



**MINUTES OF THE SPRINGDALE TOWN COUNCIL AND PLANNING COMMISSION
JOINT WORK MEETING
ON TUESDAY JANUARY 7, 2020 AT 5:00PM
AT CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.**

Meeting convened at 5:00 PM

COUNCIL MEMBERS PRESENT: Mayor Stan Smith, Lisa Zumpft, Randy Aton, and Suzanne Elger
COMMISSION MEMBERS PRESENT: Chair Mike Marriott, Joe Pitti, Jack Burns, Barbara Bruno, Ric Rioux, and J. Treacy Stone from Zion National Park

EXCUSED: Council member Adrian Player and Commissioner Tyler Young

ALSO PRESENT: Director of Community Development Tom Dansie, Associate Planner Sophie Frankenburg, and Deputy Clerk Katy Brown recording. Please see attached list for attendees signed in.

Approval of the Agenda: Motion made by Barbara Bruno to approve the agenda; seconded by Joe Pitti.

Bruno: Aye

Burns: Aye

Marriott: Aye

Pitti: Aye

Rioux: Aye

Motion passed unanimously.

Mr. Marriott welcomed Ric Rioux to the Commission who would serve as an alternate voting member.

Commission Discussion and announcements: Ms. Frankenburg announced that there would be an open house for the Virgin River Management Plan (VRMP) on Wednesday January 29th from 5:00pm – 6:00pm at the CCC. The purpose was for the technical engineers to present the final report and analysis and seek public input before making their final report to Town staff. Their work over the last six months would be instrumental in crafting draft ordinances that staff hoped to present to the Commission soon.

A VRMP work group had recently been formed and would focus on outreach and education for the river corridor. Staff would be passing along more information soon.

Mr. Pitti announced that on December 27, 2019 his home, known as the “Herbert and Lilian Christiansen home” had been inducted to the National Registry of Historic Places. This was the first historically designated home in Springdale.

Discussion of strategies: Enhancement of streetscape, public spaces and pedestrian

accommodation – The UDOT reconstruction project had made great strides in promoting streetscape improvements throughout Town. The Commission had discussed making additional improvements such as benches, shade areas, a courtyard/public square, and interactive displays, to name a few. They had discussed developing a design motif and briefly talked about good locations for interactive displays.

- Mr. Marriott added that the Commission had discussed promoting cohesion with streetscape from one end of Town to the other rather than select isolated locations within the Town.
- Mr. Pitti felt that the general idea was to get the visitors to engage with Springdale as they were passing through to visit the Park.

The Council reviewed some conceptual designs submitted by Ms. Frankenburg.

Mayor Smith agreed that the streetscape enhancements should be continuous through the length of Town. He had concerns about maintenance of planters and felt the responsibility for care should be

clearly defined. He believed Springdale was an artistic community and the streetscape should reflect that. He encouraged the Commission to recommend ideas to the Council

- The Commission agreed that the care and maintenance commitment would need to come from Town staff.

Ms. Zumpft spoke on the history of landscaping after the CCC construction. Twice per year the Zion Viper crew attended to the landscape and only a few times has the Town relied on Town Personnel. At the time, the Town did not have a Park and Recreation staff, which would be the most appropriate department to assign future projects like planter maintenance. She understood that added responsibilities carried the potential to have to hire new personnel. If the Council was in favor of more projects, they would have to consider hiring more staff.

- Mayor Smith had concerns that if the next Council didn't find streetscape maintenance important then the investment would fall to the wayside.

Mr. Aton spoke to the eclectic feel of the Town when he first started visiting. He was impressed when the shuttles stops were constructed that there was a sense of cohesion in design. He was strongly in favor of any ideas offering shade and benches, and strongly opposed to any design incorporating firepits.

Ms. Zumpft commended the Planning Commission for their hard work and recommendations. Even when the Council ended up going in a different direction than what was recommended, they still appreciated the Commission's work. She agreed with Mr. Aton that firepits were not ideal. She felt public art was important regardless of past challenges to implement. In regard to building design standard revisions, she urged the Commission to be flexible on Parkitecture elements since it was an expensive design ideal.

Mayor Smith wanted the Commission to add considerations for each side of SR-9 to their discussion. On much of the East (river) side of SR-9, the topography sloped down drastically to meet the river. Because of this, a maximum building height on the East side of SR-9 would ultimately have much less visual impact than a maxed-out 26 ft. building on the West side of SR-9 which sloped upward.

Mr. Marriott asked the Council their thoughts on the best way to initiate the process. The Commission was torn between engaging university students and keeping the planning and design costs down, or going with a professional consulting firm with the potential for needing a larger budget.

- Mayor Smith felt the Commission should consider which route they felt best and present it to the Council. Members of the Council seemed to be generally in favor of the project and funding details would need to be addressed at some point.
- Mr. Aton leaned toward securing consultants that were innovative, creative, and had specific streetscape improvement expertise.

Mr. Burns suggested engaging students for designs concept only, then presenting the concepts to an architectural firm.

- Mayor Smith felt residents might have a better idea of what they wanted their streetscapes to look like than students. He urged the Commission to get as much public input on as possible.

Building appearance and design standards: The current design standards had been successful at promoting village atmosphere, however the pressure to maximize property had increased. The Commission had seen several projects that, while they met the design standards, failed to fully capture the village scale ideal referenced in the GP.

Mr. Pitti mentioned that through their discussions, the Commission discovered that there were less standards that applied to commercial buildings in the Village Commercial (VC) zone than in the Central Commercial (CC) zone. The VC was where the Commission had observed many incongruent designs that sparked the conversation about revising designs standards. The Commission discussed adding required elements to the design standards that would help lend a sense of cohesion from one design to the next.

