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PLANNING COMMISSION NOTICE AND AGENDA

THE SPRINGDALE PLANNING COMMISSION WILL HOLD A MEETING ON TUESDAY, JANUARY 21, 2014 AT 5:30 P.M. AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH. THE WORK MEETING WILL BEGIN AT 5:00 PM.

Work Meeting

A: Discussion/Information/Non-Action Items

Welcome new commissioners
Disclosure statements
DCD review of agenda items
Discussion of recently approved development projects under construction

Regular Meeting

Approval of agenda
Commission discussion and announcements

B: Action Items

1. Public Hearing - Ordinance Revision: Addition of regulations for Cottage Neighborhood Housing Developments. Cottage Neighborhoods would allow clustering of smaller residential units with common open space.
2. Public Hearing - Ordinance Revision: Addition of section 10-22-15, making allowance for Accessory Dwelling Units and revisions to related sections. Accessory Dwelling Units would allow the long term rental of guesthouses and casitas as residential units.
3. Public Hearing - Ordinance Revision: Revisions to section 10-13C-1 and related sections making allowance for mixed-use live/work units for projects in commercials zones with the Planned Development Overlay zone. Also includes revisions to the review process for projects in the Planned Development Overlay zone.
4. Public Hearing - Zone Change: A revision to the zone map placing properties in the Valley Residential (VR) zone that are less than 0.75 acres into either the VR-A or VR-B subzone, depending on property size.
5. Commercial Remodel – Thai Sapa, 198 Zion Park Blvd: Dennis Brooks
6. Amendment to Planning Commission Bylaws

C. Consent Agenda (One action motion for all items)

Minutes: 1/15/13, 2/19/13, 5/21/13, 6/4/13, 6/18/13, 7/16/13, 8/6/13, 12/3/13

D. 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 party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

The Town of Springdale, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town-sponsored public meetings, services, programs, or events should call Fay Cope, Springdale Town Clerk, at 772-3434, giving at least 24 hours notice before the meeting.

Packet materials for agenda items will be available at: <http://www.springdaletown.com/planning-commission/planning-commission-packet-materials/>