

1. September 3, 2019 - Agenda

Documents:

[090319.PCSM.COURTESY.PDF](#)

2. September 3, 2019 - Packet

Documents:

[PC 09-03-19 WORK MEETING AGENDA SUMMARY.PDF](#)



118 Lion Blvd ◦ PO Box 187 ◦ Springdale, UT 84767 ◦ (435) 772-3434

**PLANNING COMMISSION NOTICE AND AGENDA**  
**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING**  
**ON TUESDAY, SEPTEMBER 3, 2019, STARTING AT 5:00PM, AT THE**  
**CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.**

Attending Clerk: Katy Brown

**Approval of the agenda**  
**Commission Announcements**

**A. Information/Discussion/Non-Action Items**

1. Introduction and discussion of upcoming build-out analysis
2. Introduction and discussion of upcoming General Plan update
3. Discussion of upcoming Commission work meeting agenda items
4. Planning Commission training

**B. 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.

If you have questions regarding any of the agenda items, or other community development comments, please contact the Community Development staff at 435-772-3434 or [tdansie@springdaletown.com](mailto:tdansie@springdaletown.com)

**The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.**

*Packet materials for agenda items will be available by August 29, 2019 at: <https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>*



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** August 29, 2019  
**Re:** **September 3, 2019 Planning Commission Meeting**

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There are four items on the Planning Commission Work meeting agenda. These are mostly informational / presentation based agenda items. Thus there is only minimal packet material for the meeting. The summary below gives brief background on each agenda item.

***Build-Out Analysis***

In 2007 the Town completed a comprehensive build-out analysis. The results of that analysis have been used in the Town's planning for the last 12 years. The General Plan, Capital Facilities Plans (Water, Wastewater, etc.), Parks and Recreation Master Plan, and other planning efforts are all based, in part, on the results of the 2007 build-out analysis.

The Town Council recently directed staff to update the build-out analysis. Because the build-out analysis is a foundational element of the Town's other planning processes and documents it is important for the Commission to be aware of the build-out analysis.

In the meeting staff will give a brief overview of the 2007 build-out analysis. Staff will also outline the process to update the build-out analysis.

***General Plan Update***

The General Plan establishes the vision for the Town's future growth and development. It should be a reflection of the collective vision of the Town's residents, property owners, and business owners. The Plan is based on broad public input and feedback. Because conditions in the Town are constantly changing, the Plan should be updated every five years (see General Plan Chapter 14: Implementation for a discussion on the General Plan update schedule).

The last General Plan update was started in 2015. The current version of the Plan was adopted in July of 2016. The General Plan update process typically takes about one year to complete. Thus, the time to begin the next General Plan update is approaching. In the meeting staff will give a broad overview of the General Plan and the update process. This will help the Commission start to prepare for the General Plan update.

***Upcoming Work Meeting Agenda Items***

The Commission has cleared the backlog of work meeting agenda items. The Commission should identify the next priorities for work meeting content.

Work meetings are used to craft land use policy recommendations to the Town Council, usually in the form of land use ordinances. The General Plan contains priorities for implementation. These are strategies from the Plan that the Commission and Council have previously determined to be most important. In addition to these priorities, the Plan also contains suggestions to update and revise a number of other land use ordinances. The Commission may wish to refer to the list of General Plan

priorities in Chapter 14, and the list of suggested ordinance revisions in the Appendix D of General Plan to identify potential work items for future work meetings.

Staff notes the following initiatives that are imminent or currently underway that will help inform some ordinance revisions:

- Virgin River Management Plan Technical Consultant: This consultant project will help craft ordinances and policies to protect the Virgin River and Virgin River corridor (General Plan priority #4). This project is scheduled to be complete by the end of the year. The Commission may wish to schedule time after the beginning of the new year to work on ordinance revisions that come out of this project.
- Housing Consultant: The Town Council budgeted for a housing consultant study in the current fiscal year. Staff is in process of creating and publishing an RFP to select a housing consultant. The results of the housing consultant study will help inform potential future policies and ordinances related to housing (General Plan priority #6). This study will not be complete until early 2020. The Commission may wish to schedule time to address housing in early to mid 2020.
- Open Space Bond Consultant: The Town Council budgeted for an open space bond consultant in the current fiscal year. This consultant will assess the possibility of a ballot measure to acquire open space, as well as other potential open space acquisition strategies. This consultant study will start in early 2020. The Commission may wish to wait until this consultant study is complete in mid 2020 to address open space issues (General Plan priority #7).

#### ***Planning Commission Training***

There are several new(ish) members of the Commission. There are also seasoned members of the Commission that have not had the opportunity to attend Commission training for some time. Because there are no pending Commission work projects, staff will take advantage of the work meeting time to offer some basic Commission training. This will be good introduction for the new members, and good reminders for the rest of the Commission.

Staff anticipates spending roughly 20 to 25 minutes in discussion on each of the agenda items discussed above.