



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING
ON WEDNESDAY JULY 17, 2019 AT 5:00PM
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:00PM

MEMBERS PRESENT: Vice Chair Suzanne Elger, Allan Staker, Tyler Young, Joe Pitti, Jack Burns and Zion National Park representative Treacy Stone

EXCUSED: Mike Marriott

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

Ms. Elger announced this was the last public meeting scheduled in the Town Hall Council Room. The Canyon Community Center would become the new venue for public meetings.

Ms. Carlson led the Pledge of Allegiance.

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

Staker: Aye

Young: Aye.

Elger: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements: The Commission was provided updates concerning ongoing projects.

- Through the RFP process, staff was working to choose a consultant to conduct technical studies designed to implement goals of the Virgin River Management Plan.
- Fehr & Peers had been selected to conduct a feasibility study for a multi-use trail from Hurricane to Springdale.

Ms. Elger asked about nightly rental enforcement.

- Land use ordinance enforcement was slow to ensure land owner due process rights. This was frustrating to residents, staff and Council dealing with violation impacts. Staff was researching the current process to identify efficiencies and cut down timelines without compromising property owner rights.

Mr. Pitti asked about Town oversight of TRT tax payments from nightly rentals.

- Ms. Carlson indicated the Clerk's Office reviewed a monthly tax report to compare those businesses listed against current licenses. It was likely tax from some nightly rental facilities was not being collected or remitted and she suggested staff research the concern further to identify what action could be taken.

Mr. Pitti said he spoke to police and code enforcement about 'free parking' on the Madsen property.

- The Code Enforcement Officer informed the property owner he was not zoned for a public parking facility. Before citations could be issued there was a ten-day notice period. Notice had been sent which initiated a ten-day period for the property owner to cure the land use violation. If future instances of the violation persisted, citations could be issued.

Ms. Carlson announced Primary Election ballots would mail on July 23rd. Ballots must be postmarked by August 12th or returned to Town Hall no later than August 13th at 5:00pm in order to be counted. Every registered voter was encouraged to vote.

Action Items

1. Public Hearing - Conditional Use Permit: Christine and James Wolken request a conditional use permit to operate a transient lodging facility at 1001 Zion Park Boulevard, Unit #2 in the Village Commercial zone:

Approval of this request would allow this unit in the Juniper Grove Subdivision (previously known as the Sol Town Subdivision), to be used as a nightly rental. Property owners indicated the unit would mostly be used as their primary residence and only occasionally rented. Due to the size of the residence there would be an occupancy limit of three people at any time.

Commission questions to staff: Ms. Elger asked which adjacent property was zoned Valley Residential.

- Mr. Dansie answered it was the property to the rear of the unit.

Mr. Young wanted to clarify that granting a transient lodging CUP was specific to this unit.

- Mr. Dansie confirmed this request was specific to Unit #2 only in the Juniper Grove Subdivision.

Public questions to staff: None were asked.

Summary explanation and presentation by the applicant: James Wolken requested the Commission grant their request based on the evidence put forward. Although the intention was for them to live in their home the majority of the time, they wanted to protect their property rights to rent.

Commission questions to applicant: Given the two separate doorways, Ms. Elger asked if renters had their own entrance.

- Mr. Wolken explained the unit had one front door and another for the bedroom. The rental use would be in the home itself. In theory, the home would be used as a rental when they were out of town.

Ms. Elger asked what precipitated the application.

- Mr. Wolken said they were in a zone that allowed it. Neighbors to the north and east were renting and they wanted to be granted the same right.

Public questions to applicant: None were asked.

Motion made by Joe Pitti to open public hearing; seconded by Tyler Young.

Staker: Aye

Young: Aye

Elger: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

Public Comments: Kimberly Clark, resident of the Juniper Grove Subdivision, wanted to go on record she supported the Wolken's request.

Motion made by Joe Pitti to close public hearing; seconded by Jack Burns.

Staker: Aye

Young: Aye

Elger: Aye

Pitti: Aye

Burns: Aye
Motion passed unanimously.

Commission deliberation: Based on the review, Ms. Elger said the application met conditions for a Conditional Use Permit. Mr. Young agreed.

