



118 Lion Blvd ◦ PO Box 187 ◦ Springdale, UT 84767 ◦ (435) 772-3434

## PLANNING COMMISSION NOTICE AND AGENDA

THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING

ON WEDNESDAY, APRIL 19, 2023, AT 5:00 PM

AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767

*A live broadcast of this meeting will be available to the public for viewing/listening only.*

**\*\*Please see electronic login information below\*\***

### Approval of the agenda

### General announcements

#### A. Action Items

1. **Wireless Communication Facility Permit:** Nate Wells requests approval for a concealed attached wireless communication facility on the roof of Happy Camper Market at 95 Zion Park Blvd, located in the VC zone
2. **Public Hearing - Design/ Development Review:** Nate Wells requests DDR approval for a concealed attached wireless communication facility on the roof of Happy Camper Market at 95 Zion Park Blvd, located in the VC zone
3. **Public Hearing - Revised DDR:** Andy Green requests a revision to a previously approved Design/Development Review for six housing units on parcel S-BIT-3-B in the VC zone.
4. **Public Hearing - Ordinance Revision:** Addition of Chapter 10-13G to the Town Code, adopting a workforce housing overlay zone which would allow increased density (units per acre) for residential developments targeted to employees of local businesses
5. **Grading Permit:** The Town of Springdale requests a grading and excavation permit for improvements to Balanced Rock Road, including a 10-foot tall retaining wall

#### B. Consent Agenda

1. Approval of Minutes from March 1<sup>st</sup> and 15<sup>th</sup>

#### C. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident or other interested parties to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

To access the electronic webinar, please click the Zoom link below:

<https://us02web.zoom.us/j/82687484154>

Meeting ID: 826 8748 4154

One tap mobile: US: +12532050468,,82687484154#

Dial by your location: US: +1 253 205 0468

**NOTICE:** In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson at 435.772.3434 at least 48 hours before the meeting.

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter>