



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON WEDNESDAY,  
JANUARY 5, 2022, AT 5:00 PM  
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD, SPRINGDALE, UT 84767.**

**Meeting convened at 05:03 pm.**

**MEMBERS PRESENT:** Vice Chair Ric Rioux, Commissioners Tom Kenaston, Kyla Topham, Noel Benson, Pam Inghram, Adam Hyatt, Pat Campbell, and Susan McPartland from Zion National Park.  
**ALSO PRESENT:** Director of Community Development Thomas Dansie, Planning Technician Shelly Heaton, Town Clerk Darci Carlson, and Deputy Clerk Aren Emerson recording. See attached sheet for attendees known to have signed into the meeting.

**Approval of the Agenda:** Motion made by Pam Inghram to approve the agenda. Seconded by Tom Kenaston.  
Topham: Aye  
Rioux: Aye  
Kenaston: Aye  
Inghram: Aye  
Motion Passed unanimously.

**Commission discussion and announcements:**

Ms. Carlson reminded the Commission that a public official's training was scheduled on January 21<sup>st</sup>. She also announced that all elected and appointed officials were required to fill out a financial conflict-of-interest disclosure, which would be distributed to the Commission at one of their next meetings. Lastly, one of the agenda items for the January 19<sup>th</sup> meeting will be an Oath of Office for the new Commission members.

Mr. Rioux felt honored to serve as chair for the current meeting and welcomed the newest Planning Commission members and alternates.

**A. Discussion/Information/Non-Action Items**

**1. Work session to set Planning Commission work meeting priority items for 2022.**

The staff report contained a summary of potential items for the Commission to work on this coming year identified by Planning Commissioners, Town Council, or Town staff. The objective for the Commission was to prioritize which of these items the Commission should focus on.

Ms. Inghram suggested outsourcing to the Town staff or community to research and condense some of the related issues into one topic, allowing the Commission to expeditiously address more complex issues and make a more manageable list.

- Mr. Dansie stated that the Commission could group related items into one topic to accomplish more but cautioned the Commission to avoid combining semi-related issues to avoid confusion.

Mr. Kenaston agreed with Ms. Inghram's approach. He suggested that once the highly complex issues were prioritized, they could be assigned to Commissioners to do research, clarify language, work with the Town staff, and bring the revisions to the next work meeting for discussion. He also suggested having surveys to draw the statistics from the County database or bringing in a subject matter expert to give a short presentation to the Commission.

**Housing:** The Commission agreed that housing was one of the highest priority items and discussed multiple items that could be grouped under that specific topic. Mr. Rioux and Mr. Kenaston volunteered to

gather current housing data information from the public and consider grouping items in the staff report to present at the next work meeting. Mr. Kenaston and Mr. Campbell agreed to take on other aspects of housing.

**Emergency Disaster Plan:** Mr. Campbell suggested addressing an emergency disaster plan stating how the Town would mobilize in the event of another flood or natural disaster.

- Mr. Dansie stated that the Police Department administrates the natural disaster emergency response plan. However, it was worth pursuing and investigating to overlap items in the land use ordinance with that emergency response plan.

**Design Development Review:** The Commission discussed revising the DDR approval processes concerning how deviation from approved plans would be managed. They determined it would be worth adding this as a low-effort, high priority item.

**Setbacks:** Ms. Topham suggested revising the language in the method relative to how building measurements were taken. The Commission agreed this was a low-effort and one of the highest priority items that could be combined within the setback revisions. The Commission decided that the modifications to setbacks could be reviewed in all zones. Ms. Inghram and Mr. Hyatt volunteered to gather information and consider combining items in the staff report to create a manageable list of revisions regarding setbacks.

**Revisions to the Village Commercial Zone and Density:** The Commission agreed that managing density was one of the highest priority items. They also discussed defining what constitutes a bedroom. Ms. Inghram suggested assigning permit numbers to Conditional Use Permits and creating a downloadable permit associated with that number which specifies the number of bedrooms in each dwelling to better regulate and enforce density in transient lodging facilities. The Commission agreed that this was a high-priority item. Ms. Inghram and Mr. Hyatt volunteered to recommend revisions to the Village Commercial Zone.

- Mr. Dansie stated that having a self-policing system would help the community hold each other accountable and assist with enforcement by requiring permit numbers listed on advertisements.

**Requiring a deed restriction on employee housing:** The Commission agreed this was a highly complex item they listed as a high priority to ensure that more employee housing units would not be turned into transient lodging facilities.

**Review the Cottage Overlay Zone:** It was agreed that revisions could be made to the Cottage Overlay Zone to avoid confusion. The Commission struck this item as a medium-priority item and would like to review and rewrite it after completing some of the high priority items.

**Revising standards for residential, agricultural uses:** Ms. Inghram suggested changing the standards to avoid confusion and volunteered to do the necessary work in revising the standards. The Commission discussed this being a medium priority since the Council specifically asked the Commission to consider this issue.

**Regulating trespass from interior lights:** The Commission agreed this would be hard to address and potentially invasive. They discussed adding educational tools to help the public understand the issues with trespassing interior lighting.

**Housing Policy changes:** Mr. Dansie stated that the Town's Housing Study was completed, which presented several recommendations to implement, including a TDR program, multi-family zone, among

others. The Commission discussed the benefit of implementing those tools before a situation arose and agreed that this should be a high-priority item.

**Virgin River Management Plan:** The Commission was working toward a demonstration project to show how property owners could restore their section of the Virgin River corridor in a healthy manner. The Commission considered implementing the Virgin River corridor buffer to the setback standards or the emergency plan in case of another flood. The Commission declared this as a higher medium priority item.

**Revise standards for walkout basements and crawl spaces:** The Commission decided this was a higher priority item to assist with managing density and proposed to combine it with other high priority items to accomplish in the coming year.

**Water conservation policies and strategies:** Mr. Dansie stated that the State Legislature would likely require communities to link their land use planning with water planning. The Commission discussed having it as a high priority but pending state guidance.

**B. Adjourn**

**Motion to adjourn at 07:03 pm made by Tom Kenaston Seconded by Kyla Topham.**

**Topham: Aye**

**Rioux: Aye**

**Kenaston: Aye**

**Inghram: Aye**

**Motion Passed unanimously.**

---

Aren Emerson, 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@springdale.utah.gov](mailto:springdale@springdale.utah.gov) for more information.