



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON
WEDNESDAY, JULY 16, 2025, AT 5:00 PM
AT THE CANYON COMMUNITY CENTER,
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 05:00 PM.

MEMBERS PRESENT: Chair Tom Kenaston, Commissioners Terry Kruschke, Paul Zimmerman, Jennifer McCulloch, Rich Swanson, Mellisa LaBorde, Kashif Bhatti, and Matt Fink from Zion National Park.

ALSO PRESENT: Director of Community Development Tom Dansie, Principal Planner Niall Connolly, Town Clerk Aren Emerson, and Deputy Town Clerk Robin Romero, recording. See the attached sheet for attendees.

Approval of the Agenda:

Motion made by Jennifer McCulloch to approve the agenda. The motion was seconded by Paul Zimmerman.

Kenaston: Aye

Kruschke: Aye

Zimmerman: Aye

McCulloch: Aye

Swanson: Aye

The motion passed unanimously.

General Announcements:

Mr. Dansie explained that the Town Council had reviewed the Planning Commission's recommendations for the A-frame sign ordinance at their last meeting. The Council directed the Commission to revisit the ordinance and develop specific standards under which A-frame signs could be permitted to advertise local businesses, rather than pursuing the originally recommended blanket prohibition. He noted that the item would likely appear on the August agenda.

Mr. Kenaston asked whether the parking study included any discussion related to signage. Mr. Dansie replied that the study did address the need for additional permanent signage to improve wayfinding. However, it also acknowledged the risk of sign clutter, indicating the need to strike a balance. He added that the study did not include any reference to temporary or portable parking signage.

Declaration of Conflicts of Interest:

There were no declared conflicts of interest.

A. Action Items

1. Public Hearing: Ordinance Revision to Chapter 10-15F-5 of the Town Code to Require Geotechnical Reports to Include an Assessment of Slope Stability in Certain Circumstances. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly explained that over the last few months, the Planning Commission had been working on ordinance language to address slope stability concerns near deep excavations. In consultation with the Town Engineer, language was drafted that required slope stability assessments for excavations located in close proximity to certain sensitive features: property lines, slopes with a grade of 30% or steeper, natural washes (which were already protected under the Town Code), and their regulatory floodways.

The requirement would apply in situations where the distance between an excavation and any one of those features was less than twice the depth of the excavation. In those cases, the geotechnical report was required to include a slope stability assessment, and the resulting recommendations would need to be implemented in the development.

Questions from the Commission: There were no questions from the Commission.

Questions from the Public: There were no questions from the public.

Motion made by Paul Zimmerman to open the Public Hearing. Seconded by Jennifer McCulloch.
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

Public Comment: There were no public comments.

Motion made by Paul Zimmerman to close the Public Hearing. Seconded by Jennifer McCulloch.
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

Commission Deliberation:

The Commission agreed that everything they had discussed was reflected in the proposed ordinance language.

Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed changes to Chapter 10-15F-5 of the Springdale Town Code regarding slope stability assessments as discussed in the Planning Commission meeting on July 16, 2025. This motion is based on the following findings:

- 1. The ordinance revision is supported by the goals and objectives of the General Plan, Chapter One, Land Use and Town Appearance, including Sub-Goal B3, which town staff will carefully monitor new development during construction to ensure it complies with all regulations and standards to reduce negative impacts on existing residents and the staff will closely monitor all grading and excavation activities to ensure they are done in accordance with approved plans to minimize scarring of hillsides and damage to natural features.**
- 2. The proposed ordinance revision will support the town staff in this role by requiring developers to address stability issues more comprehensively when appropriate.**

Second by Terry Kruschke.

Discussion of the motion: There was no additional discussion.

Vote on Motion:
Kenaston: Aye

Kruschke: Ave
Zimmerman: Ave
McCulloch: Ave
Swanson: Ave
The motion passed unanimously.

2. Public Hearing: Ordinance Revision to Chapter 10-23 of the Town Code to Remove the Restriction on Parking Spaces Being Located in the Special Flood Hazard Area in Residential Zones and Also to Require Low Impact Design for Parking Spaces Within the Special Flood Hazard Area. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly explained that the Planning Commission had worked over the last few months on a proposal to remove the existing restriction on parking spaces within the Special Flood Hazard Area (SFHA). The primary objective was to encourage property owners to locate their most vulnerable uses, such as homes and other buildings, in the safest areas of their property. Currently, the Town Code provides a higher standard of protection for parking spaces than for residences.

The proposed language removes the restriction on residentially zoned land. In recognition of the importance of protecting the river corridor, it limited the number of parking spaces to three per parcel, unless a special overlay zone required more. The draft also introduced a requirement for low-impact development techniques for parking areas within the SFHA. The intent was to improve drainage and runoff quality, thereby helping to protect the water quality of the Virgin River.

Additionally, the proposed language required that parking spaces within the SFHA must drain by gravity and not be excavated or placed below existing grade.

Questions from the Commission: There were no questions from the Commission.

Questions from the Public: There were no questions from the public.

Motion made by Jennifer McCulloch to open the Public Hearing. Seconded by Terry Kruschke.
Kenaston: Ave
Kruschke: Ave
Zimmerman: Ave
McCulloch: Ave
Swanson: Ave
The motion passed unanimously.

Public Comment: There were no public comments.

Motion made by Jennifer McCulloch to close the Public Hearing. Seconded by Paul Zimmerman.
Kenaston: Ave
Kruschke: Ave
Zimmerman: Ave
McCulloch: Ave
Swanson: Ave
The motion passed unanimously.

Commission Deliberation:

The Commission agreed that everything they had discussed was reflected in the proposed ordinance language.