Motion made by Joe Pitti to approve the Conditional Use Permit for a transient lodging facility at 1001 Zion Park Boulevard, Unit #2 by Christine and James Wolken. The Commission finds the applicant has met the six general standards and the three specific standards as they relate to the conditional use for nightly rentals. They comply with use of the Village Commercial Zone and Conditional Uses as identified in Chapter 10-11B and Chapter 10-3A. With the condition that the transient lodging facility avoid making loud noises between the hours of 11:00pm and 7:00am; seconded by Allan Staker.

Staker: Aye

Young: Aye

Elger: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

2. Public Hearing – Ordinance Revision: Addition of standards to preserve gravesites and the area around gravesites in the historic pioneer cemetery: The pioneer cemetery was located on a hilltop with gravesites dating back to the late 1800's. The Historic Preservation Commission wanted to ensure the cemetery's preservation and the Town Attorney recommended this ordinance as a means to help accomplish this goal. The ordinance established a cemetery protection zone and prohibited any disturbance, desecration or alteration of the sites or markers.

Since the packet material was distributed, the Town Attorney suggested an exception to the cemetery protection zone allowing structures since there may be a need to erect a small monument or interpretive display in the future. Additionally, it was noted any penalties established in the ordinance should be consistent with those in state law.

Commission questions to staff: Mr. Burns said the language didn't address what proactive actions would be allowed for protection or preservation.

- Mr. Dansie agreed this would be a good area for modification.

Mr. Staker asked if the cemetery was in generally good repair.

- Occasionally service groups had weeded the property but Mr. Dansie did not believe this had been done in some time.

Mr. Pitti asked about ownership of the site.

- Mr. Dansie said a portion of the gravesites fell within property the Town owned. Another portion fell outside that area and ownership had not been clarified. This ordinance made it clear whoever owned the property, gravesites could not be disturbed or damaged.

Mr. Young asked if the Town could impose authority over private land.

- Mr. Dansie answered this was a legitimate function of the Town's ability to regulate land and further the public benefit of preserving a historic resource.

Public questions to staff: Jeff Carlson from the Historic Preservation Commission applauded the additions suggested by the Town Attorney. He asked if Utah code section 10-8-62(3) (Attachment #1) was considered in the ordinance draft as it may cover many of the issues being addressed.

- Mr. Burns agreed it would be good to reference this state code section since as currently drafted the ordinance seemed absent of those actions.

Motion made by Tyler Young to open public hearing on the historic cemetery in Town; seconded by Joe Pitti.

Staker: Aye
Young: Aye
Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

Public Comments: Jeff Carlson expressed support and gratitude to the Town for its effort to safeguard one of the most important historic assets in the canyon. This ordinance would create a mechanism to protect and maintain the cemetery, providing enjoyment for both visitors and residents.

Motion made by Joe Pitti to close public hearing; seconded by Allan Staker.

Staker: Aye
Young: Aye
Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

Commission deliberation: Mr. Pitti said the cemetery was a great historical site and was in support of this ordinance. His concern was that too much attention would be drawn to the cemetery creating the potential for something to happen.

Mr. Staker was also in support. He wanted to return the draft back to the Town Attorney so recommended language could to be added. Mr. Young agreed.

Mr. Burns did not think the language adequately addressed what was allowed in the way of preservation practices. The ordinance should state maintenance of the site was an authorized use.

- Mr. Dansie indicated these suggested additions would be included in the version reviewed by the Council.

Under violations in the proposed ordinance, Mr. Young noted punishments were a Class C misdemeanor. However, State Code called out penalties for disturbance of human humans as a Third-degree felony. He suggested penalties be consistent between the Town ordinance and the State Code.

Motion made by Tyler Young to forward an ordinance protecting and preserving the historic pioneer cemetery to the Town Council for approval. And adding to the ordinance the following amendments: that we allow improvements, management, maintenance and historic preservation activities by the Town and the Town staff on the historic cemetery; that the punishments for violations of this ordinance must be in alignment with state criminal code; and the Town Council look at preservation measures that are specific to include in the ordinance language; seconded by Joe Pitti.

Staker: Aye
Young: Aye
Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

3. Public Hearing - Ordinance Revision: Changes to the approval process for sign and grading permits, designating the Director of Community Development as the approval authority for sign and grading permits: This ordinance revision was designed to provide more efficient, timely and consistent review of the approval process. It would allow all sign and grading permit applications to be reviewed and approved by the Director of Community Development or designee. Complex applications would be forwarded to the Commission as inserted into sections 10-15B-11B and 10-24-10E.
Commission questions to staff: None were asked.

Public questions to staff: None were asked.

