



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING ON  
WEDNESDAY, DECEMBER 3, 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 Paul Zimmerman, Jennifer McCulloch, Mellisa LaBorde, Kashif Bhatti, and Matt Fink from Zion National Park

**EXCUSED:** Commissioners Terry Kruschke and Rich Swanson.

**ALSO PRESENT:** Director of Community Development Tom Dansie, Principal Planner Niall Connolly, Zoning Administrator Kyndal Sagers, and Town Clerk Robin Romero, recording. See the attached sheet for attendees.

Mr. Kenaston designated Mellisa LaBorde and Kashif Bhatti as voting members in the absence of the excused Commissioners.

**Approval of the Agenda:**

**Motion made by Jennifer McCulloch to approve the agenda. The motion was seconded by Mellisa LaBorde.**

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

**General Announcements:** There were no general announcements.

**Declaration of Conflicts of Interest:** There were no declared conflicts of interest.

**A. Action Items**

1. **Public Hearing: Ordinance 2025-19** Amending Chapter 10-18 of the Town Code by Adding a Requirement for Enhanced Buffering and Screening on Commercial Properties Adjacent to Residential Uses. Staff Contact: Thomas Dansie.

**Staff Presentation:**

Mr. Dansie presented the proposed amendment to add a requirement for enhanced buffering and screening on commercial properties adjacent to residential uses, and said the Planning Commission had been working on it in work meetings over the past several months. He said the proposed amendment would require enhanced buffering to mitigate potential impacts of new commercial use adjacent to existing residential properties. Three buffering options would be available to new commercial development: (1) a narrower option with fencing and trees; (2) a middle option with berm, fence, and landscaping; or (3) a wider option with landscaping and no

fence, but more width and vegetation for buffer. Owners of commercial property would be required to consult with owners of adjacent residential property.

**Questions from the Commission:**

Responding to a question from the Planning Commission, Mr. Dansie explained that commercial zones in Springdale could more accurately be called mixed-use zones, because they allowed both commercial and residential uses. He asked the Planning Commission whether, if a property owner chose to develop commercially zoned property with a residential use adjacent to a residential use, there would be a need to buffer the two residential uses from each other. Mr. Dansie said the current language only referred to development in commercial zones, without differentiating between uses. He said the Town received a request to make the language more nuanced to clarify that buffering would be needed only if a commercial use were developed in a commercial zone adjacent to residential.

Mr. Zimmerman suggested the language should be more explicit in stating “all boundaries that adjoin residential use.” Mr. Dansie said the proposed language was more explicit in Section A2 but suggested that it would be a good idea to make it clearer, if possible.

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

**Motion made by Jennifer McCulloch to open the Public Hearing. Seconded by Paul Zimmerman.**

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: 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.**

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

**Commission Deliberation:**

Ms. McCulloch said the three-option plan seemed good and asked whether the proposed ordinance would be affected by House Bill 48 regarding defensible space. Mr. Dansie said plant selection could resolve the defensible space concern. He said it was his understanding that a majority of the commercial zones in Springdale would likely not be included in the Wildland Urban Interface (WUI) area. Mr. Zimmerman said he believed the proposed language was a good addition to protect residential areas from the effects of commercial development.

Ms. McCulloch expressed the opinion that the proposed language should be changed to clearly reflect that buffering would not be necessary for new residential development in a commercial zone adjacent to residential property. Mr. Zimmerman expressed agreement. Mr. Kenaston pointed out that new housing-related development could end up as a nightly rental. Mr. Zimmerman said he would be less comfortable without a buffer in a commercial nightly-rental situation. Mr. Kenaston suggested no buffer would be okay with a long-term rental. Mr. Zimmerman said for a commercial property with a commercial use, including nightly rentals or short-term rentals, a buffer would be necessary. He suggested adding “...under a commercial use, including short-term rentals, where the property line is adjacent to residential zones” to Section A2. Ms. LaBorde expressed agreement.

**Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed ordinance revision to add buffer yard requirements for new commercial development adjacent to residential properties, as discussed in the Commission's December 3, 2025, meeting. This motion is based on the following findings:**

1. **The ordinance revision fulfills Land Use and Appearance Sub-Goal F1 of the General Plan for the Planning Commission to develop enhanced screening and buffering standards for new commercial development adjacent to residential uses.**

**The motion includes the following conditions:**

1. **Item A2 language is to read "Landscape buffer yards shall be located on the outer perimeter of a property with a commercial use, including transient lodging, when the property line is adjacent to a property in the Foothill Residential Zone (FR), Valley Residential Zone (VR), or an overlay zone with a primarily residential use. Landscape buffer yards shall extend to the property of the boundary."**

**Second by Paul Zimmerman.**

**Discussion of the motion:** There was no additional discussion.

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

2. **Public Hearing:** Zone Change from Valley Residential (VR) To Public Use (PU) On Parcel S-137-C, A Two-Acre Parcel Immediately Adjacent to the East of the Town Hall Property. Applicant: Town Of Springdale. Staff Contact: Thomas Dansie.

**Staff Presentation:**

Mr. Dansie said the Town of Springdale was the applicant for a proposed zone change from VR to PU on a two-acre parcel immediately adjacent to Town Hall property, with the intent to develop public uses, including a medical clinic. He said the Planning Commission should determine if the parcel met at least one of the criteria for a zone change: (1) the zone change would promote goals and objectives of the General Plan and Land Use Ordinance; (2) the zone change would accommodate substantial changes in conditions; or (3) the zone change would correct a manifest error. Mr. Dansie advised the Planning Commission to consider the Public Use Zone in general, independent of the intended medical clinic.

**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 Mellisa LaBorde.**

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: 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.**

**Vote on Motion:**

**Kenaston: Aye**

Zimmerman: Ave  
McCulloch: Ave  
LaBorde: Ave  
Bhatti: Ave  
The motion passed unanimously.

**Commission Deliberation:**

Ms. McCulloch said she believed the location was suitable for public use. Mr. Zimmerman said he agreed. Ms. McCulloch said she did not see any reason transportation would not work at the subject location, and Mr. Kenaston agreed there would be a negligible change in traffic. Ms. McCulloch said the impacts would be minimal, and the conceptual designs provided in the application would blend with everything already in place. Mr. Zimmerman indicated agreement. Ms. McCulloch said she believed the proposed change met two of the zone change criteria. Mr. Kenaston expressed agreement.

**Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed zone change from Valley Residential to Public Use on parcel S-137-C, located immediately to the east of the Town Hall property, as discussed in the Commission's December 3, 2025, meeting. This motion is based on the following findings:**

1. **In accordance with Section 10-3-2(A) of the Town Code, the requested zone change meets not only one necessary requirement, but meets two requirements for a zone change: One, the zone change will accommodate substantial changes and conditions due to a growing community of residents, businesses, and visitors, providing needed services as a result. Two, promote the goals and objectives of the General Plan by promoting community health and wellness and facilitating first-class medical facilities and care.**

**Second by Paul Zimmerman.**

**Discussion of the motion:** There was no additional discussion.

**Vote on Motion:**  
**Kenaston: Ave**  
**Zimmerman: Ave**  
**McCulloch: Ave**  
**LaBorde: Ave**  
**Bhatti: Ave**  
**The motion passed unanimously.**

3. **Public Hearing: Ordinance 2025-20** Amending Chapter 10-7A of the Town Code by Adding Medical Offices, Drugstores, Pharmacies, and Medical Clinics as Permitted Uses in The PU Zone. Staff Contact: Thomas Dansie.

**Staff Presentation:**

Mr. Dansie explained that the current Town Code included a definition of medical or dental clinic, but the specific use was not identified on the Permitted Uses Chart in Code Section 10-7A. The medical clinic had been operating as a legal nonconforming use in the Public Use Zone on Town Hall property for over 40 years. Mr. Dansie said the proposed amendment would allow medical clinics as permitted uses in the Central Commercial, Village Commercial, and Public Use Zones. He said the question for the Planning Commission to consider was whether to allow medical clinics in the Town, and if so, were the CC, VC, and PU Zones appropriate zones for the use.

Mr. Dansie said pharmacies were currently listed as prohibited in the PU Zone on the Permitted Uses Chart, so an associated change would be needed to specifically allow drugstores and pharmacies as permitted uses in the PU Zone.

**Questions from the Commission:**

Responding to a question from Ms. McCulloch, Mr. Dansie showed the Permitted Use Chart and the inconsistency with pharmacy and medical office uses.

