

ORDINANCE 2017-____

AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING THE APPROVAL PROCESS FOR THE DESIGN/DEVELOPMENT REVIEW OF SINGLE FAMILY HOMES

WHEREAS, the Springdale Town Council finds that review of new single-family homes can be more efficiently processed through an administrative staff process rather than the current planning commission review process, and

WHEREAS, the Town Council desires to revise the approval process for single-family homes outlined in the Town Code to allow the Director of Community Development to complete the review of new single-family homes, and

WHEREAS, the necessary public hearings and other required process for amending the land use ordinance have been fulfilled,

NOW THEREFORE BE IT RESOLVED that sections 10-15-6 and 10-15-7 of the Springdale Town Code are amended to read as follows:

10-15-6: PUBLIC HEARING REQUIRED:

The planning commission must hold at least one public hearing pursuant to section [10-3-1](#) of this title during the design/development review process if:

- A. The proposed project will have a commercial use; or
- B. The proposed project will have a multi-family residential use; ;
- ~~C. The proposed project is in the foothill residential zone and is on a site that has been designated as high visual impact during the site review described in subsection [10-15-5B](#) of this chapter; or~~
- ~~D. The project is on a lot or parcel with frontage on SR-9.~~

10-15-7: DCD REVIEW ~~OF MINOR PROJECTS:~~

~~For minor projects that will not significantly impact the visual and aesthetic character of the built environment,~~ The DCD may conduct the design/development review required by subsection [10-15-5D](#) of this chapter in the place of the planning commission for projects meeting the criteria listed below. The DCD may alter, revise, or reduce the requirements of the site analysis for such projects. The DCD shall complete the review and issue a written approval or denial of the project within thirty (30) days after a complete application is submitted. If in the opinion of the DCD the project is complex, problematic, controversial, or otherwise beyond the ability of the DCD to adequately review, the DCD shall forward the project to the Planning Commission for review, even if it meets the criteria listed below. In determining if a project is a ~~minor project~~ eligible for DCD review, ~~all of one of~~ the following criteria must be met:

- A. ~~A-~~ The project is on non-residential property and individually or cumulatively is less than one thousand (1,000) square feet in area.
 - 1. If a minor project is proposed on a building, structure, or site where a previous DCD review of a minor project has occurred within the last two (2) years, the proposed minor project is not eligible for DCD review if the combined area of the previous minor project and proposed minor project is greater than one thousand (1,000) square feet; and

2. To be eligible for DCD review the project must not involve renovation, remodeling, or other alteration of: 1) a building's facade or 2) a building's frontage that faces any public right of way.

B. The project is a single family residential development.

~~B. The minor project does not involve renovation, remodeling, or other alteration of: 1) a building's facade or 2) a building's frontage that faces any public right of way.~~

~~C. The project is not a fence or wall in either the village commercial (VC) or central commercial (CC) zone.~~

~~D. The DCD has determined the project does not otherwise have potential to significantly alter the design and appearance of the building, structure, or site.~~

PASSED AND ADOPTED by the Springdale Town Council the _____ day of _____, 2017. This ordinance shall be effective upon passage and posting.

Mayor Stanley J. Smith

Attest: Town Clerk Darci Carlson