



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON WEDNESDAY,  
FEBRUARY 2, 2022, AT 5:00 PM  
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD, SPRINGDALE, UT 84767.**

**Meeting convened at 05:00 pm.**

**MEMBERS PRESENT:** Chair Ric Rioux, Commissioners Tom Kenaston, Kyla Topham, Pam Inghram, Noel Benson, Pat Campbell, Adam Hyatt, and Susan McPartland from Zion National Park.

**ALSO PRESENT:** Director of Community Development Thomas Dansie, and Deputy Clerk Aren Emerson recording. See attached sheet for attendees known to have signed into the meeting.

**Approval of the Agenda: Motion made by Pam Inghram to approve the agenda. Seconded by Tom Kenaston.**

**Topham: Aye**

**Benson: Aye**

**Rioux: Aye**

**Kenaston: Aye**

**Inghram: Aye**

**Motion Passed unanimously.**

**Commission discussion and announcements:** None.

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

**1. Revisions to the Village Commercial zone:**

Reviewing changes to the development standards in the Village Commercial (VC) zone was a priority for the Commission in the current year. The objective was to help development in the VC zone conform to the intent of that zone. The Commission's discussion centered around changes in the development standards to help achieve the Town's goals.

The main concerns focused on the impacts of commercial development and viewsheds in the VC zone on adjacent residentially zoned properties. Concern was raised with the perception of massive development out of character with the VC scale. It was suggested to define the buildable area on a property to reduce the density and mass of a building. The Commission was also concerned with the concentration of development into small areas on a property with undevelopable space. The issue of water dedication and conversion of the use was also a concern of the Commission.

- Ms. Inghram and Mr. Hyatt were tasked with investigating the Commissioner's concerns and returning to a future work meeting with further information and language samples from other communities.

**2. Setback Modifications:**

The Commission prioritized reviewing possible setback modifications in the Town to help preserve the viewshed and the village character. The discussion needed to be centered around setback modifications that helped achieve the Town's goals. Mr. Dansie clarified that the zoning map was created in 1992 to recognize what commercial uses were established and intentionally create pockets of commercial activity interspersed with residential development, which was why it was referred to as a buffer zone.

A suggestion was to revise the language in the Town Code to designate where a setback began; it was recommended to tie the setback to a permanent structural element to avoid confusion. The Commission also discussed increasing a setback distance and requiring an additional noise buffer around a public

pool or any sports facility not in conjunction with a single-family residence to help minimize impacts on the adjacent neighbors. Providing more of a setback between commercial uses and residential zones was a revision that the Commission wanted to consider. They discussed implementing a graduated setback, particularly combined with height, to allow developers to maximize development as long as it did not disturb the viewshed of adjacent neighbors and would allow additional space between commercial uses and residential zones.

**3. Housing Strategies:**

Commissioners Mr. Kenaston and Mr. Rioux worked with Mr. Dansie to develop a housing database. They partnered with Washington County to obtain a preliminary download of data from the property appraiser's site that contained owner information, square footage, property information, and value. The goal was to load the data into a PC database to run queries to assist the Commission in effectively analyzing the housing stock and affordable housing in Springdale, and to understand the size of properties and property uses. An overlay map to help view and filter different property uses would be added. The Commission felt there was a need to revise the Housing Ordinances to improve the quality of land development and align with the General Plan. The Commission suggested developing ordinances to support the four tools identified in the housing study to help accomplish their goals. The Commission discussed the use of deed restrictions for employee housing to become a long-term asset for the Town and consideration of an inclusionary ordinance zoning process that ensured employee housing was linked to development. The Commission wanted to implement a strategy to ensure that the smaller developers were not costed out.

**B. Adjourn**

**Motion to adjourn at 07:00 pm made by Kyla Topham Seconded by Noel Benson.**

**Topham: Aye**

**Benson: Aye**

**Rioux: Aye**

**Kenaston: Aye**

**Inghram: Aye**

**Motion Passed unanimously.**

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Aren Emerson, 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](mailto:springdale@springdale.utah.gov) for more information.