



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING
ON WEDNESDAY NOVEMBER 6, 2019 AT 5:00PM
AT CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.**

Meeting convened at 5:00 PM

MEMBERS PRESENT: Chair Mike Marriott conducting, Suzanne Elger, Joe Pitti, Jack Burns, Tyler Young, and Barbara Bruno

EXCUSED: Allan Staker and J. Treacy Stone

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

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

Bruno: Aye

Elger: Aye

Marriott: Aye

Pitti: Aye

Motion passed unanimously.

Mr. Marriott and Mr. Dansie congratulated Suzanne Elger and Lisa Zumpft for winning the two four-year Council terms in the November 5th General Municipal Election. The Commission had questions about how vacancies would be filled following Ms. Elger's departure. Additionally, there were two Commission member terms set to expire within the next several months. Mr. Dansie explained that, historically, vacancies were filled by alternate members as they arose. Commission members were appointed by the Mayor and approved by the Council. If a Commission member faced an expiring term but was re-appointed, current alternate voting members would stay alternates. The Mayor and Council were always free to appoint and/or re-appoint members as they wanted. The Council would most likely discuss upcoming Commission vacancies in their December regular meeting.

Mr. Dansie informed the Commission that the Virgin River Management Plan open house was well attended and staff was awaiting a briefing from the consultants.

The Zion Regional Trail survey had received 500 responses. The trail consultant would be at the Butch Cassidy race to gather public input as well.

Mr. Burns announced that the Park had scheduled to meet with a consultant regarding their International Dark Sky application. An invite to meet with the consultant was extended to the Town regarding requirements for ordinances relating to Dark Sky compliance. He would forward the date and time once confirmed.

Mr. Marriott asked when the South entrance fee station construction would start and the target date for reopening.

- The November newsletter contained an article from the Park outlining the anticipated start and end date for the project, along with some information on temporary staging areas for entrance booths.

Ms. Bruno asked if there had been any official word about The Mesa board declining the land swap agreement with Dixie State University.

- Mr. Pitti heard that the board unanimously voted down the agreement.

A. Information/Discussion/Non-Action Items

1. Discussion of strategies to enhance streetscape, public spaces, and pedestrian accommodations:

Ms. Frankenburg had recently attended a conference where the Mayor or Helper City spoke on their community revitalization efforts and successes. The model set by Helper was in line with the Commission's recent discussions of streetscape enhancements. The City of Helper had received a grant from the American Institute of Architects to help establish the framework for the revitalization project. Ms. Frankenburg asked the Commission to review the model set by Helper City and discuss how they wanted to move forward with Springdale's streetscape enhancement efforts.

Mr. Burns was concerned about spending time discussing concepts before grant funding was secured for the project.

- Mr. Pitti agreed and desired a firm endorsement from the Council so the Commission could be confident they were moving in the right direction.
- Mr. Dansie understood the need for full support from the Council, which the Commission was free to request. He felt it would strengthen their request if the Commission had a rough conceptual outline for streetscape enhancements.

Mr. Marriott felt that the plan would need to be comprehensive throughout all of Springdale rather than selecting only a few spots in Town to improve. In that respect, it could be a long-term development project.

Mr. Pitti felt that relying on professionals for conceptual design was the best option to start. He wanted to see more visual renderings of design proposals so the Commission could identify different elements they liked.

- Ms. Frankenburg noted that professional consultants could benefit greatly if they could garner feedback from a steering committee. It could be formed from members who would likely be more in tune with community character.
- Mr. Pitti felt the Planning Commission would be the most appropriate steering committee.

Mr. Young thought it was a great idea to have the Planning Commission serve as the steering committee but to also source the community for feedback and involvement. He felt it would benefit the Commission to hear from the business community and artist groups. He asked the Commission what would be the most appropriate starting point.

- Mr. Pitti suggested striking a partnership with one of the university programs.
- Ms. Bruno suggested showing Ms. Frankenburg's sketches to the Council to gauge the level of interest in the project.

Mr. Burns mentioned Danya Rumore with the University of Utah as a potential resource. She was part of the Zion Regional Collaborative and involved in the Community Character subcommittee several years back. Danya had offered to be a resource in the past as a way to connect other departments in the university to identify students that would have an interest in the project.

The Commission instructed staff to start researching potential partnerships/consultants for the project. Additionally, they were interested in costs associated with engaging professional consultants. Staff would also perform an initial outreach to the Council to gauge a level of interest.

2. Discussion of building appearance and design standards: The Commission had expressed a desire to revise standards that would allow them more oversight on future building design. They had requested specific design examples in Springdale that demonstrated positive, neutral, and negative impacts to the Town's village character as defined by the General Plan. Mr. Dansie was very clear that the design feature analysis was strictly to provide visual examples of different design elements found in Town. It was in no way a statement by staff about desirable or undesirable buildings. Staff presented existing design elements in regard to the following characteristics: height to setback ratio, front landscaping, roof style/roof pitch, orientation/emphasis of the building, and front wall plane.

Mr. Marriott asked if the examples provided were residential, commercial, or a mix of both uses.

- For the purpose of the exercise, staff had presented an analysis of commercial design elements only.

Mr. Burns felt an important consideration was the compatibility of other buildings on the property in relation to each other. The Commission liked the idea of developing standards regarding adjacent building compatibility.

The Commission used the examples provided to discuss the overall impacts of building design on village character, whether positive or negative. They favored designs that were setback with minimal wall plane facing the roadway. They agreed that taller buildings closer to SR-9 presented a negative visual impact and were in favor of exploring a height-to-setback ratio. They preferred gables placed lower on the overall design of the building. They generally did not prefer a flat roof as a design element. They observed that simple roof lines which were broken up helped to hide the mass of the building.

The Commission asked staff to develop standards regarding height-to-setback ratio along with standards on roof style & pitch. They felt the Central Commercial zone had more stringent design standards that could be appropriately applied to the Village Commercial zone as well. They agreed that in their next work meeting they would discuss design consistency/compatibility for multiple buildings on a property and take a look at entryway design.

Motion to adjourn at 7:04 pm made by Tyler Young; seconded by Joe Pitti.

Young: Aye

Elger: Aye

Marriott: Aye

Pitti: Aye

Burns: Aye

Motion passed unanimously.

Katy Brown, Deputy 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.