



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING
ON WEDNESDAY MARCH 4, 2020 AT 5:00PM
AT CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH.**

Meeting convened at 5:00 PM

MEMBERS PRESENT: Chair Jack Burns, Barbara Bruno, Mike Marriott, Joe Pitti, Tyler Young, Ric Rioux, and Dawn McComb

EXCUSED: J. Treacy Stone from Zion National Park

ALSO PRESENT: Director of Community Development Tom Dansie, Associate Planner Sophie Frankenburg, and Deputy Clerk Katy Brown recording. Please see attached list for attendees signed in.

Approval of the Agenda: Motion made by Joe Pitti to approve the agenda. Seconded by Mike Marriott.

Marriott: Aye

Young: Aye

Bruno: Aye

Burns: Aye

Pitti: Aye

Motion passed unanimously.

General announcements: Staff reminded the Commission about the Earth Day trail building event on April 25, 2020 from 7:30 am – 12:30 pm. Volunteers were asked to bring work gloves, closed-toe shoes, long pants, and sun protection. Tools would be provided.

A. Information/Discussion/Non-Action Items

1. Review of Erosion Hazard Draft Ordinance: The Town Council had adopted the Virgin River Management Plan (VRMP) in 2019 to inform future Land Use regulation related to protecting the Virgin River. Rick Rosenberg of Rosenberg & Associates was in attendance to present the analysis they had performed in July of last year. Mr. Rosenberg said he had the benefit of seeing erosion risks and hazards from two unique perspectives: First, through his profession as a Civil Engineer, and second, as the Mayor of Santa Clara, UT during a time of catastrophic flooding that made national headlines.

Rosenberg and Associates had been tasked to create an erosion hazard zone for Springdale. Mr. Rosenberg presented key factors from the analysis that had become the focus points for the draft ordinance. He showed hazard risk maps and pictures of the Virgin River which highlighted areas where stability issues were present. He explained how important vegetation was in preventing erosion within the river system by offering soil stability. The ordinance would essentially add regulatory compliance related to land use.

Mr. Pitti asked about the high-risk area identified by the study and how the structure close to the Chevron had been approved in that location.

- At the time the home by the Chevron was built, the flood hazard ordinance was in effect. It stipulated that development in the flood zone was allowed as long as it met the standards of the flood hazard zone and was not built in the floodway. The proposed ordinance would require an engineering study prior to construction in the erosion hazard zone.

Mr. Pitti asked how installing riprap figured in to the proposed ordinance.

- The draft ordinance would put into effect an erosion hazard assessment if the proposed construction happened to be located in the erosion hazard zone. The assessment would recommend erosion protection options for their property, including riprap. It would also look at

stability of the overall system since protection improvements could have impacts on other parts of the river corridor.

- Mr. Dansie cited 3-2-C (3) that bioengineering efforts in the erosion hazard zone would be encouraged. Structural erosion protection such as riprap, concrete, and gabion baskets could only be used to reinforce existing structures in the high-risk erosion hazard zone.

The Town was not in favor of rock riprap or gabion baskets and many land use ordinances reflected that. Mr. Rosenberg understood that stance, but felt strongly that there was a place for them in erosion protection efforts for existing infrastructure. He pointed out how close SR-9 was to the high-risk erosion hazard zone. Losing access to the Town's only byway would be disastrous. He ventured that the Town could make a good case for FEMA or Emergency Watershed Protection funding, which could greatly assist in making the community more resilient to natural disasters.

Mr. Marriott asked how many properties would be rendered worthless and how many would be devalued significantly if the proposed ordinance passed. His concern with 3-2-C (3) was that it only allowed protection techniques on existing structures. He saw this as a severely limiting factor in future development.

- Mr. Dansie said the scope of the project did not include making recommendations on the value of specific properties.
- Ms. Frankenburg noted that rather than being a stop-guard against development, the draft ordinance would add a requirement for a detailed analysis. Recommendations could then be made for erosion protection measures that would need to be in place in order to develop in the high-risk areas.

Mr. Burns cited portions of the draft that needed clarifying language and recommended minor edits. The Commission directed staff to distill the conversation into a second draft emphasizing that bioengineering would be encouraged in all development in the erosion hazard zone. More language could be added to clarify the most appropriate applications for structural riprap and gabion baskets. Staff would present the revised draft to the Commission in the next meeting.

Mr. Dansie was excused at 6:45 pm.

2. Discussion of General Plan update strategies: Ms. Frankenburg reviewed the timeline for the General Plan project. The next 12 months would be divided into six phases: Public Involvement, Establishing the Vision, Developing Goals & Strategies, Drafting Language/Formulating, Adoption, and Implementation.

The first step in the public engagement phase would be a public survey, slated to be sent out the first few weeks in March. The Commission reviewed a revised draft of the survey that included the changes discussed in the last meeting.

A public involvement event was proposed for the first week in April to take the place of the April Planning Commission work meeting. Commissioners were encouraged to be available for planning and set-up before and at the event. Their role at the event would be to facilitate activities designed to gather public input.

Throughout the rest of the public involvement phase, staff would coordinate a number of opportunities for Commissioners/staff to interact with the public and offer a short 3-5 minute survey. Possible locations included the Post Office, Deep Creek Coffee, Sol Foods, and the Park entrance. There would also be ample opportunity for public interaction at the St. Patty's Day parade on March 21st and the Earth Day trail building event on April 25th. Commissioners were encouraged to sign up for time slots.

- Mr. Burns was looking for a little more structure and specifics about when and where the Commissioners should plan on interfacing with the public in the next few weeks to months.
- Staff would provide talking points for the Commissioners for both the public interaction events and the planned focus groups taking place later in the summer. They presumed that the first few

events would help inform the rest. After the first few events, staff could ascertain what was working and what would need adjustments for future events.

Once the Commission was well through the first public engagement phase in the spring, a second survey was scheduled to be sent in the fall. This would be more specific and directly related to the feedback from the first survey.

The Commission directed the staff to make final edits to the survey for March distribution.

Motion to adjourn at Mike Marriott 7:22 pm made by Mike Marriott; Seconded by Tyler Young.

Marriott: Aye

Young: Aye

Burns: Aye

Rioux: Aye

Motion passed unanimously.



Katy Brown, Deputy Clerk

APPROVAL:  _____ DATE: 3.18.20

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@infowest.com 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 3/5/20

Rick Rosenberg
Name (please print)

Name (please print)