



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

PLANNING COMMISSION NOTICE AND AMENDED AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
ON WEDNESDAY, JANUARY 20 2021 AT 5:00 PM

This Commission meeting will not have an anchor location and will be conducted entirely via electronic means. Commission members will connect remotely. The meeting will be available to the public for live viewing/listening. If you do not have access to the internet, you can join the audio via telephone.

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

****Amended agenda deletes item A1 below**

Attending Clerk: Darci Carlson

Approval of the agenda
General announcements

A. Action Items

- 1. ~~Continued from November 18, 2020—Design/Development Review: Transient lodging building at 358 Zion Park Boulevard—Luke Wilson~~
- 2. Nomination and recommendation for the 2021 Planning Commission Chair and Vice Chair

B. Discussion/Non-Action Items

- 1. Updates on the Building Design Standards and Geologic Hazard Ordinances

C. Consent Agenda

- 1. Minutes from January 6, 2021

D. Adjourn

Jack Burns

Digitally signed by Jack Burns
Date: 2021.01.20 13:27:15
-07'00'

APPROVED _____

DATE _____

The foregoing agenda was posted at the Springdale Town Hall at approximately 1/19/21 4:50 am/pm

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

****Persons interested in accessing the meeting can login using the following link:**
<https://us02web.zoom.us/j/88391654016?pwd=OVFYYG50QzQvRkRldkplRFNlWk9qZz09>
Meeting ID: 853 1341 2076
Passcode: Z52rzW

One tap mobile
+16699009128,,85313412076#,,,,*456837# US (San Jose)
+12532158782,,85313412076#,,,,*456837# US (Tacoma)

Dial by location
+1 346 248 7799 US (Houston)
Meeting ID: 853 1341 2076
Passcode: 456837

Packet materials for agenda items can be found on the Town website at:
<https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC MEETING ON
WEDNESDAY JANUARY 20, 2021 AT 5:00 PM**

This Planning Commission meeting did not have an anchor location and was conducted entirely via electronic means. Commission members connected remotely. The meeting was available to the public for live viewing/listening and included public hearings wherein public comments were monitored electronically by the meeting host.

Meeting convened at 5:04 pm

MEMBERS PRESENT: Chair Jack Burns, Commissioners Barbara Bruno, Mike Marriott, Ric Rioux, Dawn McComb, Tom Kenaston, and Susan McPartland from Zion National Park.

ALSO PRESENT: Director of Community Development Tom Dansie, and Town Clerk Darci Carlson recording. See attached sheet for attendees known to have signed into the electronic meeting.

Approval of the Agenda: Motion made by Mike Marriott to approve the agenda. Seconded by Barbara Bruno.

Bruno:

Aye

Marriott:

Aye

McComb: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements: Tonight marked the end of Mike Marriott's current Planning Commission term. He had been a Commissioner for a long time and committed countless hours and knowledge to the betterment of our community. Mr. Marriott had been a key member of the Planning Commission through many difficult and important discussions. On behalf of Town staff, Mr. Dansie thanked Mr. Marriott for his contributions.

- Mr. Burns said it had been a pleasure serving with Mr. Marriott. The Commission had the benefit of Mr. Marriott's long history in Springdale and representing the business community.
- The other Commissioners echoed this sentiment of gratitude and appreciation for Mr. Marriott's service.
- Mr. Marriott said it had been a great experience.

A. Action Items

1. Nomination and recommendation for the 2021 Planning Commission Chair and Vice Chair: The function of the Planning Commission Chair was to lead and manage the meeting, and to work with staff on setting the agenda. It was a straightforward but important responsibility.

As the outgoing Chair, Mr. Burns said he was grateful to work with everyone and enjoyed his time as Chair.

Ms. McComb nominated Ms. Bruno for Chair. Ms. Bruno nominated Ric Rioux for Vice Chair.

- Mr. Marriott supported these recommendations.

Motion made by Mike Marriott to nominate Barbara Bruno as Chair and Ric Rioux as Vice Chair for the 2021 Planning Commission calendar year. Seconded by Dawn McComb.

McComb:

Aye

Bruno:

Aye

Marriott:

Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

B. Discussion/Non-Action Items

1. Updates on the Building Design Standards and Geologic Hazard Ordinances: The staff report contained most of the information Mr. Dansie wanted to convey to the Commission. He asked if Commissioners had any questions pertinent to the Building Design Ordinance.

Ms. Bruno asked if a second architect would review the language.

- Mr. Dansie indicated it was the plan to get a second opinion.

