



118 Lion Blvd PO Box 187 Springdale UT 84767 \* 435-772-3434 fax 435-772-3952

**PLANNING COMMISSION NOTICE AND AGENDA**  
**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING**  
**ON WEDNESDAY, FEBRUARY 20, 2019, AT SPRINGDALE TOWN HALL,**  
**118 LION BLVD., SPRINGDALE, UT.**  
**THE MEETING WILL BEGIN AT 5:00 PM.**

**Approval of the agenda**

**Commission discussion and announcements**

**A. Action Items**

1. Public Hearing: Design/Development Review – Ferber Enterprises LLC, represented by Stewart Ferber, has requested review of a 13-unit cabin development on two Village Commercial lots located at 1423 and 1437 Zion Park Boulevard
2. Continued discussion from December 5, 2018 and January 16, 2019: Design/Development Review – General housing and office space building at 198 Zion Park Boulevard – Dennis Brooks
3. Sign Permit: Zion Canyon Lodge (previously known as the Terrace Brook Lodge) located at 990 Zion Park Boulevard – Utah Hotel Group
4. Continued discussion from November 7, 2018: Zone Change Request - AIL Group, LLC, represented by Mike Marriott, requests a zone change from Valley Residential (VR) to Valley Residential – Cottage Housing Development Overlay (VR-CHD) on parcel S-141-NP (immediately south of the Canyon Vista Bed and Breakfast). The zone change will allow the development of 11 cottages on 2.28 acres
5. Continued discussion from November 7, 2018: Development Agreement – The Historic Preservation Commission has requested a development agreement between the Town of Springdale and the owners of the Best Western Hotel (668 Zion Park Boulevard). The agreement would transfer ownership of a historic building and the property on which it sits to the Town and would allow the construction of 8 additional transient lodging units on the Best Western property

**B. Consent Agenda**

1. Minutes: January 16<sup>th</sup> and February 6<sup>th</sup>

**C. Adjourn**

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 [dcd@infowest.com](mailto:dcd@infowest.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 here:*

<https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>