Motion made by Joe Pitti to open public hearing; seconded by Tyler Young.

Staker: Aye

Young: Aye

Elger: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

Public Comments: No comments were made.

Motion made by Joe Pitti to close public hearing; seconded by Allan Staker.

Staker: Aye

Young: Aye

Elger: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

Commission deliberation: Mr. Pitti indicated the Commission had been discussing this for a while. These changes would help expedite requests and was a smart move. He said it was a smart move. If an application was found to be problematic or controversial, it would come before the Commission.

Mr. Young said these changes freed the Commission to discuss more complex issues. There would be an appeals process if an applicant did not agree with a staff decision.

Motion made by Suzanne Elger to forward the revisions to the following sections of the Town Code: 10-1-8: Grading Permits Required, 10-3-4: Land Use Authority Designated, 10-15B-10: Grading, 10-15B-11: Procedure for Permit, 10-24-1: Permits and Approval Process, to the Town Council for approval; seconded by Joe Pitti.

Staker: Aye

Young: Aye

Elger: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

4. Continued discussion from March 20th – Design/Development Review for a new building containing four transient lodging units at 1214 Zion Park Boulevard, located in the Village Commercial zone – Ryan Lee:

This DDR was for construction of four transient lodging units at the old LaFave Gallery property. During their previous review the Commission expressed a number of concerns which the applicant had resolved in a revised submittal. Mr. Dansie provided a brief summary of the concerns and the resolutions:

- The parking configuration required a common parking agreement. This would allow adjacent properties to share a common parking facility solving the setback problem.
- The adjacent property had been purchased and an access easement recorded.
- Landscape plans now showed that at least 60% of the property was natural open space or landscape. Plants from the approved plant list had been selected.
- Outdoor lighting details showed placement of parking lot and building-mounted lights.
- Design of the building had been changed to include revised finishes, colors and more rock to be compatible with existing structures and the Town's village character.

Mr. Pitti asked if parking would be out of compliance if the separate properties were sold.

- Mr. Dansie said the common parking agreement was recorded and would remain in place into perpetuity. Additionally, the recorded access easement would remain if the subject property was sold.

Ms. Elger questioned the setback and how it was different.

- Mr. Dansie explained parking spaces were required to have a ten-foot (10') side setback; however, code allowed a common parking agreement between two adjacent properties. A common parking facility could straddle a lot line eliminating the side setback requirement.

Contractor Mark Fahrenkamp was in attendance to answer questions. He provided stone samples and the plants selected from the approved list (Attachment #2).

Ms. Elger asked if there was an intention to build more buildings on the property.

- Mr. Fahrenkamp indicated there was but it would come in a separate application.

Ms. Elger asked the rental capacity.

- Ryan Lee indicated each duplex accommodated 1-2 people each; both sides of the gallery generally accommodated 18 people total; and, the four-plex units could accommodate approximately 16-20 people. Parking was more of a limitation than beds.

Mr. Pitti asked how they would handle overflow cars.

- Mr. Lee said guests could park on the lot to the south (currently known as the Bit 1 Lot) or they would have to find public parking.

Ms. Elger liked the added stone and said the application met the parking requirements.

Mr. Burns struggled with the design of the building. He noted all three buildings were incompatible with each other, detracting from the character of the Town.

- Mr. Young agreed and said the rooflines were very mismatched. He suggested the Commission consider incentives for harmonious building styles.
- Mr. Pitti disagreed with incentives but preferred requirements be made in code.

Mr. Pitti said the applicant met what was required and did a good job changing the elements requested.

- Mr. Staker liked the addition of the stone and said the applicant met all requirements.

Motion made by Joe Pitti that the Commission approves the Design/Development Review for the four-unit transient lodging building at 1214 Zion Park Boulevard as presented in the plans submitted on July 17th for review by the Planning Commission.

The motion is based on the following findings: 1) The applicant has met the building code standards in regards to lot area, building size, building height, landscaping, colors and materials, and unit count, as well as parking;

With the conditions: 1) The applicant must submit to the Town a written, signed, notarized, recorded agreement between the owner of the subject property and the owner of the property adjacent to the south which includes all details regarding the common parking area required by section 10-23-8B of Town Code; 2) The applicant must submit an updated outdoor lighting plan which shows the proposed locations of all building-mounted outdoor lighting as well as details on proposed building-mounted outdoor light fixtures and the updated plan must also provide details on the height of parking lot lights demonstrating the lights meet the required setbacks of 2.5 times the lights height; 3) The applicant must submit an updated landscape plan showing the total quantity of landscape on the property after the proposed development is complete and the updated plan must also include specifics on the types of vegetation and plants being proposed; 4) And all items as outlined in the conditions must be completed before a building permit will be issued; seconded by Tyler Young.

