



118 Lion Blvd ◦ PO Box 187 ◦ Springdale, UT 84767 ◦ (435) 772-3434

**PLANNING COMMISSION NOTICE AND AGENDA**  
**THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING**  
**ON WEDNESDAY, JUNE 19, 2024, AT 5:00 PM**  
**AT THE CANYON COMMUNITY CENTER, 126 LION BLVD – SPRINGDALE, UT 84767**

*A live broadcast of this meeting will be available to the public for viewing/listening only.*

**\*\*Please see the stream information below\*\***

**Approval of the agenda**  
**General announcements**  
**Declaration of Conflicts of Interest**

**A. Action items**

1. **Public Hearing - Zone Change:** Request to apply the Workforce Housing Overlay Zone to parcel S-161-8 (located behind the Bit and Spur restaurant), which is currently in the VR zone. The requested zone change would allow the development of four workforce housing units on the property. Applicant: Andrew Green. Staff contact: Thomas Dansie
2. Time extension for Preliminary and Final Subdivision Plats: Pearl Johnson requests a time extension of 12 months to implement the improvements associated with her preliminary and final subdivision plat at 1365 Zion Park Boulevard, which was approved on July 12th, 2023. Staff contact: Niall Connolly
3. Erosion Hazard Permit: The Town of Springdale requests an erosion hazard permit to install erosion protection on the west bank of the North Fork of the Virgin River. The protection will extend northwards from the northern pedestrian bridge at the George A Barker River Park for 564 ft to the rear of 1599 Zion Park Blvd. Staff contact: Niall Connolly

**B. Consent Agenda**

1. Approval of Minutes from April 17<sup>th</sup>, and May 1<sup>st</sup>, 2024.

**C. Adjourn**

**\*To access the live stream for this public meeting,  
please visit or click the link below:**

**<https://www.youtube.com/@SpringdaleTownPublicMeetings>**

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

**NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson at 435.772.3434 at least 48 hours before the meeting.**

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter/planning-commission-7>