



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON
WEDNESDAY, FEBRUARY 1, 2023, AT 5:00 PM
AT THE CANYON COMMUNITY CENTER,
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 05:00 pm.

MEMBERS PRESENT: Chair Kyla Topham, Commissioners Tom Kenaston, Pam Inghram, Pat Campbell, Adam Hyatt, Terry Kruschke and Susan McPartland from Zion National Park

EXCUSED: Commissioner Noel Benson

ALSO PRESENT: Director of Community Development Tom Dansie and Deputy Clerk Aren Emerson recording. See attached sheet for attendees.

Approval of the Agenda:

Motion made by Adam Hyatt to approve the Agenda. The motion was seconded by Tom Kenaston.

Campbell: Aye

Inghram: Aye

Kenaston: Aye

Hyatt: Aye

Topham: Aye

The motion passed unanimously.

General Announcements: Mr. Dansie announced that on Thursday, February 9, 2023, at 10:00 AM, Town staff would be holding a public engagement event about planning and improving processes. He also announced that the Town submitted its second iteration to become a dark sky community, led by the efforts of Shelly Heaton from the Community Development Department.

A. Non-Action Items

1. Update on Housing Committee strategies for workforce housing

Last summer, the housing committee worked on developing a proposal for a workforce housing overlay zone. After reviewing the proposal, the Commission offered feedback to the committee. Since then, the committee had met with employers, employees, residents, and other stakeholders to gather feedback on housing issues and the workforce housing overlay zone itself. They investigated the housing strategies of other resort communities with tourism-based economies. The committee also consulted with nonprofit housing providers to see what options for development were available in Springdale. The Town had recently conducted a housing survey, and the committee was analyzing the results to refine the overlay zone. They were currently vetting the proposal with nonprofit housing providers to ensure the plan was realistic and feasible. Their goal was to bring a revised proposal to the Commission in the March 2023 work meeting. Mr. Kenaston and Mr. Campbell were both members of the housing committee.

Ms. Inghram asked if the housing committee would be working with the Town on the proposed Ferber development agreement if approved.

- The parameters for what could be developed on the Redhawk lots were already set, but the housing committee would still offer guidance and input on how to develop workforce housing best.

Mr. Kenaston disclosed that he was a resident of Redhawk and stated that the HOA required those lots to be developed as single-family residences following the moderate-income housing development overlay zone (MIHD) standards.

2. Update on Transient Lodging Working group revisions of transient lodging ordinance

Last year the Town adopted the Transient Lodging Overlay (TLO) zone, which altered the way the Town allowed transient lodging. The overlay zone was allowed in the Village Commercial (VC) and Central Commercial (CC) zones. The process of granting a zone change was legislative and allowed the Town more discretion upon approval of applications. In November, the Planning Commission and Town Council held a joint work meeting to reflect on their first round of applications and give feedback on how the concerns of the TLO zone process could be addressed. The Town Council passed an Ordinance allowing the Town to accept transient lodging applications every even-numbered calendar year. This allowed the Town to control the pace of new transient lodging and granted time to address the deeper concerns of the TLO zone. The Council created a working group to investigate possible changes to the zone. They reviewed the identified issues in their first meeting and were working to see if the TLO zone was the appropriate tool for the Town. The working group consisted of Planning Commissioners Kyla Topham and Tom Kenaston, Mayor Barbara Bruno, Town Councilmember Suzanne Elger, and Town staff members.

Ms. Inghram asked about the related bills being considered in the 2023 Legislative Session.

- If approved, one of the bills introduced would clarify the existing language of preventing a municipality from using an online listing to take enforcement action against a short-term rental.
- This bill would also create a voluntary short-term rental pilot program, allowing municipalities to use an online listing for enforcement. However, that Town would have to allow short-term rentals as a permitted use in 80% of the areas zoned for residential use in the community. The pilot program allowed the Town to increase its transient room tax to 1.5%. It also allowed any illegal short-term rentals until October to get a business license to be grandfathered in and would prohibit the Town from taking enforcement actions on those parcels for the previous illegal use of their property for short-term rental.

Mr. Kruschke asked if the municipal pilot program impacted HOAs or CC&Rs.

- Currently, no language in the bill would limit HOAs or CC&Rs.

Ms. Topham stated that the Utah Leagues of Cities and Towns held a zoom call every Monday to discuss pertinent bills and summarize events.

3. Discussion of an open space preservation plan

The Planning Commission identified the preservation of open space as their top priority for 2023. Oftentimes, the determination of open space was visualized differently among many people. It was important for the Commissioners to discuss their vision of open space and what they would like to accomplish. The General Plan's vision statement outlined goals to preserve open space, such as protecting community viewsheds, retaining the small village scale, and limiting development. The overall general goal for the natural and cultural resources section of the General Plan stated that the natural resources in and around Springdale, dark night skies, clean air and water, verdant and vibrant Virgin River riparian corridor, healthy wildlife populations, native vegetation, dramatic scenic vistas, peace and quiet, etc. would be protected and conserved. Each of those goals could be promoted through open space preservation. Subgoal G of Chapter 8 stated that we should protect and preserve undeveloped open space throughout the community to protect wildlife habitats and corridors, preserve native vegetation, and protect important community viewsheds.

