

1. Planning Commission Special Work Meeting Agenda

Documents:

[082521.PCWM.COURTESY.PDF](#)

2. Packet Material

Documents:

[ITEM A1 - OPEN AIR DISPLAY REVISION.PDF](#)
[ITEM A2 - DESIGN STANDARDS ON SR9 CORRIDOR.PDF](#)
[ITEM A3 - BUILDING SIZE MEASUREMENT.PDF](#)

3. Public Comment

Documents:

[PUBLIC COMMENT_MJ WEST.PDF](#)



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • (435) 772-3434

PLANNING COMMISSION NOTICE AND AGENDA

THE SPRINGDALE PLANNING COMMISSION WILL HOLD A SPECIAL WORK MEETING
ON WEDNESDAY AUGUST 25, 2021 AT 5:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767

A live broadcast of this meeting will be available to the public for viewing/listening only.

****Please see electronic login information below.**

Attending Clerks: Aren Emerson and Darci Carlson

Approval of the agenda General announcements

A. Discussion/Information/Non-Action Items

1. Revisions to the standards for open air displays.
2. Proposed revisions to design standards for the SR9 corridor.
3. Revisions to the method of measuring building size in the FR and VR zones.

B. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson at 435.772.3434 at least 48 hours before the meeting.

****To access the electronic Webinar please click the link below:**

<https://us02web.zoom.us/j/85302344954?pwd=YmdiWUJHZEJYb1AzSVI3aFRoNVZnZz09>

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Packet materials for this meeting will be posted on August 23, 2021 and available at: <https://www.springdaletown.com/agendacenter>

7: OPEN AIR DISPLAY:

An "open air display" is defined as the display of retail merchandise outside of a permanent business structure. An open air display is distinct from and not subject to the provisions governing temporary uses in that the duration is of a more permanent nature. Open air displays must be accessory to the retail display inside a permanent building, ~~and as such must be clearly incidental and secondary to the retail use inside the permanent building.~~ The following standards and requirements shall apply to any open air display:

- A. Permit Required: Prior to the establishment of an open air display, a permit shall be secured for such use. A single open air display permit shall identify all open air display areas on the property. The permit may include multiple display areas for one or more businesses. After initial approval, the permit may be amended to include additional open air display area upon the request of the property owner or tenant. Applications for an open air display permit must include:
1. ~~A site plan Plans identifying~~ showing the entire property outdoor business area and, all areas proposed to be used for outdoor display, and all existing and proposed structures on the ~~property same parcel or lot;~~
 2. A brief description of the items to be displayed outdoors, with enough detail to demonstrate compliance with the intent and purpose of chapter 16, "Architectural Standards and Design Guidelines" of this title; and
 3. Details on the vehicular and pedestrian circulation into and out of the property to demonstrate that the proposed outdoor display will not cause a traffic hazard or obstruct the free flow of pedestrians on the property or adjacent sidewalks.
 3. ~~A drawing showing the separate display locations to be used, location and dimensions of items to be displayed, and any furniture, or other devices used in the outdoor display area;~~
 4. ~~Details on the height, scale, proportion, style, colors and materials of the merchandise in the open air display sufficient to demonstrate compliance with the intent and purpose of chapter 16, "Architectural Standards And Design Guidelines", of this title; and~~
 5. ~~Hours of operation.~~
- B. General Requirements: The following requirements apply to a person's use of an open air display:
1. The open air display will be conducted wholly on the same lot or parcel as the primary building with which such activities are associated.
 2. The merchandise displayed shall be an extension of and of the same type and nature as either the merchandise of: a) the principal use or b) an approved accessory use ~~as allowed in this title.~~
 3. Prior to the establishment of an outdoor display area, all existing uses on said lot are in compliance with the provisions of this title.
 4. No display will be located in the public right-of-way, obstruct any exit or entrance, or impede the free flow of pedestrian or vehicular traffic.
 5. The open air display must be set back at least one foot from any property line, except that open air displays at rock shops, bicycle shops, plant nurseries or other

similar businesses that traditionally display merchandise outside must be setback five feet from any public sidewalk or ten feet from the edge of pavement of any street where there is no public sidewalk. one-half of the required setback distance from any lot line.

6. All open air displays shall adhere to the intent and spirit and fulfill the purpose of chapter 16, "Architectural Standards And Design Guidelines", of this title.
7. No sales may take place at the open air display. All sales must be conducted inside a building.
8. Open air displays must be unstaffed. Employees may assist customers at the outdoor display at the customer's request and for a short period of time, but employees may not be permanently stationed at the open air display.
9. Open air displays are limited to 1,000 square feet in areaan area equal to or less than one-half of the retail area in the permanent building associated with the business applying for the open air display permit may be used for the open air display.
10. Open air displays must meet a standard of aesthetics that clearly distinguish them from signage. For example, if a business sells artwork, actual examples of artwork for sale may be considered for open air display. However, displays that artistically or symbolically represent the goods or services offered for sale in a business will not be allowed (for example, a toothbrush in front of a dentist office).
11. Open air displays must display merchandise associated with and be operated by the business occupying the interior space on the property. An open air display may not be operated as a standalone business separate from the business operating from within the buildings on the property. A property owner or business operator may not sublease open air display space on a property for a separate business to use.

~~C.~~ Exceptions To Area Limitations: Businesses that traditionally rely on outside display or storage of merchandise as an integral component of their business (e.g., rock shops, plant nurseries, bike shops) shall be subject to all of the general requirements in subsection B of this section, except the limitation on open air display area in subsection B9 of this section. Instead, open air displays at these businesses are limited to the greater of 1,000 square feet or one-half of the retail area in the permanent building associated with the business.

~~DC.~~ Review Process: Except as provided in Subsection ~~ED~~, staff will review any application for an open air display permit. Staff shall grant the permit if staff determines that the application is complete and that the open air display will conform to the general requirements above.

~~ED.~~ Planning Commission Review: Staff may refer any open air permit application to the Planning Commission for its sole review and approval of the permit. In that event, the planning commission shall grant the permit if it determines that the application is complete and that the open air display will conform to the general requirements above.

| FE. Permit Revocation: The town may revoke, modify, or reconsider an open air display permit, after notice and a hearing, for any of the following reasons:

1. Failure to comply with the requirements of this code,
2. Failure to renew or maintain a current business license,
3. Failure to comply with the conditions of the permit, and/or
4. The permit was obtained by misrepresentation or fraud.

Chapter 10-15G: SR9 Design Corridor

- A. Purpose: The standards in this chapter are intended to:
1. Promote the Town's unique visual appearance and village character by requiring building designs and appearances that are consistent with the Town's architectural character and history, and complementary to the Parkitecture of Zion National Park.
 2. Preserve views of important natural features and vistas.
 3. Enhance the aesthetic qualities of the Town's built environment.
- B. Applicability: The standards in this chapter apply to all applications for Design / Development Review for new development in the SR9 Design Corridor. The SR9 Design Corridor contains all new development described below:
- ~~Any new development that is located within 250 feet of the SR9 right-of-way.~~
1. Any new development within 1,000 feet of SR9 ~~that is at least 20 feet in elevation above the nearest point on SR9 from the development and~~ that will have at least 33% of its mass visible from SR9.
 2. Any remodeling, additions, or modifications other than routine building maintenance (roof material replacement, repainting, etc.) on existing development that **impacts more than 50% of the area of the existing building, or adds more than 25% of additional area to the building**~~meets either of the criteria above.~~
- C. Design Elements Required: All new development in the SR9 Design Corridor shall be consistent with the Town's architectural character and complementary to the Parkitecture of Zion National Park. Structures with contemporary interpretations of **Springdale's** ~~Springdale's~~ architectural character and Zion National Park Parkitecture are allowed, if they meet all the requirements of this chapter. The following design elements are required for all new development in the SR9 Design Corridor.
1. Materials: All new development shall use the following materials as primary building materials. Materials not listed below may be used as secondary accent materials or as a means to break up the mass of the materials below, as long as they are consistent with the standards in Chapter 10-16.
 - a. Wood siding (composite materials resembling wood such as cementitious siding are allowed, but not vinyl, aluminum, or plastic siding).
 - b. Rusted metal siding used to reflect or mimic wood siding.
 - c. Dressed ashlar sandstone (cultured sandstone may be used, but it must closely resemble natural stone). All stone must extend to the ground and there can be no gaps between the bottom of the stone and the ground.
 - d. Heavy timbers used as posts or other similar support structures.
 - e. The following materials are allowed as roof materials:
 - i. Shake shingles that have been treated with fire retardant.
 - ii. Tile or asphalt shingles that mimic the look of shake shingles.
 - iii. Rusted metal.

2. Design Elements: All new development shall include the following design elements:
 - a. Roofs shall be primarily gable roofs with roof pitch between 3:12 and 6:12. Flat roofs should be avoided, except when specifically approved by the Planning Commission as a means to allow the pitched gable portions of the roof to be reduced in scale. In general, simple rooflines are preferred over complex rooflines. Long roof planes over 4050 feet in length shall be broken with dormers or other features to break the mass of the roof.
 - b. New buildings shall include covered front porches at entryways supported with stone-based columns. The covered entry shall be pedestrian scale.
~~Gable roof ends shall have exposed rafter tails extending on the bottom side of the roof.~~
 - c. Buildings shall have a horizontal, rather than vertical, emphasis.
- D. Continuity of Design Required: Multiple buildings on the same property or development site in the SR9 Design Corridor shall be linked together visually and architecturally. Buildings shall appear as part of an overall planned design for the site, and not as unique individually designed buildings. Buildings on the same property or development site shall adhere to the following standards:
 1. Rooflines: Consistent rooflines are required on buildings on the same property or development site, as detailed below:
 - a. Roof pitch and orientation shall be complementary between buildings.
 - b. While buildings on the same property may have different building heights, roof height shall be used to help link the buildings together visually.
 - c. Buildings on the same property shall have consistent roof style (e.g. consistent depth of eave overhang, consistent appearance of exposed rafter tails, etc.)
 - d. Buildings on the same property shall use the same roofing material, unless the Planning Commission finds that different roof materials on different buildings help promote a consistent design theme for the entire property.
 2. Architectural design and material palette: Buildings on the same property shall be linked together by a consistent architectural theme and exterior materials and colors. This does not mean each building must be a replica of the next. Variation on architecture is allowed, especially to accentuate the differences in uses between different buildings (for example, to differentiate between a restaurant and a retail space).
- E. Visual Impact Standards: For any new development in the SR9 Design Corridor not located in the FR zone, no structure may be placed on a ridgeline, hilltop, or edge of a mesa as defined in Section 10-9A-10.
- F. Design Review Committee: The Design Review Committee shall review all new development in the SR9 Design Corridor, prior to the application for the new development being reviewed by the Planning Commission or DCD, as applicable. The Design Review Committee shall operate as detailed below:

1. The Design Review Committee is an advisory committee that makes general recommendations and suggestions to an applicant as part of the application process. The Design Review Committee does not make final decisions on any applications and is therefore not classified as a public body under Utah law.
2. The Design Review Committee shall be composed of five representatives:
 - a. Two individuals with special expertise in design architecture, planning, and design. These individuals must have professional and educational experience as an architect, landscape architect, land use planner, or urban designer. These individuals do not need to reside in the Town, but they should have understanding of the Town's General Plan and design goals.
 - b. Two residents of the Town.
 - c. One Planning Commissioner.
3. All applications for Design/Development Review for projects located in the SR9 Design Corridor shall be submitted to the Design Review Committee prior to being reviewed by the Planning Commission or DCD, as applicable.
4. The Design Review Committee shall make recommendations as necessary to the applicant to bring the proposed development into compliance with the standards in this section, and to help the project achieve the purposes of this chapter.
5. The Design Review ~~Committee~~^{Board} shall report its recommendations on projects to the Planning Commission to aid in the Commission's review of the project.



Memorandum

To: Planning Commission
From: Thomas Dansie
Date: August 23, 2021
Re: Ordinance Revision: Building Size Measurement

The Town Code establishes a different method of building size measurement for buildings in the FR and VR zones compared to buildings in the CC and VC zones.

In the FR and VR zones building size includes all areas enclosed by walls on all floors of the building (including attached garages) plus all outdoor areas such as patios and porches covered by a roof (either a solid roof or a trellis roof). Basement areas are not included.

In the CC and VC zones building size includes all areas enclosed by walls, but does not include covered patios or porches. Basements areas are not included.

The Commission has requested a review of the method used to measure building size in the FR and VR zones.

Analysis

The building size limits in the FR and VR zones are intended to preserve village scale and minimize impacts on views of natural features. By including covered patio area in the building size limits the Town recognized that large covered patios can add to the visual mass of a structure the same as if the area was uncovered. Similarly, garage area adds to the visual mass of the structure the same as any other enclosed space. The Town's intent in establishing building size maximums has consistently been to preserve as much view of natural features as possible, and to maintain a village scale in the built environment, while still allowing property owners beneficial use of their property and a wide degree of design flexibility.

Until recently the maximum building size in the FR and VR zones was 5,000 square feet. That limit was reduced to 3,000 square feet through an ordinance amendment passed last month. However, if property owners voluntarily abide by the Town's design guidelines the building size can be increased to 5,000 square feet.

During the Commission's review of the above reference ordinance revision community members expressed concern about the way the Town measures building size in the FR and VR zones. The concern was that a 3,000 square foot house, while initially sounding fairly large by a standard real estate interpretation of building size, is more modest when garage and covered patio space is included.

To help the Commission visualize the impact of including garage and covered patio space in the building size calculation, staff has prepared the following table. This shows the “Springdale” building sizes of a selection of residential structures in Town, compared with their “real estate” building sizes.

	Springdale Building Size	Garage Area	Covered Patio Area	Real Estate Building Size
109 Evie Lane	3951	674	679	2598
115 Kinesava Drive	3874	760	600	2514
1505 Claret Cup Lane	2854	692	46	2116
Anasazi Plateau Lot 17	3693	944	316	2433
Anasazi Plateau Lot 38	4833	965	415	3453
Anasazi Plateau Lot 45	4852	1026	862	2964
Anasazi Plateau Lot 57	4610	640	510	3460
Canyon Springs Lot 21	3877	940	331	2606
Canyon Springs Lot 24	3140	496	761	1883
Claret Cup Lot 1	4867	624	879	3364
Kinesava Lot 14	3984	972	348	2664
Kinesava Lot 15	2096	0	40	2056
Moanave Type 1	2681	484	310	1887
Moanave Type 2	2083	440	263	1380
Moanave Type 3	3359	520	520	2319
Averages	3,650	678	459	2,513

As shown in the table above, the average residential structure in Springdale has a 678 square foot garage and 459 square feet of covered patio/porch area. Deducting these figures from the 3,000 square foot building size limit means the average house would then have 1,863 square feet of living space (or real estate square footage) available. Of course, this amount of living space can be increased by decreasing the size of either the garage or the covered patio area, or both. Similarly, the amount of living space can be increased if the property owner voluntarily agrees to follow the Town’s design standards.

If the Commission is concerned about the current method of building size measurement in the FR and VR zones, staff suggests the following alternative methods of building size measurement. When reviewing these options the Commission may wish to keep in mind the purpose of the building size limits: to promote village scale in the built environment and to minimize impacts on views of natural vistas.

Measure building size in FR and VR using the same method as in CC and VC

Building size in the CC and VC includes all portions of the structure, measured from face of outside wall to face of outside wall. Covered patios and porches are not included. Attached garage space would be included. This method would make the code consistent across zones, and would allow residential properties a greater degree of design flexibility because they would not be penalized in building size for including covered outdoor space. It could also potentially allow residential structures with significantly large covered patio areas, since there would be no limit on the size of these covered outdoor spaces.

