



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING  
ON WEDNESDAY APRIL 3, 2019 AT 5:00PM  
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

**Meeting convened at 5:01 PM**

**MEMBERS PRESENT:** Chair Mike Marriott, Suzanne Elger, Allan Staker, Joe Pitti, and Jack Burns

**EXCUSED:** 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 citizens signed in.

**Approval of the Agenda: Motion made by Joe Pitti to approve the agenda; seconded by Allan Staker.**

**Staker: Aye**

**Elger: Aye**

**Marriott: Aye**

**Pitti: Aye**

**Burns: Aye**

**Motion passed unanimously.**

**A. Information/Discussion/Non-Action Items**

**1. General Announcements:** Mr. Dansie had several announcements: Organizers of the Virgin River Management Plan (VRMP) had sponsored a “River Walk & Talk” on March 25<sup>th</sup> to provide input on the plan as drafted. The event was well attended and generated great feedback from the Community. The VRMP was available to view on the Springdale Town website.

On Saturday March 30<sup>th</sup>, there had been a Town-wide Russian Thistle (Tumbleweed) clean-up event at the river park which garnered good community participation. Later that evening, ZArts had sponsored a Community Quilt Reveal at the Canyon Community Center. The quilt would be on display at the CCC.

**2. Twenty-minute open Commission Discussion:** Ms. Elger asked each Commissioner to share their take-away from the Public Official Training on Friday March 29<sup>th</sup>. She learned that the Utah League of Cities and Town had some podcast episodes available. She felt that was a great way to learn.

- Mr. Staker commended Darci Carlson for her presentation on “Surviving Public Service.” He also thought David Church offered a very engaging talk on the Open and Public Meetings Act.
- Mr. Pitti liked the legislative update from Mr. Cameron Diehl and looked forward to using ULCT as a resource for 3D future buildout mapping. Mr. Pitti briefly spoke to him about State guidelines on nightly rentals.
- Mr. Burns thought there were some good reminders on protocols for public officials. He also got a better sense of the complexities involved in making recommendations on land use, regardless of the size of the city or town.

Ms. Elger asked why some recent applications had come before the Commission with large pieces of information missing. She referenced a recent Design/Development Review that lacked a parking agreement with the adjacent property owner.

- Mr. Marriott and Mr. Pitti agreed that reviewing applications with complete information in place was crucial.

Mr. Marriott asked how staff tracked the completeness of applications and how they determined what was ready for review.

- Mr. Dansie said that in the past, any leniency with applications was in anticipation of smaller details being filled in along the way. He indicated that Staff would be happy to wait to forward applications to the Commission until all details were complete and submitted.
- Ms. Elger felt that fully complete proposals and applications would possibly face less conditions for approval.

Mr. Marriott asked if staff offered any official status reports or timelines to the applicants so they would know which items were outstanding.

- Ms. Frankenburg said they do an initial full review of each application and inform the applicant of any missing items. Staff would be happy to consider a more formal checklist to help guide applicants.
- Mr. Dansie was happy to make adjustments and improvements to how staff managed ongoing status of applications.

### **3. Policy Revisions: Review of Lodging Stakeholder group summary and recommendations:** Mr.

Dansie reported that the Commission had spent a large amount of time revising lodging objectives to be congruent with the General Plan. The Commission had successfully separated types of lodging to address each more specifically. One task was to define “transient lodging unit.” The Commission had also discussed which type of lodging development would be allowed in which zone. For example, a “large hotel” (more than 40 units) would only be allowed in Central Commercial (CC), versus a “small hotel” (40 units or less) which would be allowed in the CC and Village Commercial (VC) zones. The Commission’s proposed regulations made it so hotels with more than 40 units would not be allowed in the Village Commercial zones.

Laura Hunt from the J. Rueben Clark School of Law was present to help interpret the findings and answer Commission questions. Ms. Hunt had facilitated the stakeholder group with fellow classmate Ric Heaton. She explained the two had met with the stakeholders to share the proposed regulations on lodging that the Commission had been working on. The group provided their feedback and Ms. Hunt submitted their findings to the Commission to consider.

