



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC REGULAR MEETING  
ON WEDNESDAY JUNE 17, 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.**

**Meeting convened at 5:02 PM**

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

**ABSENT:** Treacy Stone

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

**Approval of the Agenda: Motion made by Mike Marriott to approve the agenda; Seconded by Tyler Young.**

**Bruno: Aye**

**Marriott: Aye**

**Young: Aye**

**Pitti: Aye**

**Rioux: Aye**

**Burns: Aye**

**Motion passed unanimously.**

**Commission discussion and announcements:** Ms. Carlson noted the Town's online code provider and format had changed. If Commissioners had any issues, they could contact the Clerk's Office for assistance.

Over the last week, Mr. Young said a number of people in Town had asked him questions about the pandemic. Mr. Young asked the best resource for accurate information.

- Mr. Dansie answered the Southwest Utah Health District would have the most current information related to our area.

Mr. Dansie announced tonight was Mr. Pitti's last meeting of his current term. The status of the vacancy was uncertain. Mr. Pitti had been a valuable member of the Commission for many years. He was a voice of wisdom, had keen insight, and put the best interests of the Town first. Mr. Dansie thanked him for his service.

- Ms. Carlson said Mr. Pitti had a deep understanding of the General Plan and the Town's ordinances. He was a great example of how to come to meetings prepared. His energy and perspectives would be missed.
- Mr. Burns said it had been great to work with Mr. Pitti

Mr. Pitti appreciated everyone's commitment. Being a Commissioner was not easy, but it was important work. He expressed interest in staying on and believed it was important for people to step-up and serve.

Despite policy debates, Mr. Young appreciated Mr. Pitti's insight and knowledge.

- Although they did not always see things the same, Mr. Marriott expressed his respect and admiration for Mr. Pitti. They had been through a lot together.
- Mr. Rioux said he enjoyed working with Mr. Pitti and using him as a sounding board.
- Ms. Bruno added he brought a historic perspective and was a consummate professional. She thanked him for his years of service.

#### **A. Action Items**

**1. Review and possible approval of amendments to the Planning Commission Bylaws and Rules of Procedures:** This item was in response to a Planning Commission training session which addressed attendance. Currently a Commissioner could be removed from office if they missed three consecutive regular meetings. The proposed change would amend this to three regular or work meetings in a six-month period.

- Mr. Dansie clarified that missing three meetings did not automatically translate into dismissal. Formal removal of a Commissioner was an action taken by the Town Council.

Mr. Burns asked how this change would apply to the Zion National Park ex-officio representative. He did not want a double standard.

- Referencing code, Mr. Dansie said it appeared the Park representative was treated just as any other member of the Commission and therefore bound by the same standards.
- Mr. Pitti said the Park representative had been an important contributor to meetings. It was important to treat them the same.

Commissioners noted that connectivity was occasionally an issue with remote meetings; however, it was important to advise the Chair or staff of an anticipated absence.

Mr. Burns suggested language stating Commissioners be present for the entirety of a meeting also be added. He said it was important the Bylaws were shared at the beginning of a Commissioner's term since they helped set the expectation.

- If a Commissioner needed to leave early, Ms. Bruno said they should inform the Chair at the beginning of the meeting.
- Ms. McComb expressed it was important to keep meeting length to the set timeline.
- Mr. Burns said Commissioners needed to commit to the duration of regular meetings, unless there was an extenuating circumstance. He agreed work meetings should keep to the two-hour limit.

Under B1 *Rights and Duties of Members*, Mr. Young suggested the word 'shall' be changed to 'may'. He said this would provide discretion and flexibility.

Mr. Marriott was unsure why these issues were being visited.

- Mr. Pitti noted there had been a significant drop in attendance. This affected meeting content, fluidity and the Commission's ability to operate as a unit.
- Although he thought it was a good change, Mr. Young was surprised this topic was brought up given the circumstances of this year.
- Mr. Pitti indicated the attendance drop was a pre-COVID issue as well.

