



Memorandum

To: Town Council
From: Thomas Dansie, Director of Community Development
Date: August 9, 2019
Re: **August 14, 2019 Town Council Meeting**
Planning Commission Request for Direction Regarding Lodging Regulations

The Planning Commission has been working on revisions to Town standards for transient lodging facilities for the past year and more. The Commission requests direction from the Council whether or not to continue working on revisions to lodging regulations. Specifically, the Commission requests direction from the Council whether or not to pursue regulations that will impact the amount, distribution, density, and/or pace of lodging development in the Town.

The Commission has spent a considerable amount of time discussing this issue. The Commission has, by majority vote, decided to continue to work on this issue. However, the Commission does not want to spend additional time on this difficult and complex topic if the Council does not feel such effort is warranted.

Obviously, the Council is free to act on recommendations from the Commission as you receive them, and thus nothing in your direction to the Commission on this question now will bind you to support or not support potential future recommendations on lodging. However, the Commission does not want to go through the process of developing recommendations if the Council feels regulations on the amount, distribution, density, or pace of lodging development are not needed in the first place.

Background

The Town has been aware of the potential impacts of increased lodging development for many years. Indeed, one of the fundamental underlying principles of the zoning ordinance adopted in 1992 is a limitation on the number of transient lodging units that can be developed on any given property in the Town¹.

Notwithstanding the limitations on lodging established in the 1992 ordinance, there has been continued concern about the amount, pace, and style of lodging development in the Town for many years. The following is a timeline of the Town's efforts surrounding lodging regulation:

- **2007:** Based on direction in the 2006 General Plan, the Town conducted a build-out analysis to determine the potential number of lodging units that could be developed in the Town, given current zoning and physical constraints. The analysis found the maximum potential for 2,700 or more transient lodging units. However, given other considerations (including the ratio of non-lodging uses compared to lodging uses) the analysis established a more realistic build-out potential of 1,600 to 1,700 transient lodging units.

¹ See 10-1-2(A) which identifies "a suitable balance between desirable economic activity and the most satisfactory residential lifestyle" as one of the purposes of the zoning ordinance. The CC zone has a limit of one lodging unit per 2,500 square feet of lot area. The VC zone has a limit of one lodging unit per 4,000 square feet of lot area.

- **2013:** In the light of increasing visitation to Zion National Park and increased interest in lodging development, the Town Council and Planning Commission held a joint work meeting to discuss lodging policies. The decision of that meeting was to address the issue in a Town wide survey that would be used to guide the then upcoming General Plan revision process. The Town prepared and distributed the survey in late 2013.
- **2016:** The Town Council adopted the revised and updated General Plan, which was informed by the 2013 survey and included the following direction on lodging:
 - o *General Plan Priority: Lodging Establishments that are Compatible with Village Atmosphere and Scale*
 - o *General Plan Objective 3.1.3: Develop policies that will help new lodging facilities promote Springdale's unique village atmosphere*
- **2017:** The Town hosted a Community Forum on Lodging to discuss recent lodging trends, and residents' desires for the future character of the community vis-à-vis new lodging development.
- **2018/2019:** The Town sponsored two community stakeholder groups focused on lodging. The groups were facilitated by independent third-party facilitators.
- **2018/2019:** The Planning Commission has worked on lodging regulations monthly in their work meetings, attempting to craft standards for new lodging that respond to the community input and planning efforts described above.

As documented by this timeline, the Town has spent a considerable amount of time and resource analyzing lodging standards. The Commission has been working on land use standards that attempt to respond to this community input and previous planning. However, given the complexity of all the issues surrounding lodging in Springdale this has been a slow and tedious process.

The Commission is now considering regulations that could limit the total amount of lodging allowed in the Town, or could otherwise regulate the pace, distribution, or density of new lodging development. These potential revisions could have significant impacts on existing undeveloped commercial properties, currently developed properties that may convert from non-lodging uses, and existing lodging properties that may redevelop in the future.

The Commission has discussed some concepts and strategies in general, but has not developed any of these concepts into specific strategies at this point. They are looking for direction from the Council on this topic before proceeding any further.

Requested Direction

The Council should discuss whether or not it is beneficial for the Commission to continue to work on lodging regulations, specifically lodging regulations that would impact the amount, distribution, density, and/or pace of lodging development in the future. Based on this discussion the Council should give specific direction to the Commission.