Ms. Elger asked who comprised the stakeholder group.

- Ms. Hunt said the group included Nick Ence, Tom Dansie, Kavarra Corr, Jan Passek, Lisa Zumpft, Hans Dunzinger, and Greg Miner. Others contributed but did not attend the meeting. No feedback was solicited from those not present at the actual stakeholder meeting.

Mr. Staker asked what qualified one to be a stakeholder.

- Ms. Hunt said the group members were identified on the basis of having a stake or interest in lodging in Springdale. The goal had been to have a group that was a good balance of developers, long-time residents, and people who would otherwise be affected by the proposed changes. The group was assembled based on attendees from the Community Forum on lodging back in 2017.

Laura reported one of the prevailing thoughts from the group was that it had been difficult to separate lodging issues from other issues facing the community i.e. parking. Ms. Hunt reiterated that the only purpose of the group was to review the proposed language and offer feedback.

Mr. Marriott wondered what part of the proposed regulation changes had stirred the group to discuss parking.

- Mr. Dansie said there were residents involved in the group who expressed concerns about the impact of new lodging developments on the Town’s character in terms of dwindling housing stock.

Mr. Burns was curious about a part in Ms. Hunt’s memo that seemed to imply that the Commission’s revisions targeted one property in particular. He wasn’t sure what that was in reference to.

- In response to the stakeholder feedback, Mr. Dansie analyzed which properties were undeveloped in the VC zone. He verified that there was only one undeveloped property in the VC that would be impacted by the proposal to only allow large hotels in CC and not VC. If the Commission wanted to move forward with the proposed changes as drafted, they could choose to seek legal counsel in regard to due process.

Mr. Pitti spoke about the potential for the property owner to rush a development proposal before the new regulation would take effect. Under the current ordinance, it was allowed to build up to 11 units/ acre, making the current building potential 66 lodging units on the parcel in question. He was concerned about the proposed changes eliciting unwanted affects.

- Mr. Dansie thought Mr. Pitti brought up a good concept for the Commission to consider in terms of how they wanted to regulate. They should think about what factors guide their policy decisions; Either anticipating new developments on currently undeveloped properties, or the potential for re-development on properties with existing businesses/buildings.

Mr. Dansie offered to construct some mapping to show potential development by zone for subsequent discussions.

Mr. Pitti felt that the stakeholder group itself was too small to get a good pulse on the whole community. The group seemed heavy on the developer side. It conveyed a voice that he hadn't heard in all his time living in Springdale.

- Ms. Hunt stated that there were three people representing the development side and two long-time residents.
- Mr. Dansie clarified that the feedback was just one tool to get a laser-focused vetting of the language in the Commission's proposed revisions.

Mr. Marriott asked how many existing large hotels in the VC had enough acreage to accommodate more units.

- Mr. Dansie said he would look into providing further analysis on growth potentials in a future meeting.

Mr. Marriott asked how the Parkitecture requirement had been generally received.

- Ms. Hunt said that, based on the group's feedback, most developers were seeking Parkitectural elements to receive incentives.

Mr. Pitti noted that Parkitecture signs or monuments were seemingly not well-received.

- Ms. Hunt surmised that was because of the term "monument" which mistakenly conveyed large-scale signage. One group member commented that a universal monument style requirement could make the town look "franchised."

Mr. Marriott asked about the group's feedback on lodging caps.

- Ms. Hunt reported that it was mixed. Members of the group representing the developer side had concerns about missing out on opportunities if caps were placed on number of units. The residents expressed their hopes of maintaining the small-town feel.

Mr. Marriott asked how the group felt about definitions of room types and what the Commission considered a Transient Lodging Unit (TLU).

- Ms. Hunt said a few members in the group thought it would be helpful to have a chart by zone of what type of lodging would be allowed.

Mr. Pitti asked if Springdale was getting the proper taxes from the nightly rental units in Town.

- Mr. Dansie said that was difficult to track and was up to the State Tax Commission.
- Mr. Burns had experience with Air BnB who collected tax from the guest on behalf of the owner.

Mr. Dansie offered to provide the Commission with the information requested to help inform their subsequent discussions.

