



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING
ON TUESDAY OCTOBER 1, 2019 AT 5:00PM
AT CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.**

Meeting convened at 5:02 PM

MEMBERS PRESENT: Vice Chair Suzanne Elger conducting, Mike Marriott, Allan Staker, Joe Pitti, Jack Burns, Barbara Bruno, and J. Treacy Stone Representing Zion National Park.

EXCUSED: Tyler Young

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

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

Staker: Aye

Elger: Aye

Pitti: Aye

Burns: Aye

Bruno: Aye

Motion passed unanimously.

Mr. Dansie invited the Commission to a Virgin River Management Plan (VRMP) Open House on October 17, 2019 at 5:00 pm. The Town was working with engineers and river system experts to create land use standards for new development and redevelopment in the river corridor. The goal was to guide new development in a way that would protect and promote the health of the river corridor. The Open House would present what was being proposed and collect feedback and input from the community.

Mr. Dansie also announced that the Virgin River Management Plan had been recognized by the Utah Chapter of the American Planning Association with an award for "Outstanding Achievement in Projects and Plans." Among many contributors to the plan, Mr. Dansie highlighted Associate Planner Sophie Frankenburg's hard work and dedication as a key factor in the creation of the plan. Town staff joined the Community Development department in the celebration of the award.

Mr. Pitti asked if training could be offered to the Commission regarding making motions.

- Ms. Bruno agreed that training would be welcomed, especially for newer members of the Commission.
- Staff would prepare a training session for the next work meeting.

Ms. Elger asked if there was an update on the wayfinding efforts in Town.

- The wayfinding project fell under the purview of public works who had recently been tackling large projects such as town-wide water meter replacement and street light filter installation. Staff expressed a desire to have all directional and interpretive signage installed ahead of the next season kick off.

Mr. Stone felt the location of the current wayfinding signs at the park entrance would be more ideally located well before visitor's reached the pedestrian gate.

- Mr. Dansie noted that it was a problematic area that had been addressed in the study. Staff offered to forward the wayfinding plan from the consultants to the Commission.

Mr. Stone also saw the need for additional crosswalks leading out from the large private lots closest to the park.

- UDOT initially was unable to obtain enough data that justified crosswalks at those locations but if additional crosswalks were needed, an analysis could be performed and submitted to UDOT for another review.

Mr. Pitti suggested illuminating the Springdale south end sign to aid wayfinding at night.

Mr. Burns was pleased to see a noticeable change in the lighting at the La Quinta hotel. He appreciated any efforts by Town staff and the property owner to mitigate the impacts of glare and brightness.

Mr. Burns felt there had been a recent rush on Conditional Use Permit applications for nightly rentals. He wondered if that was due to recent discussions about placing caps on lodging.

- Mr. Dansie said that an uptick in CUP applications could have been a byproduct of those discussions, however since the Town Council had directed the Commission not to discuss caps any further, he hoped the feeling of urgency had been mitigated.

Mr. Marriott arrived at 5:21 pm.

A. Information/Discussion/Non-Action Items

1. Discussion of strategies to enhance streetscape, public spaces, and pedestrian accommodations. Mr. Dansie explained that when discussing streetscape enhancements, it was important to remember that there was a mix of private and public property that ran along both sides of SR-9. The Commission could discuss their ideas for enhancements on the public sections which included most sidewalks, the street itself, and anything in the public right-of-way along SR-9. There were also privately-owned properties which faced SR-9 that contributed to the overall street scape. Ultimately, the Commission had no direct control over streetscape impacts from private properties. The Commission would have to keep in mind that any regulation of new development on private property could in turn impact or enhance the streetscape.

Ms. Elger asked if all sidewalks were public.

- With a few exceptions where portions of the sidewalk meandered on to public property, most of the sidewalks in Springdale fell within the public right-of-way.

Mr. Marriott asked if the initial UDOT reconstruction project budget included any landscaping concepts related to streetscape.

- Initially UDOT considered adding vegetative landscape to the streetscape. They ultimately were not in favor of vegetative landscaping due to maintenance concerns and tree roots impeding the sidewalk.

Mr. Bruno thought a gathering place with vegetation, art installations, or a fire sculpture/structure would add to the streetscape.

Mr. Burns felt shade structures would be a great addition along the road.

Mr. Pitti felt that the space across from the elementary school would make a great gathering place. He liked what the City of St. George was doing with rotating art and thought that same concept could be applied. He was saddened to hear that the old irrigation ditches were filled with rock and felt it was a missed opportunity to add some landscape to public common areas.