**Motion made by Barbara Bruno to approve the amended Bylaws and Rules of Procedure as contained in the packet, with the change that the word 'shall' be changed to 'may' in section B paragraph 1. Seconded by Joe Pitti.**

**Bruno: Aye**

**Marriott: No**

**Young: Aye**

**Pitti: Aye**

**Rioux: Aye**

**Burns: Aye**

**Motion passed.**

## **B. Discussion/Non-Action Items**

**1. Discussion of the Geologic Hazards Ordinance:** During their previous meeting, Commissioner discussion of the geologic hazards ordinance primarily focused around when an investigation would be required on a piece of property. If property was in a hazard area, the required geotechnical report could include a preliminary geologic hazard assessment. Should the assessment reveal significant issues, then a more detailed investigation would be required.

Once a more in-depth geologic hazards investigation was required, the Commission should discuss what next steps would be. The staff report outlined a few alternatives including: 1) disclosure of the hazards with a note recorded against the property; 2) modified or reduced uses on the property; 3) proposed hazard mitigation strategies that would be implemented before a development permit was issued.

Ms. Bruno felt the added language, based on the Utah Geologic Survey, was concise and clear. Given the difficulty of passing a geologic hazard ordinance in the past, limiting uses might be the most palatable.

- Mr. Rioux agreed the wording was good. Since requiring full mitigation had been a stumbling block, he supported the second alternative.

If an applicant did the mitigation, Ms. McComb suggested they be allowed to move forward with development. The other Commissioners supported this concept.

- Staff would take this feedback and develop language to limit uses or allow full use with mitigation.

To help structure meaningful feedback, the Commission considered ways to get public input. The goal was to engage the community early on in this process, elicit their opinions, and also educate.

**2. General Plan Update: Public Involvement Strategies:** Commissioners had reviewed the General Plan Survey Questionnaire prior to the meeting. The survey was designed to engage people quickly when they were around Town. The rating scale provided that opportunity with one open-ended question at the end to gather additional information. Given the situation with the virus, Commissioners felt it would be good to have something that minimized interaction.

A shared Google doc would be circulated so Commissioners could sign up for times and locations. Locations would include Sol Foods, Deep Creek Coffee and the Springdale Library.

- Ms. McComb suggested a QR code be posted so people could access the survey via this link.
- Mr. Dansie requested the community interviews be completed by June 22<sup>nd</sup> and the surveys be done by July 5<sup>th</sup>. Staff would then compile results for the July meetings.

Commissioners were asked to practice social distancing and wear masks.

## **C. Consent Agenda**

**Motion made by Tyler Young to approve the consent agenda. Seconded by Dawn McComb.**

**Bruno: Aye**

**Marriott: Aye**

**Young: Aye**

**Pitti: Aye**

**Rioux: Aye**

**Burns: Aye**

**Motion passed unanimously.**

Mr. Rioux asked how long Zoom meetings would continue. Commissioners were going out into the public to take surveys yet were not able to conduct meetings in-person.

- The Planning Commission currently followed the Council's lead regarding Zoom meetings. This situation would likely remain as long as the Governor's Executive Order was in place.
- Mr. Dansie recommended Commissioners wear a mask and practice good social distancing protocols. Staff would provide sanitizing supplies.

**D. Adjourn**

**Motion to adjourn at 6:02pm made by Joe Pitti. Seconded by Barbara Bruno.**

**Bruno: Aye**

**Marriott: Aye**

**Young: Aye**

**Pitti: Aye**

**Rioux: Aye**

**Burns: Aye**

**Motion passed unanimously.**

*Darci Carlson*

Darci Carlson, Town Clerk

**Jack Burns**

Digitally signed by Jack Burns  
Date: 2020.07.15 18:07:18 -06'00'

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](mailto:springdale@infowest.com) for more information.**





PO Box 187 118 Lion Blvd Springdale UT 84767

## REMOTE MEETING ATTENDANCE RECORD

PLANNING COMMISSION Regular Meeting 06/17/20

Tom Kenaston