**4. Continued discussion of Planning Commission meeting Protocol:** Mr. Dansie reviewed the discussion points from the last meeting and outlined three topics for the Commission to cover: 1) Clarify when applicants could address the Commission during the Public Hearing by way of a formal presentation. 2) Discuss whether the Commission's decision on an item should happen during the same

meeting as the Public Hearing or be delayed to the following meeting. 3) Voting method: Discuss different voting methods if the Commission wanted to change the current roll call method.

Mr. Burns thought if there was clear consensus on an item, then a decision should be rendered in the same meeting as the public hearing.

- Mr. Staker agreed and was in favor of giving the applicant an answer as soon as possible.

Ms. Elger felt that adopting a strict policy would be constraining. It was good for the Commission to have the latitude to make decisions when they agreed on an approach.

Mr. Pitti said the overall discussion had helped the Commission acknowledge that they had the discretion to table items, but he was satisfied with the process staying the same as it had been.

Mr. Staker wanted to leave the process as it was in terms of separating the issuance of the decision from the public hearing.

In terms of the Public Hearing format revisions, Mr. Pitti wanted the applicant's presentation moved to earlier in the sequence to allow the Commission to ask better questions of both staff and applicant. He was not in favor of allowing the applicant a chance to address comments from the Public Hearing.

- Ms. Elger liked having the applicant presentation follow the staff summary and preferred it be the only opportunity for the applicant to address the Commission.

Mr. Marriott felt it would be fair to allow the applicant to respond to the public input or provide final thoughts. He felt that the purpose of the Commission hearing the proposal was to help the applicant.

- Ms. Elger felt it would turn into a debate if the applicant were to be allowed multiple chances for rebuttal.
- Mr. Staker felt that the applicant should have a chance to respond to public input as it would offer more insight to the Commission.

Mr. Pitti felt the Public Hearing process had been a good tool in the past and felt there was nothing wrong with the process as it stood.

Ms. Elger felt the applicant didn't need to deliberate with the public.

- Mr. Burns agreed and didn't think the Public Hearing process should include a debate between the applicant and the public. It was the responsibility of the Commission to corral the conversation and keep it on track.

Mr. Staker felt the Commission was in place to serve the public and give applicants a chance to develop their ideas within the Ordinances. He didn't see a downside to allowing the applicant a chance to engage with the Commission/public to clarify their position.

The Commission briefly discussed different voting methods. Although they didn't believe that any particular voting method had the power to unduly sway votes, they were fine with changing the voting order at the Chair's discretion.

**5: Continued Discussion of Cottage Housing Development Overlay Zone revisions:** Mr. Dansie reported that density had been the biggest sticking point in past discussions. He presented three options for the Commission to consider moving forward: 1) Continue the discussion on reducing or readdressing density using net developable acreage as a potential vehicle. 2) Make no changes to density requirements and stay with current six units/acre. 3) Rather than focusing on density, the Commission could focus on pointing CHDs to areas in Town that may be more compatible than a low-density residential area.

Mr. Burns noted that even though the footprint of each unit was 1,000 sq. ft., that number did not include a porch. Also, once setbacks were removed from the equation, he believed there was potential to place six units on less than one acre of land. He was concerned that six units was too many.

Mr. Staker felt that if the Commission was going to allow cottage neighborhoods then they should allow cottage neighborhood density. He calculated that at 1,000 sq. ft./unit, six units would cover 6,000 sq. ft. on a one-acre parcel. One acre was 43,000 sq. ft., so total building coverage only accounted for 1/7 of an acre parcel in this example. He thought that was more than reasonable and did not see the benefit in reducing total number of units/per acre if lower cost housing was one of the Commission's ultimate goals.

Mr. Pitti felt that reducing to five would be more appropriate. He felt the general tone of what he had heard was that more density was a negative thing. Density should always be considered in relation to any project in any zone, not just in the CHD discussions. Overall, he no longer saw the CHD concept as a means to accomplish lower cost housing.

Mr. Burns was concerned about appropriate locations for the CHD zone. He felt the type of people who were drawn to Springdale were those trying to avoid dense, urban areas.

