



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION ELECTRONIC WORK MEETING
ON WEDNESDAY JULY 1, 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.

Meeting convened at 5:04 PM

MEMBERS PRESENT: Chair Jack Burns, Barbara Bruno, Ric Rioux, Tyler Young, Mike Marriott, and Treacy Stone

ABSENT: Dawn McComb, Steve Carnahan

ALSO PRESENT: Director of Community Development Tom Dansie, 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

Rioux: Aye

Marriott: Aye

Young: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements: Ms. Carlson announced Governor Herbert approved the request to require the use of masks in Springdale. The Town would send out a news release in addition to "Mask Up Springdale" artwork to communicate the message throughout Town.

Mr. Dansie said the Council approved the appointment of Steve Carnahan as the new Planning Commission second alternate. Also, Dawn McComb took over the first alternate spot, and Ric Rioux was moved into the position as full voting member.

Mr. Stone reported Superintendent Bradybaugh sent a letter to Mayor Smith in an effort to coordinate the installation of signage directing bicyclists and pedestrians to use the Park pedestrian entrance. Entering via the vehicle entrance was a safety issue.

- Mr. Dansie would be the point person to coordinate this effort with Zion National Park, UDOT, Cable Mountain Lodge and Zion Forever Project. A meeting would be scheduled to discuss a short-term and long-term solution.

A. Information/Discussion/Non-Action Items

1. General Plan update: Public involvement process and discussion of next steps: Mr. Dansie provided an update on the public involvement process. Following the recommendation of the Planning Commission Chair, the go-to-the-public events would be halted as COVID-19 cases continued to spike. From a health and perception standpoint, it was better if Commissioners did not conduct in-person public meetings. In response, the survey was now online and would also be distributed in the newsletter.

- Ms. Bruno noticed resistance from the older demographic to participate in the survey. She recommended the Commission brainstorm ways to engage with these people in order to get their input.

- Surveys could be put out at the post office, and distributed through the Senior Lunch Program.

Given the new arrangement, the deadline to respond to the survey would be extended to mid-July.

While conducting General Plan follow-up interviews, Mr. Marriott found it difficult to paraphrase the sometimes-lengthy thoughts and comments from interviewees and suggested they provide answers directly on questionnaires.

- Commissioners agreed. Allowing people to fill out the surveys directly would avoid any slant from the interviewer.

The General Plan follow-up questionnaire could be redistributed to gather more responses. Mr. Dansie shared that the live, in-person interviews were intended to give Commissioners practice in gathering information. He also noted they created a different vibe and demonstrated specific interest in the community. The housing consultant planned to conduct an online survey; therefore, there was some concern the public might suffer from 'survey overload'.

- Mr. Burns suggested targeting the audience and also sending out the questionnaire to a wider audience in order to get a diversity of opinion.
- Mr. Rioux agreed people could become overwhelmed by online surveys. Varied approaches to getting input was preferred.
- Mr. Young had scheduled phone call interviews and transcribed people's answers. As a follow-up, he sent the final to them to review. Mr. Young had not received any feedback his transcribed information was inaccurate.

Based on results collected from public involvement activities so far, Mr. Dansie explained it was time to consider what should be included in the General Plan overarching vision. In the staff report, Mr. Dansie posed questions to assist the Commission in this discussion.

- Staff would put together a table that would help summarize the results from the public's answers.

From what people shared, Ms. Bruno said people wanted development to slow down. They did not, however, want property to be down-zoned and become more restricted. She also heard that affordable housing should not be subsidized and was the responsibility of business owners. Additionally, people did not want high density housing beyond the central areas in Town. The resources valued most were night sky, the village environment, and a 24/7-type medical facility available to residents and visitors.

- Mr. Marriott commented healthcare of that caliber was expensive, but wondered how feasible it was given the small population base.

Mr. Rioux felt there was a definite desire to pause development and keep density low. He questioned whether people understood the ordinances in place. Mr. Rioux said the night sky and the Virgin River were two large concerns. Most people did not want nightly rentals in areas they were not allowed. There was also a sense that the cost of land made it prohibitive to provide affordable housing.

- Mr. Marriott also heard opposition to nightly rentals in residential areas.