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

**Motion made by Jennifer McCulloch to open the Public Hearing. Seconded by Paul Zimmerman.**

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: 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.**

**Vote on Motion:**

**Kenaston: Aye**

**Zimmerman: Aye**

**McCulloch: Aye**

**LaBorde: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

**Commission Deliberation:**

Mr. Zimmerman said he believed it was appropriate to have a medical clinic on public property in the PU Zone, and appropriate to have an on-site pharmacy associated with the clinic, but expressed concern with the idea of pharmacies popping up on other PU Zones not associated with a Town-sponsored clinic. Mr. Kenaston suggested permitting pharmacy and drugstore use as ancillary to medical clinic use. Mr. Dansie pointed out drugstore and pharmacy use were currently permitted in CC and VC Zones. Mr. Dansie suggested keeping drugstore and pharmacy use as currently listed for the CC and VC Zones, and adding another line for pharmacy and drugstore use in conjunction with medical clinic use in the PU Zone.

**Motion made by Jennifer McCulloch that the Planning Commission recommends approval of the proposed ordinance revision to allow dental and medical clinics, pharmacies, and drugstores that are ancillary to a medical clinic in the Public Use Zone, as discussed in the Commission's December 3, 2025, meeting. This motion is based on the following findings:**

- 1. The purpose of the Public Use Zone is listed in Section 10-12-1 of the Town Code. The Public Use Zone is established to provide for the location and establishment of public and quasi-public facilities.**
- 2. Section 10-2-2 of the Code defines "quasi-public use" as: A use operated by a private nonprofit, educational, religious, recreational, charitable, or philanthropic institution, such use having the purpose primarily of serving the general public.**
- 3. Medical clinics provide services as private nonprofit organizations providing services to the general public.**
- 4. Medical clinics fit the purpose of public uses, therefore, are appropriate to be included in Public Use Zones.**
- 5. The revision supports the directive of the General Plans Vision Statement: Amenities and Services, the Public Health General Goal, Public Health Sub-Goal A, Public Health Sub-Goal A1c.**

**The motion includes the following conditions:**

- 1. The definition of clinic, dental, or medical includes pharmacies and, in this case, the change will include pharmacies that are associated with a medical clinic.**

**Second by Paul Zimmerman.**

Discussion of the motion: There was no additional discussion.

**Vote on Motion:**

**Kenaston: Aye**

Zimmerman: Aye  
McCulloch: Aye  
LaBorde: Aye  
Bhatti: Aye  
The motion passed unanimously.

4. Discussion and Possible Recommendation for Appointment of Planning Commission Chair and Vice-Chair for 2026.

Mr. Kenaston said he believed there were many good choices on the Planning Commission for both the Chair and Vice Chair positions. He said he had served as Chair for two years and would opt out of both positions for 2026. Mr. Kenaston expressed the opinion that Jennifer McCulloch had taken a lead role in agenda item discussions and in handling motions in the last year. He said Terry Kruschke had shared with him a willingness to remain Vice Chair, with no interest in the 2026 Chair position. Chair Kenaston said Terry Kruschke had expressed interest in Jennifer McCulloch serving as Chair.

Motion made by Mellisa LaBorde that the Planning Commission recommend approval of Jennifer McCulloch as the Chairperson for the Planning Commission in 2026.  
Second by Paul Zimmerman.

Discussion of the motion: There was no additional discussion.

Vote on Motion:  
Kenaston: Aye  
Zimmerman: Aye  
McCulloch: Aye  
LaBorde: Aye  
Bhatti: Aye  
The motion passed unanimously.

Motion made by Jennifer McCulloch that the Planning Commission recommend approval of Terry Kruschke as the Vice Chairperson for the Planning Commission in 2026.  
Second by Paul Zimmerman.

Discussion of the motion:

Mr. Bhatti inquired about Mr. Kruschke's health and expected return. Mr. Kenaston reported that he had spoken with Mr. Kruschke recently and that he plans to resume attending Commission meetings at the beginning of the new year.

Vote on Motion:  
Kenaston: Aye  
Zimmerman: Aye  
McCulloch: Aye  
LaBorde: Aye  
Bhatti: Aye  
The motion passed unanimously.

## **B. Adjourn**

Motion made by Paul Zimmerman to Adjourn at 05:47 p.m. The motion was seconded by Mellisa LaBorde.

Vote on Motion:  
Kenaston: Aye  
Zimmerman: Aye  
McCulloch: Aye

LaBorde: Aye  
Bhatti: Aye  
The motion passed unanimously.

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Robin Romero, Town Clerk

**APPROVAL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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

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