The Commission agreed that the Springdale sign at the south end of Town would be greatly enhanced by simply adding some landscaping and lighting. They also felt art throughout Town was important and should be a priority.

- Mr. Staker added that more benches and sitting areas were needed. Also having a plan for weed control on the road shoulder would greatly enhance streetscape.

The Commission favored the idea of a public plaza and discussed different central locations in Town that would be desirable for that use.

Mr. Stone was excused at 6:03 pm.

Ms. Frankenburg mentioned other localities that had repurposed old electric boxes into art installations.

- Mr. Burns suggested tying Springdale art initiatives to the Artist in Residence program in the park.
- Some progress had been made in engaging Rocky Mountain Power about the potential for repurposing their electrical boxes into art. Staff would update the Commission in the next work meeting on where the Town stood with the project.

Mr. Burns suggested reaching out to universities in the area to gauge student interest in taking on community projects.

Mr. Staker mentioned Kanab's main street that designated spots where movie stars and politicians had visited. He appreciated that Kanab had defined itself as "Utah's Little Hollywood," and felt that was a big draw to the town.

The Commission was enthusiastic about the subject of streetscapes and looked forward to talking about the possibilities for enhancement of Springdale aesthetics.

Staff would distill the conversation and present the Commission with a summary of their streetscape desires and concepts at the next work meeting.

2. Discussion of building appearance and design standards: Recently the Commission had reviewed projects that seemed to meet the standards yet the design fell far outside of the Town's character. Mr. Dansie urged the Commission to consider which essential elements of design would enhance or detract from the Town's character.

Mr. Burns liked the philosophy that "built environment should lie light on the land." He felt building height was an important aspect to look at. Recently, he had seen more designs that maxed out the allowable building height more often than not.

- Mr. Marriott didn't think allowing two-story buildings was out of line.
- Mr. Pitti could think of instances where an older, single-level building could easily be eclipsed by a two-story building. He felt design materials could present a bigger issue than building height in terms of incongruence with the surrounding landscape.

Ms. Bruno suggested identifying specific buildings that the Commission agreed contained elements they appreciated. Conversely taking a look at the buildings they didn't care for could be a good exercise. The conversation felt daunting without being able to discuss specific examples of building design.

Mr. Staker felt that Parkitecture communicated what was quintessentially Springdale to him, but felt that Springdale had missed the boat since most of Springdale was already built out.

Ms. Elger wondered if reviewing standards for roof pitch could help the Commission consider a different angle on design standards. She also recalled many Commission discussions about incorporating more Parkitecture in the design standards. She asked if the recommendations had been made to the Council.

- The draft ordinance that included revisions to design standards was presented to the Council but was tucked into a larger proposal about lodging caps and limits. The Commission could push the design standards forward to the Council again as a separate recommendation.
- Mr. Marriott suggested finishing the discussion on design elements before pushing it forward.

Mr. Pitti asked where they were on shipping containers.

- The Commission had drafted some well thought out standards for shipping containers to recommend. The Council made a final determination that they did not want to see shipping containers used as permanent structures.

Mr. Pitti expressed slight frustration over being asked as a Commission to draft ordinances yet subsequently having their recommendations discarded by the Council. He asked if there was a way to work with the Council to find a more efficient process.

- One of the options available to the Commission was to request a joint work session with the Council. The Commission could develop some key concepts with justifications and present them to the Council in a joint setting.

Mr. Pitti asked if Mr. Dansie could use his planning background and expertise to make some suggestions on Commission Priorities.

- Mr. Dansie would prepare some ideas to share with the Commission.

Motion to adjourn at 7:02 pm made by Allan Staker; seconded by Mike Marriott.

Staker: Aye

Elger: Aye

Marriott: Aye

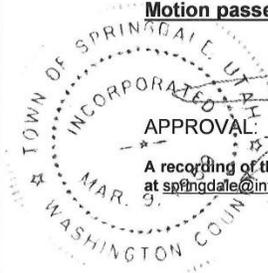
Pitti: Aye

Burns: Aye

Motion passed unanimously.



Katy Brown, Deputy Clerk



APPROVAL: 

DATE: 10-16-19

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



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ATTENDANCE RECORD

Please print your name below.

Meeting Planning Commission Work Meeting Date 10/1/19

Name (please print)

None