



Memorandum

To: Planning Commission
From: Thomas Dansie
Date: December 30, 2022
Re: 2023 Planning Commission Work Meeting Priorities

The following table shows the list of potential work items for the 2023 Planning Commission work meetings. This list has been modified based on the Commission’s discussion in the December 2022 meeting. The Commission should select eight to ten of these items as priorities for the coming year.

Issue	Origin	Town Code Reference	General Plan Guidance	Previous Work
Revise the Transient Lodging Overlay Zone	PC/TC	10-13F	Chapter 2 Subgoal G	Yes
Adopt a workforce housing zone	Housing Cmttee		Chapter 3 Subgoal B	Yes
Conduct analysis of existing housing units currently developed in the Town, using data from the County Assessor	PC		Chapter 3	Yes
Revise DDR approval process with respect to deviation from approved plans	PC	10-15-11, 10-15-12	Chapter 2 Subgoal B3	No
Revise building size measurement method to exempt covered porches from building size	PC	10-9A-10, 10-9B-9		Yes
Develop Project Plans for all projects that emanate from the General Plan and update these projects annually to track progress.	PC		Throughout	No
Create regulations regarding vacant / dilapidated buildings on SR9 to encourage or require them to be used and/or maintained	PC / Staff		Chapter 2 Subgoal A6	No
Revise standards for residential agricultural uses (farm animals, apiaries, aviaries, etc.)	PC / TC	10-15D	Chapter 7 Subgoal D, Chapter 9 -	No

			Agricultural Residential	
Add standards to regulate exterior light trespass from interior lights	TC	10-15C	Chapter 2 Subgoal A1	No
Make changes to housing policy as recommended by the Town's Housing Study (e.g. TDR program, multi-family zone, others)	Staff		Chapter 3 Subgoal B2	No
Implement additional recommendations from the Virgin River Management Plan (e.g. river corridor buffer zone, riparian vegetation protection standards, others)	Staff		Chapter 8 Subgoal A	No
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
Water conservation policies and strategies	Staff / State Leg		Chapter 5 Subgoal A1 and A3, Chapter 8 Subgoal A2	No
Changes the sign ordinance related to electronic changeable signage	ULCT	10-24		No
Changes necessitated by recently adopted Annexation Policy Plan	Staff	Various		No
Changes to the flood hazard regulations to require at least one foot of freeboard for structures in flood hazard areas	State	10-13A-8		No
Open space planning and preservation strategies	PC	10-19	Chapter 1, Subgoal E	Yes
E-Bike Regulations (e.g. standards for e-bikes in conjunction with open air displays)	PC	10-22-7		Yes
Access standards for lot splits and subdivisions (new lots in commercial zones must be accessed off public streets or private streets)	PC	10-14		No

Setback revisions for hotel pools and recreational amenities	PC	10-11A-6, 10-11B-6		Yes
Provisions for community land trusts as a housing strategy	PC			No
Definitions and regulations for historic structures	PC	10-26		No
Maintenance requirements for vacant or abandoned buildings	PC	10-20-13		No