



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: March 12, 2021
Re: Exterior Material Change Request - 1214 Zion Park Boulevard, Ryan Lee

Ryan Lee has requested a change in the approved exterior building material for the transient lodging units under construction at 1214 Zion Park Boulevard. Mr. Lee is requesting a different style of cultured stone on the property than originally proposed.

The property contains the La Fave Gallery building (now used as a transient lodging facility) and several generations of lodging buildings constructed after the gallery building. The original gallery building featured prominent use of native sandstone. Later buildings were approved and constructed with cultured stone that closely resembled the native sandstone on the gallery building. The Commission specifically requested this design detail to help maintain a consistent architectural feel on the property.

There are currently two buildings under construction on the property. As discussed above, these were approved with cultured stone that closely resembles the native sandstone on the gallery building. Mr. Lee is now requesting a slightly different style cultured stone (see attached sample).

The Commission may wish to consult the following code sections when reviewing the request.

10-16-3(B): Good architectural character is based upon the suitability of a building or site for its purposes; upon the appropriate use of sound materials, good relationship with other structures, uses and the character of the town; and upon the principles of harmony, preparation and design in the elements of the building or site.

10-16-4(B)(4): Building Material: Exterior building materials shall be compatible with the surrounding environment and historic structures in the area. A building may offer a subtle or strong contrast to adjacent structures as the result of the use and type of various materials. Similar exterior construction materials (indigenous stone and/or wood siding, for instance) shall be used for new construction in order to maintain a distinct regional character and establish visual harmony within the area.

10-16-4(B)(4)(a): Acceptable Materials: Wood siding, sandstone resembling that naturally occurring in the Springdale area (natural or dressed), stucco, rusted metal, and adobe and clay brick (subdued shades and earth tones) are acceptable exterior building materials. Synthetic or composite materials that resemble those listed above may be permitted if the planning commission finds that such materials are compatible with the surrounding structures, natural features, views, and environment.

10-16-4(B)(4)(b)(2): Prohibited materials: Precast (cultured) stone [is prohibited], except if the planning commission finds the precast stone resembles or is compatible with sandstone naturally occurring in the Springdale area. Precast stone resembling granite, basalt, or river rock are examples of what is not appropriate for Springdale.

Approved Stone Material



Requested Stone Material

