

1. Planning Commission Special Meeting Agenda

Documents:

[040622.PCSM.NEIGHBOR.PDF](#)

2. Packet Material

Documents:

[ITEM A1 - COTTAGE HOUSING OVERLAY REPEAL.PDF](#)

[ITEM A2 - 2022 REVISED SETBACK ORDINANCE.PDF](#)

[ITEM B1 - VILLAGE COMMERCIAL ZONE REVISIONS PC REPORT 4-6-2.PDF](#)



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PLANNING COMMISSION NOTICE AND AGENDA

THE SPRINGDALE PLANNING COMMISSION WILL HOLD A SPECIAL MEETING
ON WEDNESDAY, APRIL 6, 2022 AT 5:00 PM

AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767

A live broadcast of this meeting will be available to the public for viewing/listening only.

*Public comments for public hearing items may be made in person at the meeting or
submitted two days prior to the meeting.*

****Please see electronic login information below****

Approval of the agenda

General announcements

A. Action Items

1. **Public Hearing - Ordinance Revision:** Repeal of Chapter 10-13F - Cottage Housing Development Overlay Zone
2. **Public Hearing - Ordinance Revision:** Changes to the definition of "Setback" and related terms in Section 10-2-2, clarifications to setback standards for recreational facilities in Section 10-7A-4.

B. Discussion / Non-Action Items

1. **Ordinance Revision:** Continued discussion on potential changes to the VC zone.

C. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

****To access the electronic webinar please click the Zoom link below:**

<https://us02web.zoom.us/j/88992488521?pwd=RmR4Z09iMUtweUJNOFY5ZEd2UjJYUT09>

Meeting ID: 889 9248 8521

Passcode: 563418

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NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson at 435.772.3434 at least 48 hours before the meeting.

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter>



ORDINANCE 2022-__

An Ordinance of the Springdale Town Council repealing Chapter 10-13F Cottage Housing Development Overlay Zone.

Whereas, on February 14, 2018 the Springdale Town Council adopted Ordinance 2018-04 which created the Cottage Housing Development Overlay zone, and

Whereas, the stated purpose of the Cottage Housing Development Overlay zone is “to further Springdale's housing goals as detailed in the General Plan. Specifically, it is to promote lower cost housing in the private market by encouraging modest house sizes. This type of development will add to the diversity of the Town's housing stock and make available a type of housing that will be more affordable than standard large lot single family alternatives,” and

Whereas, since the Cottage Housing Development Zone was adopted the Town has approved only one Cottage Housing project, and

Whereas, as demonstrated by the sole approved and constructed Cottage Housing development, changes in the residential real estate market since 2018 have made it difficult or impossible for developments in the Cottage Housing Development Overlay zone to promote the stated goal of providing lower cost housing in the private market. These changes include significant increases in construction costs, unprecedented demand for residential housing, and a statewide and nationwide lack of affordable housing, and

Whereas, the increased density and other development incentives allowed by the Cottage Housing Development have not produced the desired outcome of lower cost housing in the private market, but have resulted in significant negative impact on the Town’s village character and atmosphere, and

Whereas, in order to preserve the Town’s village character the Town Council finds it necessary to remove the allowances for increased density and other development incentives allowed by the Cottage Housing Development Overlay zone, and

Whereas, the required processes and public hearings required by Town Ordinance and State Law to make revisions to the land use ordinance have been completed,

Therefore Be it Ordained by the Springdale Town Council that Ordinance 2018-04 is repealed and Chapter 10-13F Cottage Housing Development Overlay Zone is removed from the Town Code in its entirety.

Passed and adopted this ____ day of _____, 2022. This ordinance becomes effective upon approval by the Town Council and posting of the ordinance.



ORDINANCE 2022-__

An Ordinance of the Springdale Town Council clarifying the definition of "setback" and related terms in Section 10-2-2, and clarifying setback standards for recreational facilities in Section 10-7A-4.

Whereas, the Springdale land use regulations establish minimum setback distances for structures and commercial recreational facilities, as well as standards for distances between buildings, and

Whereas, the Springdale Town Council desires to clarify the way setback distances are measured and to adopt additional setback and development standards for commercial recreational facilities, and

Whereas, the required processes and public hearings required by Town Ordinance and State Law to make revisions to the land use ordinance have been completed,

Therefore Be it Ordained by the Springdale Town Council that the follow revisions are made to Title 10 of the Town Code:

1. The following definitions in section 10-2-2 are amended as shown below:

10-2-2: DEFINITIONS:

Recreation, commercial: The use of property for recreational facilities operated as a business and open to the general public for a fee. **Also, the use of recreational facilities on a commercial property as an accessory to another commercial use, regardless of whether or not the facility is open to the general public.**

Setback, front: A setback extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the front lot line, or its tangent, and the closest permissible location of a ~~vertical wall~~ **permanent element** of a building or structure. Said distance shall be measured by a line at right angles to the front lot line or its tangent.

