

1. Planning Commission Work Meeting Agenda

Documents:

[010522.PCWM.NEIGHBOR.PDF](#)

2. Packet Material

Documents:

[ITEM A1 - 2022 PLANNING COMMISSION WORK ITEM PRIORITIES.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 WEDNESDAY, JANUARY 5, 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.*

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

### Approval of the agenda

### General announcements

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

1. Work session to set Planning Commission work meeting priority items for 2022

#### 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.

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

<https://us02web.zoom.us/j/86413322152?pwd=ck1qdHZGdWYyWDhGTHNoTGFOmnlrdz09>

Meeting ID: 864 1332 2152

Passcode: 254421

One tap mobile

US: +16699009128,,86413322152#,,,,\*254421#

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US: +1 669 900 9128

**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>



**Memorandum**

**To: Planning Commission**  
**From: Thomas Dansie**  
**Date: December 30, 2021**  
**Re: 2022 Planning Commission Work Meeting Priorities**

The Planning Commission meets in work meetings the first Wednesday of each month. These work meetings are reserved for the Commission to prepare land use policy recommendations to take to the Town Council. Because the Commission’s time is limited in these meetings it is necessary to prioritize the issues the Commission discusses. This helps ensure the most important and pressing issues facing the community are addressed.

There are many land use issues in the Town that the Commission could address in work meetings. A number of current land use regulations could be clarified or improved. New land use regulations could be adopted to address emerging issues. Outdated land use regulations which are no longer necessary could be removed. The Commission does not have time to address all the potential land use issues facing the Town. The Commission should therefore decide which of the many land use issues facing the Town are most pressing and need to be addressed imminently.

The following summary shows potential land use issues the Commission could address in the coming year. The Commission can use this summary to help create a priority list of items to address this year. Staff recommends the Commission consider which of these issues are most important and pressing for the Town as a whole. This summary lists the issue proposed to be addressed, who suggested the issue (planning commission, town council, or staff), any pertinent sections of existing Town Code, any guidance from the General Plan, whether or not there has been any previous work done addressing this issue, and how complex the issue is likely to be (a relative and subjective estimate).

Issue	Origin	Town Code Reference	General Plan Guidance	Previous Work	Complexity
Create additional design standards for development along SR9 / Revise setback requirements for properties on SR9	PC		2.2.1, 2.2.3	Yes	High
Conduct analysis of existing housing units currently developed in the Town, using data from the County Assessor	PC		Chapter 5	Yes	Medium
Revise DDR approval process with respect to deviation from approved plans	PC	10-15-11, 10-15-12	3.2.4	No	Low

Clarify setback measurement method relative to the measurement being taken from the building wall versus a roof overhang	PC	Definition of "setback" in 10-2-2		No	Low
Revise setbacks in CC and VC - reduce internal setbacks to zero, increase setbacks adjacent to residential property	PC	10-11A-6, 10-11B-6		No	Low
Make revisions to the Village Commercial zone, including allowable density, to ensure the zoning regulations promote development that preserves village character	PC	10-11B	3.1.1	No	High
Add a definition of "bedroom" to better regulate the impact of new transient lodging in the community	PC	Definition of "Transient Lodging Unit" in 10-2-2	3.1.3	Yes	Low
Clarify setback standards for recreational facilities (including pools) used for anything other than a single family residence, require larger setbacks for facilities that will be used by more people	PC	10-7A-4(F)		No	Low
Prohibit signage advertising any use located outside of Springdale	PC	10-24		No	Medium
Adopt legislation that limits how many properties or businesses a single entity may own	PC			No	Medium
Revise building size measurement method to exempt covered porches from building size	PC	10-9A-10, 10-9B-9		Yes	Low
Add requirement for legally permitted ADUs and Transient Lodging Units to display a license or permit number on all advertisement associated with the use	PC			No	Low
Require 99 year deed restrictions on all Employee Housing to provide long-term workforce housing for town employees. Deed Restrictions should prioritize housing for Springdale Municipal Workers, Town Employees and Zion National Park Staff.	PC	10-6A-4	Chapter 5	No	Medium

<p>Require an Employee Housing consideration for each Transient Housing Unit.</p> <p>1) This could be accomplished by requiring a certain percentage of units be developed as Deed Restricted Employee Units</p> <p>2) Developers could provide suitable land for Employee Housing.</p> <p>3) The creation of an Affordable Housing Capital Account that could be funded by developers based on the number of Transient Housing bedrooms in new construction. This account could be funded based on AMI for each TLU.</p>	PC		Chapter 5	No	High
<p>Actively engage Utah Housing, Habitat for Humanity and other non-profits to efficiently construct units using expertise / goodwill and any available tax credits and other Federal incentives.</p>	PC		Chapter 5	Yes	High
<p>Rewrite the Cottage Overlay Zone to require that some of the units are restricted as Employee Housing and that rents or purchase prices are limited to a percentage of local AMI.</p>	PC	10-13F	Chapter 5	No	Medium
<p>Develop Project Plans for all projects that emanate from the General Plan and update these projects annually to track progress.</p>	PC		Chapter 14	No	Medium
<p>Create regulations regarding vacant / dilapidated buildings on SR9 to encourage or require them to be used and/or maintained</p>	PC / Staff			No	Medium
<p>Revise standards for residential agricultural uses (farm animals, apiaries, aviaries, etc.)</p>	PC / TC	10-15D		No	High
<p>Add standards to regulate exterior light trespass from interior lights</p>	TC	10-15C		No	High
<p>Make changes to housing policy as recommended by the Town's Housing Study (e.g. TDR program, multi-family zone, others)</p>	Staff		Chapter 5	No	High
<p>Implement additional recommendations from the Virgin River Management Plan (e.g.</p>	Staff		7.6.2	No	High

river corridor buffer zone, riparian vegetation protection standards, others)					
Revise standards for walkout basements/crawl spaces in FR and VR to make them clearer and easier to implement	Staff	10-9A-10(C(1, 10-9B-9(A(2		No	Low
Water conservation policies and strategies	Staff		8.1.1, 8.1.2, 8.1.3, 12.1.3	No	Medium

Staff recommends the Commission decide which of these issues are most pressing and should be prioritized for work. As indicated in the table above, some of these issues will be relatively straightforward and efficient to resolve, others are complex and could be ongoing projects. The Commission may wish to prioritize a mix of simple and complex issues.

Staff suggests the Commission prioritize four to five complex issues and four to five straightforward issues from the table above. That will give the Commission eight to ten issues to work on for the next year.

The Commission may wish to use the following criteria to help prioritize these issues:

- How much of the community is impacted by this issue? The more widespread the impact, perhaps the more of a priority the issue is.
- How prevalent has this issue been in the past, and how prevalent is it anticipated to be in the future? If the issue is being raised as a response to an isolated incident it perhaps is not as much of a priority as an issue that will come up frequently.
- What are the consequences of not addressing the issue? If left unresolved will significantly negative impacts arise because of the issue?
- What are the benefits of addressing the issue? Do the benefits to the community justify the amount of time it will likely take to address the issue? And are the benefits of addressing this issue significantly more important than the benefits of addressing other issues?