About 12 years ago, a group called the Center for Green Infrastructure Design came into Town to produce an open space visioning experience plan. They did a cartographic analysis using GIS to show deep slopes, floodplains, and riparian areas. They identified open spaces to preserve based on the analysis. The analysis did not account for zoning, existing development, or current ownership, and it did not gain traction.

Around 2018-2019 the Town worked with a group called The Trust for Public Land to specifically see if there was an appeal for a general obligation bond to fund open space acquisition within the community. The idea was to preserve open space by buying it. Other municipalities, such as Park City, have done this successfully to preserve a large amount of open space. After conducting a survey and community poll, there was not enough community support for a bond, and unless the Town significantly increased its property tax, it would not have been able to generate enough funding to acquire a significant amount of open space.

Mr. Kenaston asked about the zoning on a nearby parcel and wondered how the Town could protect a parcel's open space. He expressed concern about maintaining the wildlife access of common use.

- Mr. Dansie clarified that the parcel in question was currently owned by the Town and zoned as Public Use (PU). The PU zone did not protect property inside it as open space.

Mr. Dansie also clarified that all undeveloped property had development rights associated with its zone. If the Commission determined that preserving open space meant requiring an undeveloped property to remain undeveloped, they would want to incorporate a mechanism to accomplish that.

Mr. Hyatt stated that many of the town's open space was zoned Foothill Residential (FR) and wondered about modifying the zoning to require a lighter density in that zone to maximize the open space but still allow development. He was not sure that a bond was a great way for the Town to preserve open space.

Ms. Topham asked if the Anasazi Plateau was owned by the Town.

- The Anasazi Plateau homeowners owned that as a common area, but there was a conservation easement on the land where the Town administered the restrictions and regulations of that easement.

Ms. Inghram suggested prioritizing the preservation of underdeveloped or vacant lots for open space through conservation easements. She believed the open spaces in Town set the tone for a visitor's experience.

Mr. Kruschke reminded the Commission that open space was not only specific to parcels of land. There were other tools that could be used to enhance and preserve open space in developable areas, such as setbacks. He suggested investigating potential funding from open-space organizations.

Ms. Topham recommended that the Commissioners focus on determining what defined open space. She viewed open space as preserving wildlife habitats.

Ms. McPartland stated that there were different types of open spaces that each served different functions. She wondered if there was more of a demand for some over others. She suggested focusing on more native vegetation open spaces.

Mr. Kruschke wondered if the Commission could eventually create a mechanism to acknowledge and encourage each type of open space.

Mr. Campbell recognized the parks as open spaces as well as specific undeveloped areas throughout the Town. He was intrigued by the different strategies suggested to preserve those views.

Mr. Kruschke suggested having the Commission take a field trip as a public meeting to various sites to determine and discuss the different types of open space and potential strategies to preserve them.

- Mr. Dansie clarified that field trip meetings were allowed if all the Open and Public Meetings Act requirements were followed.

The Commission agreed that a field trip meeting to various locations would be beneficial for the Commission in determining the priorities of preserving open spaces and the mechanisms needed to preserve them.

Mr. Kruschke suggested gathering public input and a possible recommendation to the Town Council of solutions to preserve the open space, such as Ordinances, Resolutions, or even Overlay zones.

B. Adjourn

Motion made by Pat Campbell to Adjourn at 06:42 p.m. The motion was seconded by Tom Kenaston.

Campbell: Aye

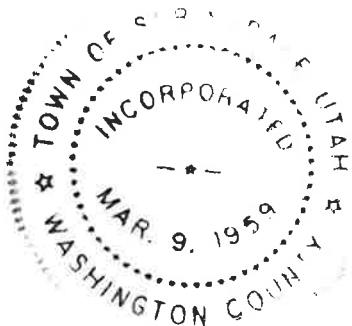
Inghram: Aye

Kenaston: Aye

Hyatt: Aye

Topham: Aye

The motion passed unanimously.



Aren Emerson

Aren Emerson, Deputy Clerk

Kelley Tophan

APPROVAL: _____

DATE: 03/15/2023

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or via email at springdale@springdale.utah.gov for more information.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting PLANNING COMMISSION WORK MEETING Date 02/01/2023

IN-PERSON ATTENDEES:

Name (please print)

Name (please print)

Name (please print)

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Name (please print)

REMOTE ATTENDEES:

RICK WIXOM

Name (please print)

LANRA DOTY

Name (please print)

DARCI CARLSON

Name (please print)

KELLY MCKEAN

Name (please print)

RILEY

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