Keep the building size measurement method in FR and VR the same as it is now, but exempt a certain amount of covered patio space from the measurement.

This would keep the building size measurement method in the residential zones the same as it always has been, but would allow for a reasonable amount of covered patio to be developed without impacting the amount of living space available. Putting a cap on this exemption will allow some covered patios at the same time avoiding a scenario where an excessive amount of covered patio is developed, thus working counter to the goals of preserving village scale and decreasing visual impacts. Staff suggests the Commission consider exempting 500 square feet of covered patio area (slightly more than the current average in Springdale). Staff does not suggest a building size exemption for garage space, since garage space can easily be converted to living space after a project is approved, providing a potential loophole from the building size limits.

----- Forwarded message -----

From: **MaryJane West** <maryjane@davidjwest.com>

Date: Wed, Aug 25, 2021 at 11:14 AM

Subject: Please forward to planning commission for the work meeting today

To: Thomas Dansie <tdansie@springdale.utah.gov>

Tom,

Please forward to planning commission for the work meeting today. Kindest, MJ

Dear Planning Commission:

First off, I would just like to say thank you for taking the time to be on the Planning Commission. I realize all of you are on the commission as you love Springdale. I understand that the SR9 Design Corridor ordinance has been in the making for a while. I honestly haven't heard about what the new design standards would be until a couple months ago. I just want to say there should be a little more flexibility for residential buildings vs commercial buildings. Also, there should be enough flexibility to allow for personal tastes; what one person loves another may not, and that is what makes a community interesting and wonderful.

I have a couple questions.

1. Will there be different design requirements for commercial properties and residential properties that are in the 1000 foot area of SR-9?

a. The reason I ask this is I am looking at the design requirements and they look like most of the lodging and commercial buildings in Springdale. Do I want my residence to look like one of the commercial buildings? I've been driving around Springdale the last couple weeks with the design standards in mind and most of the commercial buildings have these design aspects... which is fine as they are attracting and wanting visitors to come to their establishments... but I would rather have my residence hidden from view and look different than the Laquinta, or the Hampton, Zion Visitor Center, Zion Lodge... I don't want a home that has siding and rock like every other commercial building... stucco should be allowed.

2. Why is stucco not listed in the materials allowed for the primary building material?

a. Stucco has historically been one of the main building materials for Springdale residences. It is also very eco-friendly. I am fine with breaking

it up with rock, or siding, but I think stucco should be listed on the primary material list.

3. Why is metal roofing (not the rusted metal roofing) not allowed for roofing material?

a. Most of the new buildings in Springdale have metal roofing. Asphalt shingles are terrible for the landfills as they can not be recycled. Over 20 billion pounds of old asphalt shingles are added to landfills annually. Metal roofing is eco friendly as it can be recycled, plus it lasts a long time, and it has great insulation properties lowering the energy cost. Also, there are new coatings for metal roofs that reduce the glare issue of metal roofs.

4. Why do buildings need to have a gable roof with a pitch?

a. I plan to have solar panels on my residence. Having a section of my home that has a flat roof area is the easiest to add solar panels as they can be hidden and not give off a glare from the panels to my neighbors. Plus I want a residence that has a lower roofline so I remain "hidden" from visitors to Zion, allowing a flat roof will let me maintain a low profile.

5. What will the timing be like on the Design Review Committee? Does this mean the applicant will need to pay extra for this design review committee review? How much extra time will this add to the application process?

a. I think if the ordinance is written well and the expected design requirements written out so an applicant can easily understand what is allowed, a sort of check off list.

In conclusion, please take into account that everyone has different architecture tastes, please allow enough flexibility in the building requirements for SR-9 to allow for those personal preferences. Also, ideally it would be nice if you have the design requirements listed and allow for applicants to pick through and use for example 6 of the 7 requirements, etc. so that someone can pick through and decide on what best meets their design needs for their building.

Kindest,

MJ West