



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: June 13, 2025
Re: 2025 Planning Commission Work Meeting Priorities - Re-evaluation

In the June work meeting the Planning Commission reprioritized the list of work meeting items for the remainder of the year. Table 1 shows the reprioritized list. The Commission should examine this updated list and confirm it matches the direction given in the meeting.

TABLE 1: Updated 2025 Work Item Prioritization

Priority 1 Items		
Work Item	Notes	Status
Wildland Urban Interface / Wildfire Protection	This would add requirements for new construction to promote fire prevention in foothill locations (e.g. require non-combustible building materials, separation distances between buildings and combustible vegetation, etc.). Recent state legislation will likely require the Town to adopt such standards.	Not started.
Parking Ordinance Revisions	This item has been on hold pending the results of the current car-free travel to Springdale study. That study is nearly complete—the final report will be presented to the Town Council in the July Council meeting. Mayor Bruno recently requested the Commission begin work on this item as a priority.	Not started.
Protection of the Virgin River as Outlined in the Virgin River Management Plan	This item complements the parking in the flood hazard zone item listed below. It is intended to protect the Virgin River from impacts associated with new development. The Town's Virgin River Management Plan provides a general vision and some initial strategies the Commission can use to guide work on this project.	Not started.
Parking in the Flood Hazard Area	The Planning Commission prepared an ordinance and recommended approval to the Town Council. The Council reviewed the ordinance and requested that the Commission revisit this item with more attention to the impacts of parking in the flood hazard area on the Virgin River. The Commission has bifurcated this item into two issues: 1) parking in the flood hazard area, and 2) protection of the Virgin River as outlined	In progress.

	in the Virgin River Management Plan. The first of these is on the work meeting agenda for July. The second has been added as a priority item and is listed above.	
Priority 2 Items		
Issue	Notes	Status
FR and VR Size and Height Bonus		Not started.
Standards for Deep Excavations	This item is intended to protect adjacent properties and/or sensitive natural features (e.g. 30% slopes) from being impacted by deep excavations on a property. The Commission has already reviewed this item at the May work meeting and work is ongoing.	In progress. The Town engineer is providing comments on an initial draft.
Non-conforming properties in the CC zone	The majority of properties in the CC zone, and many in the VC zone, are non-compliant with one and sometimes multiple code requirements. This makes redeveloping the properties difficult and is a disincentive to bring the properties into compliance with the current code. The result is property owners investing in the property in such a way that perpetuates the non-compliance of the property, rather than bring the property into compliance (e.g. the recent overhaul of the Pioneer Lodge). The Commission could investigate strategies that allow more creative redevelopment of these properties to help bring them into more (if not complete) compliance with the current code.	Not started.
Enhanced Buffering for Commercial to Residential Properties (including swimming pools)		Not started.
Priority 3 Items		
Issue	Notes	Status
Water Conservation Policies		Not started.
Encouraging Outdoor Dining through Land Use Regulation		Not started.

Encouraging More Restaurants through Land Use Regulation		Not started.
Incentivizing Development of More Public Restrooms		Not started.
Promote Village Character (limit chain design buildings)		Not started.
Make Active Use of Buildings (prevent vacant buildings in the Commercial zone)		Not started.
Retaining Wall Standards	Lehi City recently updated their retaining wall standards to address wall stability, slope preservation, and other issues. Many of the same issues are prevalent in Springdale. The retaining wall standards in the code could be updated accordingly.	Not started. The Commission suggested this could be informed by the deep excavation ordinance changes which is an ongoing Priority 2 item.
Clarification of application requirements for Farmer's Market Permits and Private Outdoor Event Permits	There are several administrative items related to the application process for both Farmers' Markets and Private Outdoor events that can be clarified. Because they do not involve significant policy decisions, staff feels these small administrative items can be handled relatively quickly and efficiently.	Not started.
Hillside Protection Zone	The Town's Open Space Plan (adopted 11/2023) recommends the Town adopt standards for subdivision development on hillsides. These would be in addition to the Town's existing standards (e.g. 30% slope, high visual impact, etc.). The goal is to protect the natural function of the hillsides as much as possible.	Not started.

Street Performer Regulations	There is an increasing trend of busking (or street performance) in Springdale. The Town Ordinance currently has no regulation for this activity. Commissioners suggested the Town could follow the example of other communities such as Salt Lake City and adopt standards for busking to mitigate any potential impacts on the Town's character and the success of local businesses.	Not started.
Section 10-7A-2 Permitted Use Table Clean Up	Commissioner Zimmerman identified an error in the permitted use table related to Food Trucks. Based on this discovery staff also identified the need to list "Mobile Business" and "Enclosed Mobile Business" in the table. These are administrative changes and will not establish any new policy. They could be taken care of quickly and easily. <i>(Note: This item was not discussed in the June 2 work meeting and has been added at staff's discretion based on communication with Commissioner Zimmerman.)</i>	Not started.
Low Priority		
Issue	Notes	Status
Water Dedication Ordinance		Not started.