Mr. Burns said he appreciated the meeting with Burke Cartwright, Ms. Bruno, and Mr. Dansie. It was productive and pointed to the value in speaking with subject matter experts to help guide decisions. One idea that came out of that meeting was for the creation of a Design Review Board. Mr. Burns felt it made sense and would be a win-win for the applicant and the Town.

Ms. McComb also felt this concept was a logical idea. She asked what parameters would be considered for Design Review Board members.

- The Town would need to carefully select members to ensure they grasped the vision of Springdale. Members would also need to understand what was being accomplished with village character and scale.

Mr. Dansie indicated Design Review Boards were fairly common, especially in communities with heightened emphasis on the physical appearance of buildings. He explained zoning ordinances contained base standards which were straightforward. But other standards, such as how the building related to the natural surroundings or existing character elements, were more subjective in nature.

Comprised of design professionals, architects, real estate agents, and developers, etc., the Design Review Board would meet with applicants to discuss the project objectives against those of the Town's. A recommendation would be forwarded to the Planning Commission for consideration. In addition to the Design Review Board feedback, the Commission would consider the application based on the general standards.

Regarding the make-up of the Board, Ms. Bruno suggested it was important to have a balance between members who lived in Springdale and those who did not.

- Mr. Dansie said the Commission could set up the Board to emphasize a mix of residents and nonresidents.

Mr. Marriott asked what motivated a person to participate.

- As a requirement of their professional certification or just out of desire to give back, professionals would volunteer their services. In some instances, Mr. Dansie said professionals may have to be compensated for expenses.

Mr. Rioux liked the concept and preferred a balanced Board comprised of a mix of local and out-of-town members.

Mr. Burns said it was important to have professionals guide the discussion. He supported nonprofessionals on the Board, but wanted to take advantage of subject matter experts.

The next step would be to adopt an ordinance to create the Design Review Board which would define powers and authority. The Design Review Board would likely be established as a public body and require agendas and minutes. Mr. Dansie would provide models from other communities for the Commission to consider in an upcoming meeting.

The Planning Commission moved on to an update of the Geologic Hazards Ordinance. The ordinance draft was being circulated to geotechnical professionals in Washington County.

Mr. Dansie suggested the Commission consider ways to engage the community in the Geologic Hazards Ordinance discussion. The goal was to address public concerns so focus could be placed on the merits of the ordinance.

Ms. McComb suggested a town hall meeting where people could come and voice their specific concerns.

Mr. Burns felt people would gain acceptance the more they understood what was being done and why. He recommended a guest speaker share information on what other communities had done. An educational aspect would promote buy-in.

Mr. Rioux said the newsletter article was an informative piece, but it would also be helpful to have someone inform and educate the community.

As far as approaching the community, Ms. Bruno suggested the message not be 'if' an ordinance would be passed, but 'what' should be included to balance concerns with safety. The community could assist in determining what was palatable to solve the problem.

Previously Mr. Kenaston felt the community was fearful of the unknown because there was not an effort to inform the public. Speaking with neighbors about the reasons for the ordinance was important and would help people get behind it.

Ms. McComb suggested a few of the ideas discussed could be done simultaneously.

Mr. Burns said engaging the public and seeking their input via listening sessions would provide critical input.

- Mr. Marriott felt this was key. Many residents may not be impacted by a Geologic Hazards Ordinance, but for those who were, Mr. Marriott recommended follow up.

In summary, Mr. Dansie would reach out to geologic experts regarding an educational presentation and continue to contribute information to the newsletter. He would also coordinate a forum for residents to express their thoughts, questions and concerns.

A. Consent Agenda

Motion made by Barbara Bruno to approve the minutes from January 6, 2021. Seconded by Dawn

McComb.

McComb:

Aye

Bruno:

Aye

Marriott:

Aye

Rioux:

Aye

Burns: Aye

Motion passed unanimously.

B. Adjourn

Motion to adjourn at 5:50 pm made by Barbara Bruno and also thank Mike Marriott again for his service to the Planning Commission. Seconded by Dawn McComb.

Bruno:

Aye

McComb:

Aye

Marriott: Aye

Rioux:

Aye

Burns:

Aye

Motion passed unanimously.



Darci Carlson
Darci Carlson, Town Clerk

APPROVAL: Barbara Bruno

DATE: 2-17-21

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@springdale.utah.gov for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

REMOTE MEETING ATTENDANCE RECORD

Meeting: Planning Commission Meeting 1/21/2021

Luke Wilson

Kyla Topham