Motion made by Terry Kruschke that the Planning Commission recommends approval of the proposed changes to Chapter 10-23 of the Springdale Town Code regarding parking spaces in the Special Flood Hazard Area as discussed in the Planning Commission meeting on July 16, 2025. This motion is based on the following findings:

1. **The proposed ordinance revision adjusts the parking restrictions on the Special Flood Hazard Area in consideration of the significant expansion of that area due to the adoption of the FEMA flood maps.**
2. **The proposed ordinance revision also includes the adoption of low-impact development measures for those parking spaces in support of Chapter 8, Sub-Goal A of the Springdale General Plan, to ensure the Virgin River retains its natural character.**

Second by Rich Swanson.

Discussion of the motion: There was no additional discussion.

Vote on Motion:

Kenaston: Aye

Kruschke: Aye

Zimmerman: Aye

McCulloch: Aye

Swanson: Aye

The motion passed unanimously.

3. Public Hearing: Ordinance Revision to Chapter 10-22-3 and 10-22-8 of the Town Code Regarding Farmers' Market and Private Outdoor Event Standards and Application Processes. Staff Contact: Kyndal Sagers

Staff Presentation:

Mr. Dansie explained that the revisions primarily involved administrative changes to the town's processing of Farmers Market permits and Private Outdoor Event permits. Ms. Sagers had recommended the changes to assist in the review process and help ensure that both Farmers Markets and Private Outdoor Events complied with the standards outlined in the Town Code. The revisions included clarifications regarding the information applicants were required to submit, and in some cases, applicants may need to submit additional information.

At the previous meeting, the Commission had suggested removing a redundant regulation regarding a three-foot setback for signs associated with Farmers Markets in Chapter 10-22-8(D). Staff accepted the recommendation and removed the reference. In Chapter 10-22-8(E)(5), the phrase "if applicable" was added after "fencing and barriers" and removed after "booths." The intent was to clarify that not all Farmers' Markets would have fences and barriers, so it was not always required. Conversely, Farmers' Markets would always have booths and therefore always be applicable.

Other than those changes, the ordinance remained unchanged from the version reviewed at the last work meeting.

Questions from the Commission: There were no questions from the Commission.

Questions from the Public: There were no questions from the public.

Motion made by Rich Swanson to open the Public Hearing. Seconded by Jennifer McCulloch.

Kenaston: Aye

Kruschke: Aye

Zimmerman: Aye

McCulloch: Aye

Swanson: Aye
The motion passed unanimously.

Public Comment: There were no public comments.

Motion made by Jennifer McCulloch to close the Public Hearing. Seconded by Paul Zimmerman.
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

Commission Deliberation:

The Commission agreed that the changes were consistent with what had been previously discussed.

Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed changes to Chapters 10-22-3 and 10-22-8 of the Springdale Town Code regarding Farmers' Markets and Private Outdoor Events as discussed in the Planning Commission meeting on July 16, 2025. This motion is based on the following findings:

1. **These administrative changes to the required application documents will enhance clarity and efficiency in the permit process by requiring more detailed site plans, a comprehensive parking plan, and clear signage requirements.**

Second by Rich Swanson.

Discussion of the motion: There was no additional discussion.

Vote on Motion:
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

4. Public Hearing: Ordinance Revision to Chapter 10-7A-2 of the Town Code to Correct an Erroneous Reference to Food Truck Standards. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly explained that the intent was to correct an erroneous reference in the table. In Chapter 10-7A-2, there was a reference to Chapter 10-22-17, but it should have referred to Chapter 10-22-11 of the Town Code. Staff had also recommended replacing the term "Food Truck" with "Mobile Business" to allow for a broader application beyond just food trucks and to ensure consistency with other parts of the code.

Questions from the Commission: There were no questions from the Commission.

Questions from the Public: There were no questions from the public.

Motion made by Jennifer McCulloch to open the Public Hearing. Seconded by Rich Swanson.
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

Public Comment: There were no public comments.

Motion made by Jennifer McCulloch to close the Public Hearing. Seconded by Terry Kruschke.
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

Commission Deliberation:

The Commission agreed that the proposed changes were straightforward and consistent with prior discussion.

Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed changes to Chapter 10-7A-2 of the Springdale Town Code intended to correct an erroneous reference and to exchange use of the term Food Truck to Mobile Business to make this table more consistent with the rest of the Town Code as discussed in the Planning Commission meeting on July 16, 2025. This motion is based on the following findings:

1. This will add clarity and consistency to this Chapter.
Second by Paul Zimmerman.

Discussion of the motion:

Mr. Kruschke proposed adding “as discussed in the Planning Commission meeting on July 16, 2025” to the motion.

Ms. McCulloch accepted the proposed addition.

Vote on Motion:
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

B. Consent Agenda

1. Approval of Minutes from June 4, 2025, June 18, 2025, and July 2, 2025.

Motion made by Paul Zimmerman to approve the Consent Agenda for the Minutes from June 4, 2025, June 18, 2025, and July 2, 2025. The motion was seconded by Terry Kruschke.
Kenaston: Aye
Kruschke: Aye
Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

C. Adjourn

Motion made by Paul Zimmerman to Adjourn at 05:24 p.m. The motion was seconded by Terry Kruschke.
Kenaston: Aye
Kruschke: Aye

Zimmerman: Aye
McCulloch: Aye
Swanson: Aye
The motion passed unanimously.

Robin Romero, Deputy Town Clerk

APPROVAL: _____ **DATE:** _____

A recording of the public meeting is available on the Town's YouTube Channel at youtube.com/@SpringdaleTownPublicMeetings. For more information, please call 435-772-3434 or email springdale@springdale.utah.gov.