



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING  
ON WEDNESDAY NOVEMBER 4, 2020 AT 5:00PM  
AT THE CANYON COMMUNITY CENTER 126 LION BOULEVARD, SPRINGDALE, UTAH.**

**Meeting convened at 5:01 PM**

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

**ALSO PRESENT:** Director of Community Development Tom Dansie, Town Clerk Darci Carlson, and Deputy Clerk Katy Brown 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**

**Burns: Aye**

**Rioux: Aye**

**Young: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** The Commission welcomed Zion National Park's new Visitor Use Planner Susan McPartland. She had an extensive background in Planning, particularly in the vein of Visitor Use. Staff and the Commission looked forward to her contributions.

Mr. Marriott suggested the Commission establish a voting order given the meeting configuration. Voting would begin to Mr. Burns' left and go around.

Mr. Young acknowledged the fire at the Bumbleberry and how much the Town supported the Smith family. It was a huge loss for the Town.

Mr. Kenaston thanked staff for coordinating signs on the pedestrian crosswalks throughout Town to help make them more visible.

**A. Action Items**

**1A. General Plan Update – Final draft of vision statement:** Commission would continue to work on the vision document and General Plan Goals. Surveys, public outreach and interviews helped to inform a draft vision document. The vision document was an overarching description of what the Town would look like over the next 20 years.

Any major content revisions were still an option as the Commission finalized the General Plan Vision Statement. The goal for the meeting was to take a last look at Vision Statement content. A good rule of thumb for implementation strategies was the acronym S.M.A.R.T: Focus on making the strategies **Specific, Measurable, Achievable, Relevant, and Timely.**

Mr. Marriott felt that there was a better adjective than "robust" to describe the desired medical facilities.

- The Commission settled on "high-quality."

The Commission had no further comments about the Vision Statement and directed staff to forward the draft to the Council for an initial first look.

**1B. General Plan Update – Plan elements and general goals:** Mr. Burns pointed to ‘1: Land Use and Town Appearance,’ C(1), which stated “To the greatest extent possible, the Town Council will avoid changing residential zones to commercial zones.” He asked if the General Plan should discourage changing other zones to Commercial, such as Agricultural zones.

- The language was taken from the current General Plan. The Commission could choose to revise and broaden if they wished.
- Ms. Bruno suggested altering the language to discourage changing residentially zoned property to non-residential.
- Mr. Kenaston wondered if the language could be more about avoiding increases in density through zone changes.

Ms. McComb arrived at 5:25 PM.

Mr. Marriott felt that the language had been in many General Plan iterations and had served the Town very well. It succinctly communicated that zoning changes were discouraged but would be granted if certain criteria were met.

Mr. Burns worried that the existing language had the potential to put Agricultural zones at risk. The Commission agreed to revisit the language.

Mr. Marriott was concerned about sub goal B(3) under ‘Land Use and Town Appearance’ that suggested using regulation to assure that views are not impaired by development. He didn’t want to see it become a popular citation for anyone opposing future development proposals. He suggested changing the language to express that the Commission will adopt regulations that minimize impediments to views. The Commission agreed.

Mr. Burns suggested adding an implementation strategy under ‘Transportation’ that the Town and the Park would work together to seek and/or leverage funding opportunities for transportation.

Mr. Marriott suggested adding “any adverse” to impacts of tourism under ‘Economic Development.’

The Commissioner grappled with expanding telecommunication development goals to include language specific to accommodations for teleworking.

- Mr. Marriott noted that the teleworking trend had made rural and remote areas such as Springdale even more desirable and wondered about the impacts that might have on the already unaffordable real estate.
- Ms. Bruno felt that telecommunication infrastructure was similar to any other municipal service, and general telecommunication services included inherent accommodations for teleworking. She didn’t think it was necessary to specifically call-out teleworking accommodations in the General Plan.
- Mr. Burns suggested the language “develop infrastructure to serve private and public needs.” The Commission agreed.

Mr. Burns wondered about sub goal B(1) under ‘Municipal and Public Services’ which stated that the Town employees shall provide public services to meet resident and business needs. He felt that language was lean and didn’t capture the level of service provided by Town Employees. The Commission discussed expanding the language to include recruitment strategies and competitive wages. Staff would make some changes to clarify and present in the next work meeting.

Mr. Rioux suggested adding more language about Night Sky designation to keep it on the radar.

Staff would make the updates discussed and present to the Commission in the next work meeting.

**2. Discussion of Architectural Standards and Design Guidelines:** The Commission had recently reviewed several Design/Development applications where the proposed development met design standards but fell short in both promoting the Town’s village character and achieving congruence with the Town’s architectural heritage. The Commission expressed interest in preventing those situations in the

future though revised design regulations. The Commission had completed a bulk of the work in 2019 as part of a larger recommendation to the Council specific to Transient Lodging. Although the draft recommendation was ultimately not adopted in 2019, the standards developed at the time could be revisited and used in a broader application for future development in Springdale.

Mr. Burns mused on the essence of 'village character' and if it was objectively tied to certain locations, such as the SR-9 corridor, or if it was an aesthetic ideal. Perhaps it was both. He felt that designs which best promoted village character were those that remained consistent with the Town's architectural character. He was in favor of exploring this broader question when revisiting design guidelines. Years ago, he had voted for a flat-roofed structure along SR-9 and now questioned its congruence with other structures along SR-9, the majority of which had pitched roofs. He felt strongly that engaging a specialist would be useful.

Mr. Kenaston lived in a historic community in Jacksonville that employed standardized design features on the façade only. The non-street facing portions of the structure were not subject to the same design standard as the façade.

Mr. Burns suggested adding a requirement for a licensed architect to design the project.

Mr. Marriott had been a long-time proponent of parkitecture, both traditional and modern. Specialized architecture tended to be more costly but the tradeoff was a more visually appealing and congruent structure. He suggested requiring parkitecture but allowing the applicant to choose modern or traditional and providing clear and specific guidelines for both.

- Mr. Burns felt that definitive parameters would assist the developer as well by giving them a starting point.

Mr. Marriott felt that "parameters" should be communicated as strong guidelines. He used an example of the same steel siding that appeared on the Switchback building and the Quality Inn Campground building. The same material was used but the effects were different because of the type of building it was applied to.

Mr. Young recommended reaching out to Professor Martha Bradley at the University of Utah College of Architecture and Planning as a potential consultant.

The Commission agreed that building and design standards was an important discussion topic and felt comfortable focusing on standards for buildings, focusing initially on the SR-9 corridor. They directed staff to forward their general concerns about the current style of new developments and communicate the Commission's commitment to addressing it.

Ms. McPartland suggested providing the Council with examples of varying design standards from other municipalities.

Mr. Dansie suggested adding content from the discussion to the general appearance section of the General Plan. The Commission agreed.

## **B. Adjourn**

**Motion to adjourn at 7:09 pm made by Tyler Young. Seconded by Barbara Bruno.**

**Bruno: Aye**

**Marriott: Aye**

**Rioux: Aye**

**Burns: Aye**

**Kenaston: Aye**

**Motion passed unanimously.**



  
Katy Brown, Deputy Clerk

**Jack Burns** Digitally signed by Jack Burns  
Date: 2020.11.19 10:49:31  
-07'00'

APPROVAL: \_\_\_\_\_ DATE: 11/18/2020

**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

## REMOTE MEETING ATTENDANCE RECORD

Planning Commission Regular Meeting 11/04/2020

No members of the public joined the meeting.