The Commission agreed to table the discussion until the current applications for the CHD zone had a chance to be built and the impacts observed.

**6. Continued discussion of development incentives and procedures:** Mr. Dansie said the Commission had requested to review a list of properties who had invoked incentives currently allowed by ordinance. Although it was not exhaustive, the list he had provided to the Commission included the main incentives in the Code.

Mr. Burns felt the crux of an incentive should be how it would benefit the Town. He felt that was missing in the list staff had provided of past incentives.

- Mr. Dansie used the Best Western hotel as an example of earning bigger building size in exchange for placing their buildings further back from the road way.
- Mr. Burns asked if anything was gained by allowing developers to increase mass.

Mr. Staker thought offering incentives that ultimately led to an increase in building size was misleading and the Commission should decide what message they want to carry. If the Commission wanted to limit buildings to 8,500 sq. ft, they should stick to that. Under the current Ordinance and incentive structure, a 12,000 sq. ft building was actually permitted if the developer met certain requirements through incentives. Currently, the message the Commission was really sending was that large-scale buildings were ok. He asked if that was the message they intended to send.

- Mr. Pitti agreed and concluded that many of the incentives ultimately led to an increase in building size.

Mr. Burns didn't want to send a message that there was no place for incentives at all, but he did feel strongly that any incentive that would add to the degradation of Town character was not worthwhile.

Mr. Pitti asked if there were currently any financial incentives to build affordable housing, such as tax breaks or deferring fees.

- Mr. Dansie said that the affordable housing ordinance allowed the Town to negotiate those types of incentives with the property owner.

Mr. Marriott felt building size should be looked at in light of its architectural components. He didn't think "big was bad" in and of itself. There was a variety of large-scale buildings in Town that had tasteful architectural components and they appeared slightly less visually impactful than some smaller buildings with less tasteful design.

Ms. Elger agreed with Mr. Staker. If the Commission wanted to set 8,500 sq. ft. as the limit on building size, they should stick to that and do away with incentives that allowed for an increase.

Mr. Pitti wondered why building size in the Public Use (PU) zone was limited to 4,000 sq. ft. He wanted the Commission to consider increasing building size since the nature of buildings in that zone would require more space for the public to congregate. He noted that the Town staff was growing and felt the ordinance should be updated. He was in favor of retaining the incentives for buildings in PU zones.

Mr. Dansie agreed and stated that new or updated Town facilities were likely needed in the near future. He felt that limiting building sizes to 4,000 sq. ft. in the PU zone was unduly handcuffing the ability of the Town from providing services to the Community.

Mr. Pitti. Suggested retaining the incentives for the PU zone and striking the rest of the incentives.

- Ms. Elger was in favor of keeping Development Agreement incentives.

The Commission was unified in wanting to remove any incentives that would offer the property owner an increase in building size. They were in favor of keeping incentives related to buildings in the PU zone and development agreement provisions.

**Motion to adjourn at 7:10 pm made by Joe Pitti; seconded by Allan Staker.**

**Staker: Aye**

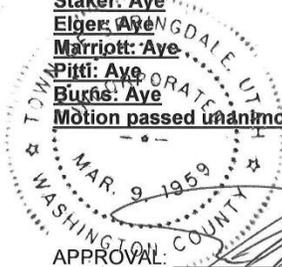
**Elger: Aye**

**Marriott: Aye**

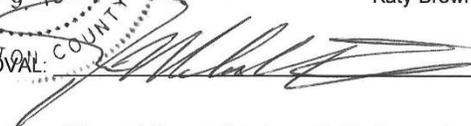
**Pitti: Aye**

**Bugs: Aye**

**Motion passed unanimously.**



Katy Brown, Deputy Clerk

APPROVAL: 

DATE: 4-10-19

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](mailto:springdale@infowest.com) for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

**ATTENDANCE RECORD**  
**Please print your name below**

Meeting Planning Commission Work Meeting Date 4/3/19

HANS DUNZINGER  
Name (please print)

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Name (please print)

Laura Hunt  
Name (please print)

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Name (please print)

Justin Mabey  
Name (please print)

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Name (please print)