During the conversations he had, Mr. Burns said stand-out issues included the need to purchase or protect open space, the need to protect views obstructed by adjacent development, support for locally-owned businesses versus corporate owned businesses, and higher levels of protection for natural resources and wildlife. Mr. Burns said many felt affordable housing was no longer attainable despite the importance of providing it for seasonal workers. Also, some indicated full-time resident needs should have priority although it was not specified which needs were not being met.

For the older individuals he interviewed, Mr. Young said many expressed the desire for more exercise-type activities such as swimming or weight training. People uniformly supported protection of natural resources and favored the Town acquiring more open space. Prioritization and enforcement of wildlife corridors through developed properties was mentioned. Additionally, there was concern over the number of hotels. Focus on more Town-organized activities, such as art walks, was suggested as a way for businesses to interact with the community.

Based on the community responses, Mr. Dansie got the sense residents were feeling disengaged and unempowered. As commercial development increased, there was a diminished sense of community and social belonging. He recommended part of the vision in the General Plan, could be to identify ways to re-instill a sense of community.

Ms. Bruno said many felt the Town did not listen to their feedback. Although individual comments may not be represented in the General Plan, the Commission considered the whole of the comments. She suggested this be addressed and communicated to the public.

- Mr. Dansie agreed and said there may be a lack of understanding in the community about Town ordinances and regulations.

Mr. Burns commented the church-based portion of the community was intact, but as Springdale had become more diverse, it was challenging to engage those outside the church.

- As past bishop, Mr. Marriott said the local ward had organized a community Christmas dinner which brought many people together. The work of the Planning Commission was often disconnected from these types of activities but were in many ways more important than the height or color of a building. Although demographics had changed, fresh ideas could pique interest and bring the community together. Mr. Marriott agreed there was a great need for more seasonal celebrations that appealed to and united everyone.
- Ms. Bruno said activities around the History Center remodeling and dedication could be an opportunity for the community to come together.

The General Plan document was broad and went beyond land use regulations. Including festivals and community activities was also applicable.

Given the limitations presented by the coronavirus, the Commission discussed ways to get continued public input.

- Mr. Young suggested a Zoom meeting could be adapted for a town hall-type meeting. This could provide an opportunity to hear from a large number of community members.
- Mr. Burns agreed this could be an interesting format to allow the public to voice their opinion.
- If doing everything electronically, Ms. Bruno noted comments from the older population could be missed.

When face-to-face meetings were available again in the future the Commission could reconsider other options to collect feedback. Staff would work on developing different options.

Ms. Carlson asked about approaches to help better educate the public on ordinances. Recently articles had been written for the newsletter.

- Commissioners felt the newsletter was widely read and a good way to communicate information. Providing an educational component was important.

Mr. Burns said it was a challenge to engage people in the ordinance process in order to improve their understanding and awareness. If people did not agree with ordinances, they had the opportunity to participate in meetings.

- Mr. Rioux agreed. Providing basic ordinance concepts would help people understand.
- Mr. Marriott suggested a 'know your code' section of the newsletter used to introduce basic, relevant topics in an understandable, engaging way.
- Since the Town lacked a local newspaper, Mr. Young suggested supplementing the newsletter with more articles intended to inform people.

Staff would continue to look for opportunities to educate and increase community awareness of Town ordinances.

2. Geologic Hazards Ordinance update: Based on previous meeting discussion, Mr. Dansie incorporated suggested revisions into the geotechnical standards. The next step was to conduct community engagement. Mr. Dansie was concerned however about community burn-out given current

efforts to collect public input on the General Plan and housing study. With this, he suggested the Commission postpone moving the Geologic Hazards Ordinance forward to avoid burn-out.

- Commissioners agreed to wait on the Geologic Hazards Ordinance and focus on the General Plan for the time being.

B. Adjourn

Motion to adjourn at 6:32 pm made by Tyler Young. Seconded by Ric Rioux.

Bruno: Aye

Young: Aye

Marriott: Aye

Rioux: Aye

Burns: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL: **Jack Burns** Digitally signed by Jack Burns
Date: 2020.07.15 18:12:21
-06'00' 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 07/01/20

No attendees were signed into the meeting.