



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** May 27, 2022  
**Re:** Planning Commission Priorities - 2022

At the beginning of this year the Planning Commission reviewed a list of potential work items for the year. Based on that review the Commission prioritized three items for immediate action:

- 1) Revisions to the Village Commercial Zone
- 2) Housing
- 3) Setbacks

The Commission has spent the past five months working on these items. The Commission has prepared ordinance revisions addressing setbacks, net developable acreage, building height based on setback, and the repeal of the cottage housing overlay zone. The Commission is continuing to work on housing strategies through creation of a workforce housing zone.

Two of the Commission’s three priority work items have been addressed. The third is in process. The Commission can now evaluate the list of potential work items a second time and establish the next set of work item priorities.

Staff has reproduced the list of potential work items below. Items that have already been addressed are shaded in gray. One new item that was not on the original list has been added based on Commissioner suggestion. The Commission should discuss this list and select two to three additional items as the next set of work item priorities.

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
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
Require an Employee Housing consideration for each Transient Housing Unit.	PC		Chapter 5	No	High

<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>					
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.	PC		Chapter 5	Yes	High
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.	PC	10-13F	Chapter 5	No	Medium
Develop Project Plans for all projects that emanate from the General Plan and update these projects annually to track progress.	PC		Chapter 14	No	Medium
Clarify parking standards for bike rental companies.	PC	10-23		No	Medium
Create regulations regarding vacant / dilapidated buildings on SR9 to encourage or require them to be used and/or maintained	PC / Staff			No	Medium
Revise standards for residential agricultural uses (farm animals, apiaries, aviaries, etc.)	PC / TC	10-15D		No	High
Add standards to regulate exterior light trespass from interior lights	TC	10-15C		No	High
Make changes to housing policy as recommended by the Town's Housing Study (e.g. TDR program, multi-family zone, others)	Staff		Chapter 5	No	High
Implement additional recommendations from the Virgin River Management Plan (e.g.	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

