



**Memorandum**

**To:** Town Council  
**From:** Thomas Dansie, Director of Community Development  
**Date:** August 3, 2018  
**Re:** **August 2018 Planning Commission / Community Development Update**

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This memo summarizes the Community Development Department activity for the last month.

**Planning Commission Activity:** The Planning Commission reviewed the following projects in January:

- Conditional Use Permits: Transient Lodging Facilities: The Commission reviewed and recommended approval of two CUP's for transient lodging facilities. One in the basement of the DeZion Gallery Building, the other in the new structure recently constructed south of the Chevron station. The latter is on the Council's current agenda. The former will come to the Council in September.
- Public Hearings on ordinance revisions: The Commission held public hearings on three proposed ordinance revisions. All three of these are on the Council's current agenda.
  - o Clarifications recommended by the Town's codifier.
  - o Revisions to the Town's regulation of prohibited uses.
  - o Changes to standards for signage in the AG zone
- Sign Permit: The Commission approved a sign permit for the anticipated vacation rental unit at the new structure south of the Chevron station.
- Work meeting items: The Commission held a work meeting to discuss the following items:
  - o Regulation of storage containers: The Commission discussed design standards for storage containers, but has determined to instead recommend a blanket prohibition of storage containers in the Town
  - o Food Truck regulation: Based on recent state law changes the Town is obligated to allow food trucks in Springdale. The Commission has developed proposed standards to regulate food trucks.
  - o Long range parking policies: The Commission reviewed standards for off-street public parking areas. These include requirements for restrooms, trash and recycling, and size. The Commission is also proposing a total cap on the number of off-street public parking spaces in Springdale.
  - o Lodging regulation: The Commission continues to work on regulations for lodging. The Commission is working on standards for short term rentals, encouraging boutique hotels, dealing with conversion of residential units to lodging units, and associated issues.

**Administratively Reviewed Development Projects:**

- Single Family Residence on Canyon Springs, Lot 10.

**Building Inspector Report:**

Spainhower: getting ready for C of O  
Canyon Springs Lot 26/27: Passed 4 way.  
Canyon Springs Lot 22: At footings stage.  
Clark Subdivision, Unit 2B: Ready for 4 way.  
Evie Lane houses: getting ready for C of O.  
Cable Mountain Remodel: Getting ready for C of O.  
Treatment Plant: drywall up. Passed 4 way in treatment room.  
Trees Ranch remodel: At footings stage.  
ParkCo restroom: Nearing completion.  
Terrace Brook: Ready for shear inspection.  
Canyon Springs 36: Excavation complete.  
Anasazi Lot 35 Garage: Footings and foundation complete.  
Anasazi Lot 53 Garage expansion: Not yet started.

#### **Code Enforcement Report:**

- Continuing to work on: light audit, weeds on many properties, unscreened dumpsters.
- Working with businesses that have lighting compliance issues.
- Storage containers on several properties.
- Working with grading permit violation at Madsen property.
- Continuing to work on records room storage project.
- Monitoring construction projects for compliance.

#### **Community Development Report:**

Staff is involved in the following projects and initiatives:

- Streetlights: Please check out the filter on the streetlight in front of the post office if you have not already. We will be relocating this filter to another light to get a second look at the filter's effectiveness. Still waiting on the re-tooled poles to come back from the factory for installation.
- Parking. RFP for wayfinding signage consultant proposals are due August 8.
- Climate Change Risk Assessment: Climate change workshop is scheduled for November 15 and 16. Stakeholder interviews will occur prior to the workshop.
- Town History Museum: The HPC continues to meet with the Best Western owners to discuss the ability to locate a history museum in the historic home on the property. The HPC met with the Best Western partners on July 31 to discuss options. The idea that is currently being discussed is a development agreement wherein the Best Western grants use of the historic home for a Town museum and in exchange the Town allows additional nightly rental units on the property.
- Associate Planner Position: The Town received three applications from highly qualified candidates for the Associate Planner position. Interviews were conducted on August 3. A hiring decision will be made in the next week.

#### **Anticipated Future Development**

- Single Family Homes: Canyon Springs Lot 10, Anasazi Plateau Lot 2, Larry west Subdivision Lot 2, more single-family homes in the Moenave subdivision
- Commercial Development: Public parking area on the parcel adjacent to the Hampton Inn



## ***Memorandum***

**To:** Town Council  
**From:** Toni Benevento, Parks and Recreation Director  
**Date:** **August 2, 2018**  
**Re:** **August 2018 Staff Report**

### Department of Parks & Recreation

I'm happy to announce we have hired our first Parks & Recreation Associate. Jennifer Plecki comes to us from Ivins, UT. She has experience working for the BLM as well as our nearby state parks Sandhollow, Snow Canyon and Gunlock. Jennifer has a BS in Art she also holds a certificate in Parks & Recreation management and as a lifetime resident of southern Utah, has dreamed of one day working in Zion Canyon. Jennifer is friendly and welcoming – stop by my office to say hi, she starts August 14<sup>th</sup>.

### Canyon Community Center

#### Z-ARTS

- The Shearer Guitar Group has been using the CCC the entire week as rehearsal space and cafeteria. Widely admired for her technique and artistry, Armenian guitarist Gohar Vardanyan will perform Friday night at 8pm at the CCC. Then there will be a group performance of Classical Guitar on Saturday August 4<sup>th</sup> at 7:30pm – this is a free event.
- A new Gallery Show will be installed on August 8<sup>th</sup> it is another Utah Division of Arts & Museums traveling exhibition - Vietnam Veterans: Art Beyond Combat is in its final year as a touring exhibition.

#### ZION FIELD INSTITUTE

- July 12 Dr. Joseph Platt presented: Arabian Peninsula Wildlife
- There are no August lectures
- September 21 Sara Dant presents “Losing Eden: An Environmental History of the American West”

#### COMMUNITY

- The Town is participating in this years seed display contest at the Washington County Fair. Jen Thompson designed our board and staff and community members are helping with the install. Best in Show here we come!

#### EVENTS

- Butch Cassidy planning has started. This much loved race falls on November 10<sup>th</sup> this year.
- Joy to the World planning has started. The light parade and sweet social will be December 8<sup>th</sup> the fireworks and social will be December 31<sup>st</sup>.

## PROGRAMS

- Movies in the Park will start August 17 and continue each Friday until October 5<sup>th</sup>. We are currently borrowing equipment and expertise from Bryce King of Hurricane Parks and Recreation.
- YAZ programming attendance was spotty at best– cookie decorating and the adventure day were well attended, but our plants and pollinators class didn't have any participants. I plan on continuing the program throughout the school year to get more of the community involved. We really appreciate Zion Adventure Company providing a free half-day climbing lesson for 10 participants on July 30<sup>th</sup>.
- Yoga and Senior Lunch continues to meet on a regular schedule

## Parks Maintenance

### BUILDINGS

- Big projects looking forward:
  - Replace the carpet in the performance room (winter)
  - Cellphone booster (dependent on help from Washington county)
  - Security cameras inside/outside CCC building (fall)
  - Bike racks and bike paths (fall)

### PARKS

- Shade sails have been installed at the playground
  - Next projects for playground: wood chips, benches and bike racks
- Monsoon season clean-up has been priority
  - River Park sand removal