Mayor Smith was supportive of the Commission taking lead on determining their course for building design standards revisions. If they felt a consultant was necessary, he suggested that they make an official recommendation to the Council with their analysis.

- Mr. Pitti felt there had been mixed messages in the past. The Commission had presented ordinance revisions as requested by the Council in 2019 that the Council did not approve. Mr. Pitti felt a large part of why they were meeting jointly was to discuss which projects to move forward with and get a loose idea of favorability within the Council.
- Mr. Dansie clarified that the ordinance revisions presented to the Council in 2019 were in a larger package that addressed lodging in general. Some of the recommendations within the package included changes to certain components and elements of the existing standards for building design. The Council ended up not moving forward with any of the recommendations.

Discussion of 2020 Commission work meeting priorities:

General Plan Update - It had been five years since the last revision process was started. It took two years to adopt the most current version of the General Plan (GP). If the Council wanted to maintain a schedule of updating the GP every five years then it was time to start the process. One consideration was if the Commission should discuss updates within their monthly work meeting or if there would be a need for special meetings. The current GP, although very comprehensive, contained a great deal of repetition. The Commission had discussed changes to the format that would focus on specific action steps to accomplish top priorities.

Mr. Pitti expressed a desire to pare down the GP to a working document by taking out existing duplications and reiterations.

- Mr. Marriott felt that staff could begin working on consolidating the language and addressing repetitions, after which they could present a clean draft to the Commission to begin the process.

Ms. Bruno recalled that Mr. Dansie had used the Toquerville GP as an example of a concise and focused GP.

- Mr. Dansie offered to send out a link to the Toquerville Plan to review format.

Virgin River Management Plan/Protection Ordinance – Consultants would provide model ordinance language but the Commission would need to review policy recommendations to ensure they accomplish the goals of the VRMP.

Housing – Ms. Zumpft noted that housing issues were arising everywhere. She suggested using the term “attainable housing,” rather than “affordable.” Ms. Zumpft asked the Commission to have a heartfelt discussion about possibly taking some of the residential zones in Town and increasing density to allow apartment buildings.

- Mr. Pitti recalled many discussions about increasing density in residential zones but the public had expressed that apartment buildings were not what they wanted in Springdale.

In regard to other Commission Priorities for the new year, Ms. Zumpft touched on the upcoming buildout analysis they were waiting to see results from. She affirmed that the Council had postponed the recommendations from the Planning Commission that happened to contain design standard revisions. The postponement was due to the pending buildout analysis and the Council expressed a desire to see the results before moving forward with any revisions related to lodging. The buildout analysis was nearly complete and would provide the Commission with more information to inform their discussions on the housing issue.

- Mr. Dansie hoped to have the analysis ready to present by the end of the month.

An additional priority Ms. Zumpft felt of importance was the night sky initiative. Educating new community members was key. Keeping new residents aware of night sky protection efforts could help further the cause. Ms. Zumpft also felt that updating master plans could be added to the priority list.

Mayor Smith felt the GP update would take a large portion of the Commission’s time, as would streetscape improvements.

Mr. Marriott asked the rest of the Council to list each of their top priorities they would like the Planning Commission to focus on.

- Mr. Aton felt the GP should be the top priority. He also felt the VRMP and Housing were next in line.
- Ms. Elger agreed that the GP was the most important. She also felt the VRMP was second. A majority of the work had been completed by the consultants and it would be the Commission's job to look at the effect of the ordinances they would propose. Ms. Elger felt that next in priority was the Streetscape/Design standards discussions.
- Ms. Zumpft was also in agreement that the GP was the top priority. She felt the VRMP was also a priority but expected to see some pushback on draft ordinances. The Streetscape project could offer a creative outlet for the Commission and felt they should start discussions.

Consideration of Planning Commission assuming duties of Historic Preservation Commission as outlined in section 10-26-3: The Historic Preservation Commission was established by ordinance to be the recommending body for historic preservation efforts in Springdale. Since their creation in 2015, the Commission had overseen historic surveys and helped educate property owners on the process for NRHP designation. The Commission has also been collecting oral histories, discussing the creation of walking tours, acquiring a collection of historic artifacts, and perhaps most notably, helped in the process of securing the museum building for a future history center. Although these efforts have greatly aided in the preservation of Springdale's history, these initiatives didn't squarely fit with what the Commission's duties were according to 10-26-3. The functions of the Commission as established by code had largely been accomplished. The HPC members had recently spun off into a society which allowed more latitude by not being subject to the Open and Public Meeting Act. Looking ahead to the future of the HPC, one idea had been for the Planning Commission to assume the duties and roles to fill the function of an HPC in two of their meetings per year.

Ms. Zumpft was not in favor of the Planning Commission performing the function of the HPC as the duties described in 10-26-3 were very specific to historic preservation. If it was a question of difficulty in finding members, she wondered if reducing the Commission from five members and reducing the number of meetings a year would help.

- Mr. Dansie thought that having a five-member body that met twice a year was a requirement in order to qualify as a Certified Local Government.
- Ms. Elger didn't see that there were enough Planning Commission and HPC duties that overlapped. The two bodies were very different in terms of areas of interest and expertise.

Mr. Pitti didn't feel the HPC duties belonged with the Planning Commission. In light of the big initiatives identified as priorities for the year, he felt it would be unfair to place another public bodies' duties on the Commission's plate.

There was consensus among the Council and the Commission that the HPC duties should stay with the HPC.

Motion to adjourn at 6:54pm made by Joe Pitti; seconded by Jack Burns.

Pitti:

Bruno: Aye

Burns: Aye

Rioux: Aye

Marriott: Aye

Pitti: Aye

Motion passed unanimously.

Katy Brown, Deputy Clerk

APPROVAL: _____ DATE: _____

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or via email at springdale@infowest.com for more information.