



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC SPECIAL MEETING
ON WEDNESDAY JANUARY 6, 2021 AT 5:00 PM**

This Planning Commission meeting did not have an anchor location and was conducted entirely via electronic means. Commission members connected remotely. The meeting was available to the public for live viewing/listening and included public hearings wherein public comments were monitored electronically by the meeting host.

Meeting convened at 5:00 pm

MEMBERS PRESENT: Chair Jack Burns, Commissioners Barbara Bruno, Mike Marriott, Tyler Young, Ric Rioux, Dawn McComb, Tom Kenaston, and Susan McPartland from Zion National Park.

ALSO PRESENT: Town Attorney Devin Snow, Director of Community Development Tom Dansie, Town Clerk Darci Carlson, and Deputy Clerk Katy Brown recording. See attached sheet for attendees known to have signed into the electronic meeting.

Approval of the Agenda: Motion made by Barbara Bruno to approve the agenda. Seconded by Tyler Young.

Bruno: Aye

Burns: Aye

Rioux: Aye

Marriott: Aye

Young: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Burns asked when the Chair and Vice Chair would be determined.

- The 2021 Chair and Vice Chair would be nominated in the regular meeting on January 20th.

A. Action Items

1. Public Hearing: Ordinance Revision - Changes to Title 10 of the Town Code, impacting all chapters, intended to ensure compliance with state law policies and procedures, improve readability and understandability, improve organization, and eliminate unnecessary and redundant provisions:

Town Attorney Devin Snow presented a summary of the revisions made and clarified that the revisions were proposed to ensure compliance with state law, clarify nebulous language, and address redundancies.

Commission questions to staff: Ms. Bruno asked about the revisions that changed the minimum time allowed for short term rentals from 60 days to 90 days in certain parts of the code.

- The Village Commercial and Central Commercial zones currently had a blanket prohibition on short term rentals of fewer than 60 days, whereas other portions of the code (e.g.; Cottage Housing Overlay zone and Accessory Dwelling Units) had a minimum of 90 days for short term rentals. The revision changed the minimum short term rental period to 90 days across all portions of the code as an effort to remain consistent. The Commission was free to choose 60 days instead or just keep the code as-is. The Commission liked the 90-day application across all code.

Mr. Marriott was concerned about the revisions made to Title 3 in regard to the criteria for granting zone

changes. He felt that changing the word “shall” to “should” gave the Town more leverage to deny a request without providing clear criteria that a zone change application would be required to meet.

- Mr. Snow explained that the criteria were still clearly included in the language, but the Town would have more legislative discretion if the word “shall” was revised to “should.”
- Ms. Bruno felt that she and her colleagues had an obligation to review ordinance revisions from the mindset of a public official of the Town, not necessarily from the mindset of a private party with private interests.

Ms. Bruno was curious about affordable housing standards in Chapter 6A. She knew of at least one instance of an individual occupying an affordable housing unit who commuted to a different city for employment. She suggested having more discussions about adding a provision to ensure that the people benefitting from the affordable housing stock were employed and invested in the community.

Questions to staff by members of the public: None were asked.

Motion made by Barbara Bruno to open the public hearing. Seconded by Tyler Young.

Bruno: Aye

Young: Aye

Rioux: Aye

Burns: Aye

Marriott: Aye

Motion passed unanimously.

Comments from the public: No public comment was made.

Motion made by Ric Rioux to close the public hearing. Seconded by Mike Marriott.

Bruno: Aye

Young: Aye

Rioux: Aye

Burns: Aye

Marriott: Aye

Motion passed unanimously.

Commission deliberation: Mr. Rioux asked if the Commission could revisit the language regarding protection of the wildlife corridor in the Valley Residential zone as recommended by the town attorney.

- Mr. Snow felt the language was vague and open ended but no specific revisions were made. The Commission could revise at any point to add more objective criteria, possibly in conjunction with a consultant who could make specialized recommendations.
- Mr. Burns felt that it would be prudent to look at protection of wildlife as more development encroached on wildlife corridors. He was in favor of more discussions in the future.

Ms. McComb arrived at 5:54 pm.

Mr. Rioux requested that the Commission also flag accessory dwelling units and the definition of an attached building for as a topic for future discussion.

The Commission agreed to discuss refining language regarding development in wildlife corridors in the VR zone, requirement for occupancy in affordable housing units, and building separation in regard to accessory dwelling units in a future work meeting. They agreed to move the Title 10 revisions forward as presented.

Motion made by Barbara Bruno that the Commission recommends that Town Council approve substantial revisions to title 10 of the Springdale Code. We have accomplished several goals with these revisions including compliance with state law, improved readability and understandability.

inclusion of processes and procedures required under Utah law, improved organization, elimination of redundant, outdated, and conflicting provisions, and adoption of modern legal drafting principles such as the preference for shorter sentences, use of gender-neutral pronouns, a preference for singular over plural and the use of structure to improve readability. Seconded by Ric Rioux.

Bruno: Aye

Young: Aye

Rioux: Aye

Burns: Aye

Marriott: No.

Motion passed.

B. Consent Agenda

Motion made by Barbara Bruno to approve the minutes from the Planning Commission meetings of December 23rd as presented. Seconded by Tyler Young.

Bruno: Aye

Rioux: Aye

Burns: Aye

Young: Aye

Marriott: Aye

Motion passed unanimously.

C. Adjourn

Motion to adjourn at 6:13 pm made by Tyler Young. Seconded by Ric Rioux.

Bruno: Aye

Young: Aye

Rioux: Aye

Burns: Aye

Marriott: 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@springdale.utah.gov for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

REMOTE MEETING ATTENDANCE RECORD

Meeting: Planning Commission Work Meeting 1/6/2021

Kyla's iPhone

PENDING APPROVAL