



## **Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Town Planner  
**Date:** January 15, 2021  
**Re:** Ordinance Revision Update: Building Design Standards / Geologic Hazards

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The Commission has begun work on two important ordinance revisions: geologic hazards, and design standards for the SR9 corridor. The Commission will revisit both of these items in-depth in the February work meeting. This update provides a brief summary of what work has been done on these revisions since the Commission reviewed them in the December 2020 meeting.

### ***Building Design Standards for the SR9 Corridor***

This proposed ordinance would create additional design standards for structures in the SR9 corridor (both commercial and residential). The intent is to ensure the design and appearance of new development that will be highly visible from SR9 (the main transportation artery in the Town) will be consistent with the Town's character and will not detract from the views of Zion Canyon.

In the December meeting the Commission requested staff get input from design professionals on the proposed ordinance. Commissioners Burns and Bruno, together with staff, met with Burke Cartwright, and architect who has extensive experience in Springdale, as well as other communities with strict design standards (Park City, Salt Lake City Historic District, etc.). Mr. Cartwright offered the following general comments:

- The Town's design standards should be strict and should promote a common design theme. However, there should be enough flexibility in the standards to allow individual expression and creativity in each different development. In this way the Town can preserve its overall character, but will avoid such uniform design consistency that would make the Town appear fake.
- The Town should honor the architectural and building material patterns of historic buildings, but should also recognize that modern building techniques, design, and materials allow new interpretations of historic architecture. The Town should not be dogmatic in requiring adherence to building styles and materials that are directly taken from historic architecture. Rather, the Town should embrace new technologies and materials that improve building design and efficiency but still allow a connection to historic development.
- In general, Mr. Cartwright thought flat roofs are inappropriate on the SR9 corridor. However, as discussed earlier, he emphasized in some instances a flat roof could add interest to a design and thus there should be some flexibility.

The Commissioners and staff discussed the possibility of including a Design Review Board process as part of the Town's development review process for new construction on the SR9 corridor. Design Review Boards are commonly used in other jurisdictions with detailed design standards. A Design Review Board

is typically comprised of design professionals (architects, planners, realtors, etc.) who have extensive experience with building design. The Design Review Board reviews a proposed development before it goes to the Planning Commission and makes recommendations regarding the appearance of the proposed structure. The DRB works with the applicant to develop a design that meets the design standards, complements the existing development in the area, and allows creativity and expression for the property owner.

The Commissioners at the meeting expressed interest in the concept of a Design Review Board and instructed staff to develop initial ordinance language that would create the process. Staff will have that language ready for the Commission's February work meeting.

Mr. Cartwright agreed to review the draft ordinance the Commission has already developed to provide more specific feedback. Mr. Cartwright has a copy of the ordinance and will provide his comments to the Commission.

### ***Geologic Hazards Ordinance***

The Council has directed the Commission to develop an ordinance regulating new development in geologically hazardous areas. The Commission has developed a draft ordinance, reviewed at the December work meeting. Staff has distributed copies of the ordinance to geologic hazard experts and anticipates having comments back from these reviewers for the Commission's February meeting.

As the Commission has discussed in the past, public engagement will be a critical component of the proposed geologic hazards ordinance. Staff has started the public engagement process by including a notice and summary of the proposed ordinance in the Town newsletter. The Commission may wish to discuss other ways to engage the public regarding the proposed ordinance during the upcoming meeting.

