, so they were using a hand-held recorder. He said Barbara Farnsworth was present to discuss landscaping.

**Approval of Agenda: Motion to approve the agenda by Dan Mabbutt, seconded by Mike Marriott:**

**Dockstader: Aye**

**Mabbutt: Aye**

**Marriott: Aye**

**McKown: Aye**

**Rayner: Aye**

**Motion passed unanimously.**

**Discussion of landscape ordinance revisions:** The Clerk reviewed some of Mr. Dansie's suggested changes to the percentage chart (eliminate second column, leave residential percentages as shown, focus on VC zone). Mr. Rayner thought the VC zone shouldn't be changed because the General Plan didn't specify that coverage in any zone but the CC zone should be changed. There was a heated discussion about whether there should be changes to the VC zone. Mr. Rayner said changes to the VC zone would affect the town far more than changes to the CC zone. He thought the percentages shouldn't be changed in the VC zone because the change in the landscaping regulations would allow developments nearly 10% additional coverage anyway.

Mr. Dunzinger thought property owners in the VC zone would sue the Town for greater development rights if the Town didn't make changes to the zone.

Mr. Dockstader thought property owners would not spend more money to maintain open space. He thought the Town would lose quality development if open space requirements were high. Other Commissioners disagreed; they thought businesses would recognize the importance of keeping up their properties.

The Commission discussed the quality benefits or deficits of additional coverage. Mr. Dockstader said limiting coverage would only limit quantity, not quality.

Barbara Farnsworth said the focus should be on requiring appropriate plantings (for example, native plants and even fruitless mulberries, which were historically allowed.) She said the focus should be on what should be planted, not just on percentages. She said if the desire was for a village atmosphere, the plantings should reflect the village look.

The Clerk read General Plan Objective 3.2.3., which read: 'Maintain current allowable coverage limits in Foothill Residential, Valley Residential and Village Commercial Zones, but explore revisions that increase impervious materials coverage in the Central Commercial zone.'

The Commission thought that meant they shouldn't address increasing landscaping percentages until they had clear direction from the Town Council.

Mr. Dockstader suggested there should be different landscaping regulations for residential and commercial properties and if a residential property in a commercial zone redeveloped, it should come into compliance with commercial regulations. The Commission thought there were different requirements for residential properties and a less extensive version of the landscaping requirements would be appropriate for the residential zones.

The Commission thought they needed direction from the Council before they made any changes to coverage in zones other than the CC zone. Mr. Rayner suggested approving the draft as it was and awaiting feedback from the Council about whether they thought the percentages needed to be adjusted in different zones. Mr. Mabbutt thought the Commission should not take any kind of action that was contrary to the General Plan.

Mr. Dockstader thought Mr. Dansie had given them direction to discuss the landscaping percentages in the VC zone, and he understood there was definitely pressure from the property owners in that zone to make changes. He agreed that it would not be appropriate to make changes that weren't consistent with the General Plan, especially without direction from the Council. He asked that the Council address the question in their next meeting.

The Commission discussed the plant list. They expressed concern about the retail availability of plants on the list, expense and how difficult it could be to keep some kinds of plants and trees alive.

**Discussion of Central Commercial Zone design standards manual:** Mr. Dockstader said the codifier had informed Mr. Dansie that it wasn't feasible to include graphics in the body of the ordinance, so it made practical sense to produce a standards manual that would be adopted by reference. It would show examples of desirable elements in town by photographs, aerial layouts, diagrams and elevations. Setbacks, landscaping, design elements and difficult-to-understand sections of the ordinance could be included. He urged the Commissioners to consider appropriate properties in Springdale for inclusion, but to find examples of non-conforming or bad examples in other communities.

**Adjourn: Motion by Dan Mabbutt to adjourn at 6:45 PM, seconded by Matt Rayner:**

**Dockstader: Aye**

**Mabbutt: Aye**

**Marriott: Aye**

**McKown: Aye**

**Rayner: Aye**

**Motion passed unanimously.**

  
\_\_\_\_\_  
Fay Cope, Town Clerk

APPROVAL: 



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please sign

Meeting of Planning Comm on 8/5/8

If you'd like to be included on our e-notice list, please give us your email address. Your address will never be sold, though we may have to provide it as public information. If you have provided the information before, you don't need to add it again

HANS DUNZINGER

name

H  
er

2

Barbara Farnsworth

name

—  
er

1

name

—  
en

name

—  
en

name

—  
en

name

—  
en

name

—  
em

name

email

name

email

name

email

name

email

name

email

name

email

name

email

name

email

name

email

name

email

name

email