



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC REGULAR MEETING
ON WEDNESDAY MAY 19, 2020 AT 5:00PM**

This Planning Commission meeting did not have an anchor location and was conducted entirely via electronic means. Commission members connected remotely. The meeting was available to the public for live viewing/listening and included a public hearing wherein public comments were monitored electronically by the meeting host.

Meeting convened at 5:00 PM

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

EXCUSED: Joe Pitti

ABSENT: Tyler Young, and J. Treacy Stone, representing Zion National Park

ALSO PRESENT: Director of Community Development Tom Dansie, Town Clerk Darci Carlson, Associate Planner Sophie Frankenburg, and Deputy Clerk Katy Brown recording. See attached sheet for attendees known to have signed into the electronic meeting.

Approval of the Agenda: Motion made by Barbara Bruno to approve the agenda; Seconded by

Mike Marriott.

Bruno: Aye

Marriott: Aye

McComb: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements:

Ms. Carlson reminded the Commissioners to respond to the Survey sent out regarding availability for a Commission training session. Staff was hoping to settle on a date so they could send out an agenda.

Ms. Frankenburg announced that she had been accepted to a graduate program at the University of Utah to pursue her master's degree in City and Metropolitan Planning. Her last day with the Town of Springdale would be June 5th. The Commission thanked her for her hard work.

A. Action Items

1. Public Hearing – Ordinance Revision: Addition of the Erosion Hazard Zone, establishing regulations for development in erosion hazard risk areas: The Council had adopted the Virgin River Management Plan (VRMP) which included recommended best-practice techniques, one of which was using land use as a tool and focusing on development and restoration near the river. One of the strategies was to establish an erosion hazard zone. The Commission had previously reviewed proposed standards and made suggestions on the draft. The Commission was now being asked to review the current draft ordinance in the public hearing setting and make a recommendation to the Council.

Commission questions to staff: Mr. Marriott sought clarification on the definition of 'land disturbance' and asked if the ordinance would prevent him from doing any digging with a shovel on his property near the river.

- 'Land Disturbance' was defined in 10-13-E-5 which included seven distinct categories of land disturbance. Light digging with a shovel would not qualify as a land disturbance.
- Ms. Bruno felt that # 7 was worded in such a way that would catch any other general land disturbances.
- Mr. Burns suggested adding the language 'including but not limited to' in the land disturbance definition.

Questions to staff by members of the public: Resident Kathleen Kavarra Corr suggested strengthening the land disturbance definition further by including the addition of poisons to the river. She asked why there was an abundance of language related to flooding in the VRMP and not enough about preservation of the river.

- Mr. Dansie thanked Ms. Corr for her public comment letter which was included in the [packet](#). The erosion hazard zone was only one in a plethora of strategies found in the VRMP that could be employed to preserve and protect the river.

Ms. Corr asked if the VRMP was just another document with suggestions or if it 'had any teeth' in enforcing strategies.

- The VRMP was Springdale-specific and included input from Zion National Park. The Plan itself lacked legal authority so ordinances would need to follow in order to implement the Plan. Land Use ordinances were generally drafted by staff and the Planning Commission, and sometimes with the help of experts and consultants.

Motion made by Ric Rioux to open Public Hearing; Seconded by Barbara Bruno.

Bruno: Aye

McComb: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Public Comments: None were made.

Motion made by Barbara Bruno to close Public Hearing; Seconded by Mike Marriott.

Bruno: Aye

McComb: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Commission deliberation: Ms. McComb wondered if the definition of land disturbance might be too broadly defined.

Ms. Bruno felt that there had been a lot of work done on the ordinance and she would support moving it forward. If the land disturbance definition needed fine-tuning in the future that would be easy to do.

Mr. Burns felt comfortable with a broad definition of land disturbance rather than running the risk of leaving anything out.

Mr. Marriott felt the draft had come a long way and he felt comfortable recommending it to the Council.

Motion made by Barbara Bruno that the Commission recommends adoption of the Erosion Hazard Zone ordinance and the Erosion Hazard Boundary Maps to the Town Council with the addition to 10-13E-5 under Land Disturbance that the language "including but not limited to" be added in the beginning, then listing the seven definitions of land disturbance. Seconded by Dawn McComb.

Bruno: Aye
McComb: Aye
Marriott: Aye
Rioux: Aye
Burns: Aye
Motion passed unanimously.

B. Information/Discussion/Non-Action Items

1. General Plan update:

Review of General Plan survey results: Staff presented an analysis of responses and trends that emerged from the GP survey. There were three main categories that had received overwhelming community support: Protection of natural resources, limitations on size of hotels and motels, and regulation of new development to protect views of natural features. A distinct finding of the survey was that when it came to housing, people who worked in Springdale but who were unable to live here favored a housing model with diversity in options. Conversely, residents of Springdale generally favored single family, low-density housing. Because of these demographic-based discrepancies, it was important to consider all categories of community members to craft a full picture.

The survey also included a short answer section which produced distinct trends. Concepts about putting resident needs first and not catering to business owners were recurring. The idea that there should not be any more growth, or that growth should be limited/controlled was another prevailing theme. Additionally, there was a strong desire to encourage small independent businesses, the need to promote attainable housing, and more emphasis on the protection of natural features and preservation of open space.

Ms. McComb was interested in knowing the total number of respondents broken out by category. She also wondered if the survey had been clear about the distinction between small businesses and larger ones.

- 70% of respondents listed Springdale as their primary residence. 69% owned residential property in Springdale and 31% of respondents did not own Springdale residential property. 33% respondents were employed at a Springdale business and 16% said they owned a Springdale business. The survey questions could have made the distinction between business size better, however the respondents naturally did a nice job of differentiating the two in the short answer section. There appeared to be clear support for small businesses but not for large development.

The survey had also helped staff identify areas where more information was needed. Looking forward, staff felt that the next round of public involvement would be to clarify responses and gather missing information to make fully informed policies. Staff proposed some follow-up questions based on the most common survey responses to take back to the public for round two:

- Putting the needs of the residents first - What is it that concerned residents and made them feel that their needs were not first priority?
- Housing – What characteristics of low-density housing options did residents value most? Or, why would diversifying housing be important? Would it be possible to respond to those needs while also maintaining low-density, single family housing? If having both is not possible, which option would be the priority?

Mr. Dansie asked if two Commissioners would be willing to help staff develop a secondary questionnaire based on the follow-up questions sparked by the survey responses. Additionally, staff requested that each Commissioner identify five community members to have one-on-one interviews with using the revamped questionnaire. Later in June, staff was hoping to spend a few hours at various locations throughout Town with a few Commissioners present to present the follow-up questionnaire and solicit targeted GP feedback. Finally, the Commission had expressed an interest in sponsoring zone-specific information gathering events in mid-July at the CCC.

- Ric Rioux and Dawn McComb volunteered to work with staff on a follow-up questionnaire to present to the Commission in their June meeting.

Ms. Bruno asked if staff could try to drill down on the definition of 'open space' when discussing the follow-up questionnaire.

C. Consent Agenda

Motion made by Barbara Bruno to approve the minutes from March 18th, April 15th, and May 6th; Seconded by Ric Rioux.

Bruno: Aye

McComb: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

D. Adjourn

Motion to adjourn at 6:23 pm made by Mike Marriott; Seconded by Barbara Bruno.

Bruno: Aye

McComb: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.

Katy Brown, Deputy Clerk

APPROVAL: _____ DATE: _____

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

REMOTE MEETING ATTENDANCE RECORD

PLANNING COMMISSION Special Meeting 05/19/20

Kathleen Kavarra Corr

PENDING APPROVAL