Staker: Aye

Young: Aye

Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

5. Continued discussion from June 19th – Design/Development Review for a seven-car garage on parcel S-12-E, located in the Central Commercial zone – Stan Smith: The Commission had asked for revisions to the design to better reflect standards in Town Code sections 10-16-4 and 10-11A-14, specifically addressing the lack of breaks in the building mass and shadow lines. In response, the applicant submitted new designs. The revised plans showed a building height of twenty feet (20') and a total building size of 2500 square feet.

Stan Smith was in attendance to answer questions. The revised drawing was to scale and showed the garage design would look like the other buildings on his property. There were no plans for outdoor lighting.

Mr. Pitti expressed appreciation to the applicant for making the changes.

Motion made by Joe Pitti to approve the Design/Development Review for parcel S-12-E, the Bumbleberry Lane garage. The Commission has reviewed the application and determined the improved design before them meets the criteria discussed in the previous meeting in relation to roof lines and the general design of the building and more secure numbers in relation to the size and scale of the building. It also meets the conditions outlined in Chapter 10-11A: Central Commercial Zone, and 10-15: Design/Development Review and meets the standards for lot area, setbacks building size, building height, landscaping, colors and materials. There was indication there would be no lighting but if the applicant choses to do lighting the Commission recommends the applicant meets with the Town in regards to standards;

With the conditions: 1) The applicant must verify the side setbacks are ten-feet (10') from the adjacent property lines prior to the permit; 2) And, if the applicant decides to install outdoor lighting they must provide an outdoor lighting plan and examples of dark sky compliant fixtures to the DCD prior to the issuance of the permit; seconded by Tyler Young.

Staker: Aye
Young: Aye
Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

Consent Agenda:

Motion made by Jack Burns to approve the consent agenda; seconded by Allan Staker.

Staker: Aye
Young: Aye
Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

Motion to adjourn at 6:26pm made by Allan Staker; seconded by Tyler Young.

Staker: Aye
Young: Aye
Elger: Aye
Pitti: Aye
Burns: Aye
Motion passed unanimously.

Darci Carlson, Town 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.

PENDING APPROVAL

Index Utah Code

Title 10 Utah Municipal Code

Chapter 8 Powers and Duties of Municipalities

Part 1 General Powers

**Section 62 Cemeteries -- Purchase and operation.
(Effective 5/13/2014)**

Effective 5/13/2014

10-8-62. Cemeteries -- Purchase and operation.

The city legislative body may:

- (1) purchase, hold, and pay for lands within or without the corporate limits for the burial of the dead, and all necessary grounds for hospitals;
- (2) have and exercise police jurisdiction over those lands, and over any cemetery used by the inhabitants of the city;
- (3) survey, plat, map, fence, ornament, and otherwise improve, manage, and operate public burial and cemetery grounds;
- (4) convey cemetery lots owned by the city, and pass ordinances for the protection and governing of these grounds consistent with [Title 8, Chapter 5, Rights and Title to Cemetery Lots](#);
- (5) contract for the care and improvement of cemeteries and cemetery lots, and for any compensation for the care and improvement;
- (6) receive deposits for the care of lots and invest the deposits by following the procedures and requirements of [Title 51, Chapter 7, State Money Management Act](#); and
- (7) pay the cost of the care from any proceeds from the investment.

LAFAYE 4-PLEX PLANT SELECTIONS

Plant Species List

<u>Botanical Name</u>	<u>Common Name</u>
<u>Drought Tolerant Lawn Grasses (Adapted to Region)</u>	
<i>Agropyron sp.</i>	Wheatgrass
<i>Bouteloua gracilis</i>	Blue Gramma
<i>Buchloe dactyloides</i>	Buffalo Grass
<i>Festuca sp.</i>	Fescues
<i>Lolium sp.</i>	Ryegrass
<u>Drought Tolerant Grasses</u>	
<i>Agropyron smithii</i>	Western Wheatgrass
<i>Aristida purpurea</i>	Purple Threeawn
<i>Elymus elymoides</i>	Squirrel tail
<i>Festuca arizonica</i>	Arizona Fescue
<i>Hilaria jamesii</i>	Galleta Grass
<i>Oryzopsis hymenoides</i>	Indian Ricegrass
<i>Poa fendleriana</i>	Mutton Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sporobolus contractus</i>	Spike Drop Seed
<i>Sporobolus cryptandrus</i>	Sand Drop Seed
<i>Sporobolus giganteus</i>	Giant dropseed
<i>Sporobolus airoides</i>	Alkali sacaton
<i>Stipa comata</i>	Needle and Thread
<i>Stipa speciosa</i>	Desert Needlegrass
<u>Drought Tolerant Forbs</u>	
<i>Achillea millefolium</i>	Yarrow
<i>Argemone munita</i>	Prickly-Poppy
<i>Astragalus sp.</i>	Milkvetch
<i>Baileya multiradiata</i>	x Desert Marigold
<i>Calochortus nuttallii</i>	Sego Lilly
<i>Castilleja linariifolia</i>	Linearleaf Paintbrush
<i>Castilleja chromosa</i>	Common Paintbrush
<i>Dalea purpurea</i>	Common Praire Clover
<i>Dalea searlsiae</i>	Searls Prarie Clover
<i>Dichelostemma pulchellum</i>	Blue Dicks, Wild Hyacinth
<i>Erigeron utahensis</i>	Utah Daisy
<i>Eriogonum sp.</i>	Buckwheat
<i>Erysimum asperum</i>	Western Wallflower
<i>Gaillardia aristata</i>	Blanketflower
<i>Gaillardia pinnatifida</i>	Hopi Blanketflower
<i>Gilia aggregata</i>	Scarlet Gilia
<i>Gilia subnuda</i>	Gilia
<i>Grindelia squarrosa</i>	Curlycup Gumweed
<i>Heterotheca villosa</i>	Hairy Goldenaster
<i>Hymenoxys scaposa</i>	Perky Sue
<i>Linum lewisii</i>	x Flax
<i>Lotus plebeius</i>	Deerlover
<i>Penstemon ambiguous</i>	Bush penstemon
<i>Penstemon eatonii</i>	Eaton Penstemon
<i>Penstemon linarioides</i>	Toadflax Penstemon
<i>Penstemon sp.</i>	Penstemons
<i>Phlox austromontana</i>	Creeping Phlox
<i>Senecio crassulus</i>	Mt. Groundsel
<i>Solidago sp.</i>	Goldenrod
<i>Sphaeralcea coccinea</i>	Scarlet Globemallow
<i>Sphaeralcea ambigua</i>	Desert Globemallow
<i>Sphaeralcea grossularifolia</i>	Gooseberry-Leaf Globemallow
<i>Trifolium macilentum</i>	Lean Clover

<u>Botanical Name</u>	<u>Common Name</u>
<u>Drought Tolerant Shrublets & Succulents (<2')</u>	
<i>Echinoderma sp.</i>	Cactus
<i>Encelia frutescens</i>	Brittle Brush
<i>Eriogonum sp.</i>	Buckwheat
<i>Gutierrezia sarothrae</i>	Snakeweed or Broomweed
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Mirabilis multiflora</i>	Four O'Clock
<i>Oenothera sp.</i>	Primrose sp.
<i>Opuntia sp.</i>	Prickly Pear Cactus
<i>Salvia dorii</i>	Desert Sage
<i>Sphaeralcea sp.</i>	Globemallows
<i>Vitis arizonica</i>	Canyon Grape*

<u>Botanical Name</u>	<u>Common Name</u>
<u>Drought Tolerant Shrubs & Succulents (2' - 5')</u>	
<i>Agave sp.</i>	Agave species
<i>Amorpha fruticosa</i>	x Indigo Bush
<i>Arctostaphylos pungens</i>	Manzanita
<i>Artemesia tridentata</i>	Sagebrush
<i>Artemesia filifolia</i>	Old man Sage
<i>Asclepius tuberosa</i>	Butterfly Milkweed
<i>Aster glaucodes</i>	Glaucous Aster
<i>Atriplex canescens</i>	Four-Wing Saltbush
<i>Baccharis emoryi</i>	Baccharis
<i>Chrysothamnus nauseosus</i>	Rabbitbrush
<i>Coleogyne ramosissima</i>	Blackbrush
<i>Datura wrightii</i>	Datura
<i>Ephedra viridis</i>	Momon Tea
<i>Fallugia paradoxa</i>	Apache Plume
<i>Hesperaloe parviflora</i>	x Red Yucca
<i>Lycium andersonii</i>	Anderson Wolfberry
<i>Malva neglecta</i>	Common Mallow
<i>Oenothera sp.</i>	x Yellow Primrose
<i>Penstemon palmerii</i>	Palmer Penstemon
<i>Purshia tridentata</i>	Bitterbrush
<i>Ribes aureum</i>	Golden Current
<i>Rosa woodsii</i>	Wood's Rose
<i>Salix exigua</i>	Coyote Willow*
<i>Sarcobatus vermiculatus</i>	Greasewood
<i>Shepherdia rotundiflora</i>	Buffaloberry
<i>Stanleya pinnata</i>	Prince's Plume
<i>Yucca sp.</i>	x Yuccas