Setback, rear: A setback extending across the full width of a lot or parcel, having at no point a depth of less than the minimum required horizontal distance between the rear lot line, or its tangent, and the closest permissible location of a ~~vertical wall~~ **permanent element** of a building or structure. Said distance shall be measured by a line at right angles to the rear lot line or its tangent.

Setback/yard: A setback is a space on a lot or parcel to the front, rear or side of a building or structure, unoccupied and unobstructed by any building or structure or parking area from the finished grade upward, except as otherwise provided in this title. A yard may be considered as meeting the setback requirement without the requirement of additional open space. A "setback" is defined as the minimum allowable horizontal distance from a given point or line of reference such as a lot line to the nearest ~~vertical wall or other~~ **permanent** element of a "building" or "structure", as defined herein.

Setback, side: A setback between a building or structure and the side lot line extending from the required front yard to the required rear yard; the width of which side yard shall be measured horizontally from, and at right angles to, the nearest point on the side lot line toward the closest permissible location of a ~~vertical wall~~ **permanent element** of a building or structure.

2. Section 10-7A-4 paragraph F is amended to read as follows:

10-7A-4: PERMITTED USE STANDARDS:

- F. *Recreational facilities, commercial:* Outdoor recreational facilities must be located at least 100 feet from any residentially zoned property. **If located outdoors all portions of commercial recreational facilities must meet the following requirements:**
1. Be located at least 100 feet from any residential zoned property.
 2. Be screened on all sides facing a residentially zoned property within 100 feet with solid fencing at least eight feet in height and vegetation which will exceed twelve feet in height at maturity.
 3. Where a building is placed between the recreational facility and the residentially zoned property the setback and screening requirements in subparagraphs 1 and 2 above do not apply, if:
 - a. The building is at least sixteen feet in height,
 - b. The building completely blocks the view of the recreational facility from all residentially zoned properties.

3. Section 10-9A-11 is amended to read as follows:

10-9A-11: DISTANCE BETWEEN BUILDINGS: (FR ZONE)

The minimum distance between a main building and any accessory structure on a parcel is as follows. **This distance is measured between the furthest extension of a permanent element on each building:**

Accessory Structure Height		Accessory Structure Size	Required Distance Between Accessory >Structure and Main Building
Less than 10 feet	And	Less than 500 square feet	10 feet
Less than 16 feet	And	Less than 1,500 square feet	20 feet
16 feet or more	or	1,500 square feet or more	30 feet

4. Section 10-9B-10 is amended to read as follows:

10-9B-10: DISTANCE BETWEEN BUILDINGS: (VR ZONE)

A main building and any accessory structure on a lot must be separated by at least the following minimum distances. **This distance is measured between the furthest extension of a permanent element on each building:**

Accessory Structure Height		Accessory Structure Size	Required Distance Between Accessory

			Structure and Main Building
10 feet or less	and	500 square feet or less	10 feet
Less than 16 feet	and	Less than 1,500 square feet	20 feet
16 feet or more	or	1,500 square feet or more	30 feet

5. Section 10-11B-9 amended to read as follows:

10-11B-9: DISTANCE BETWEEN BUILDINGS: (VC ZONE)

The distance between any two buildings or structures on the same lot or parcel of land must be at least ten feet, if both buildings or structures being compared are less than or equal to 18 feet in height. For buildings or structures, either of which is greater than 18 feet in height, the distance required between two such buildings or structures must be at least 20 feet. *The distance between buildings is measured between the furthest extension of a permanent element on each building.*

6. Section 10-12-9 is amended to read as follows:

10-12-9: DISTANCE BETWEEN BUILDINGS: (PU ZONE)

A building or structure in the PU zone must be at least ten feet from any other building or structure on the same lot or parcel. *The distance between buildings is measured between the furthest extension of a permanent element on each building.*

Passed and adopted this ____ day of _____, 2022. This ordinance becomes effective upon approval by the Town Council and posting of the ordinance.



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: April 1, 2022
Re: Village Commercial Zone Revisions

The Planning Commission has been discussing revisions to the Village Commercial zone for the past several work meetings. The purpose of these revisions is to make future development in the VC zone more consistent with the stated purpose of the VC zone:

The village commercial (VC) zone is established to provide areas in the Town where low impact commercial and service uses may be harmoniously integrated with low and medium density residential uses and preserve a village scale in the development thereof. Serving as a buffer area between the low density VR and FR zones and the higher density CC zone, this zone is intended to allow for a lower density of buildings and structures and a lesser impact from noise, lighting and activity levels than those normally associated with commercial development. It is also intended to ensure buildings with a residential character and scale, a feeling of open space around buildings and preservation of public views of the area's natural and scenic beauty. (Town Code Section 10-11B-1)

These changes include:

1. Adopting a “net developable acreage” standard to determine allowable density on properties (impacts VC and CC zones).
2. Revising the building separation distance requirement in the VC zone.
3. Adopting a graduated setback based on building height in the VC and VR zones.
4. Adopting a single story restriction in conjunction with the graduated setback proposal (#3 above).

Commissioner Inghram has produced an outline to help guide the Commission’s discussion on each of these proposals. This outline is attached. The Commission should refer to this outline to help ensure an efficient discussion on these topics.

ADDENDUM

With reference to the graduated setback proposal, Commissioner Inghram references a view impact study done by staff. The following is a summary of that study.

Staff analyzed views of key visual features from a number of perspectives along SR9. These natural features are the Springdale Sandstone (the prominent red-brown cliff forming geologic unit midway up the lower foothills in the canyon) and the the Navajo Sandstone (the massive tan / buff cliff forming

geologic unit that makes up the cliff walls of Zion Canyon). Staff identified the view angles from the property line of various properties to these features. Based on those view angles staff calculated the maximum height of a building that would not impact the view of those features.

Based on this analysis staff has determined that even relatively low buildings (10 to 12 feet) placed at the minimum setback (30 feet) will impact the view of the Springdale Sandstone. Similarly, buildings between 14 and 16 feet in height placed at the front setback will impact the view of the Navajo Sandstone.

At a 40' foot setback buildings between 12 and 15 feet in height impact the view of the Springdale Sandstone, and buildings between 17 and 19 feet impact the view of the Navajo Sandstone.

At a 50' foot setback buildings between 14 and 17 feet in height impact the view of the Springdale Sandstone, and buildings between 19 and 23 feet impact the view of the Navajo Sandstone.

At a 60' foot setback buildings between 15 and 19 feet in height impact the view of the Springdale Sandstone, and buildings between 22 and 26 feet impact the view of the Navajo Sandstone.

Another method to conduct this analysis is to determine the maximum height of a structure at increased setback (40, 50, and 60 feet from the property line) that would not have additional view impact based on the specified height of a building placed at the minimum setback (30 feet). In other words, if the building at 30 feet will impact the view, how high can a building at a greater setback distance be without impacting the view any more than the building at a 30 feet setback. The results of this analysis are shown in the table below.

30'	40'	50'	60'
16	19.3	22.7	26
18	22	26	30
20	24.7	29.3	34

Based on this analysis, if a maximum building of 18 feet were allowed at a 30' setback, a 26 foot tall building (the max allowed in VC/VR) would have no additional view impact if placed 50 feet from the front property line.

Planning Commission Work Meeting Outline for continued discussion of the following topics:

1. **Net Buildable vs Lot Area for allowed density calculations in the VC and CC zones. The intent of this change would be to reduce the opportunity for developers to concentrate buildings so as to protect views, open space and to preserve the village character as set forth in the town's general plan.**
 - A. Previously the commission reviewed a map of Springdale which showed the FEMA Flood Hazard zone (no building allowed) and 30% slopes (no building allowed) with the town zoning map.
 - B. The commission should discuss how Net Buildable as applied to density calculations would reduce the number of buildings that can be constructed on parcels in the VC and CC zones where the square footage of lot area that is buildable is reduced due to slope and flood hazard. Parcels with slopes less than 30 percent and/or without river frontage would not be impacted by this change.
 - C. The commission should discuss how the Net Buildable construct would be applied to the density calculation and would not impact setbacks, building size and height restrictions, landscape requirements, or any other section of the code unless specifically stated.

2. **Revising the minimum distance required between buildings in the VC zone.** *Current code: The distance between any two buildings or structures on the same lot or parcel of land must be at least ten feet, if both buildings or structures being compared are less than or equal to 18 feet in height. For buildings or structures, either of which is greater than 18 feet in height, the distance required between two such buildings or structures must be at least 20 feet.*
 - A. The commission should discuss whether to increase the required distance between buildings from 10/20 ft (depending on building height) to 20ft regardless of building height.

3. **For the VC and VR zones, the addition of Graduated Height Setbacks for the front setback on all parcels and for side setbacks for parcels that have a side adjacent to SR 9. Current code allows building height of 26 ft. at the front setback which is currently 30 ft from the property line in the VC and VR zones.**
 - A. The commission should review the canyon view impact study done by staff and further discuss how graduated setbacks might be implemented.
 - B. The intent of graduated setbacks is to reduce the amount of view obstructions that results from construction of buildings 26 ft. tall at the front setback line. Residents have expressed concern about preserving the canyon views from the valley floor.

4. **Consider restricting building at the first setback to one story on any parcel subject to a Graduated Height Setback.**
 - A. The commission should discuss whether or not to place a restriction on constructing two stories for buildings that are at or behind the first setback but before the second setback.
 - B. The commission should discuss the potential impact of covered and uncovered decks on top of a first story.