<u>Botanical Name</u>	<u>Common Name</u>
<u>Drought Tolerant Large Shrubs (5' - 10' +)</u>	
<i>Amelanchier utahensis</i>	x Utah Serviceberry
<i>Cercocarpis ledifolius</i>	Curly Leaf Mountain Mahogany
<i>Chilopsis linearis</i>	Desert Willow*
<i>Cowanla neomexicana</i>	x Cliff Rose
<i>Garya flavescens</i>	Silk Tassel
<i>Larrea tridentata</i>	Creosote
<i>Prunus fasciculata</i>	Desert Almond
<i>Purshia mexicana</i>	Mexican Cliff Rose
<i>Quercus turbinella</i>	Shrub Live Oak
<i>Rhus glabra</i>	Smooth Sumac
<i>Rhus trilobata</i>	Three Leaf Sumac
<i>Sarcobatus vermiculatus</i>	Greasewood
<i>Sambucus cerulea</i>	Blue Elderberry
<i>Sambucus utahensis</i>	x Utah Elderberry

Drought Tolerant Trees

Acer glabrum
Acer negundo
Celtis reticulata
Cercocarpus montanus
Forestiera neomexicana
Fraxinus anomala
Fraxinus velutina
Juniperus utahensis
Juniperus osteosperma
Juniperus scopulorum
Picea pungens
Pinus edulis
Pinus flexilis
Pinus ponderosa
Platanus wrightii
Populus fremontii
Prunus virginiana
Quercus gambellii
Robinia neomexicana
Salix goodingii/fremontii

x Rocky Mountain Maple
Boxelder
Hackberry
Alder-leaf Mountain Mahogany
Desert Olive
Singleleaf Ash
x Desert Ash
Utah Juniper
Utah Juniper
Rocky Mountain Juniper
Blue Spruce
Pinyon Pine
Limber Pine
Ponderosa Pine
Arizona Sycamore
x Fremont Cottonwood*
Chokecherry
Gambel's Oak
New Mexico Locust
Native Willows*

Prohibited Plants

any plant listed as a noxious weed (see websites below)

Ailanthus altissima
Arundo donax
Convolvulus arvensis
Eleagnus angustifolia
Linaria genistifolia
Lythrum salicaria
Paulownia tomentosa
Pennisetum setaceum
Robinia pseudoacacia
Tamarisk sp
Tamarix aphylla
Ulmus pulmila

Tree of Heaven
Giant Reed
Morning Glory
Russian Olive
Dalmation Toadflax
Purple Loosestrife
Princess Tree
Fountain Grass
Black Locust
Tamarisk
Blue Athel
Chinese Elm
Palm Trees taller than 10'

*designates species that need additional water

Other References:

Acceptable Plants

<http://www.nps.gov/zion/naturescience/plants.htm>

Waterwise: Native Plants for Intermountain Landscapes; Mee et. Al, USU Press 2003

Plants of Zion National Park: Wildflowers, Trees, Shrubs, and Ferns; Nelson & Blaue, ZNHA 1976

Wildflowers of Zion National Park; Welsh, ZNHA 1990

Prohibited Plants

<http://www.utahweed.org/weeds.htm>

<http://www.nps.gov/plants/alien/fact.htm>



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Planning Commission Regular Meeting Date 7/17/19

Christine Walker
Name (please print)

Name (please print)

RYAN LEE
Name (please print)

Name (please print)

James Wollan
Name (please print)

Name (please print)

STAN SMITH
Name (please print)

Name (please print)

Thos
Name (please print)

Name (please print)

MARK FORBENKING
Name (please print)

Name (please print)