MINUTES OF THE SPRINGDALE PLANNING COMMISSION WORK MEETING ON WEDNESDAY, FEBRUARY 18, 2026, AT 5:00 PM AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UT 84767

The meeting convened at 5:00 PM.

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

EXCUSED: Commissioner Rich Swanson.

ALSO PRESENT: Director of Community Development Thomas Dansie, Principal Planner Niall Connolly, Zoning Administrator Kyndal Sagers, Town Clerk Robin Romero, Deputy Town Clerk April Raddatz recording, and Parks & Recreation Director Ryan Gubler. See the attached sheet for attendees.

Ms.McCulloch designated Mellisa LaBorde as voting member in the absence of Commissioner Swanson.

Approval of the Agenda:

Motion made by Paul Zimmerman to approve the agenda. The motion was seconded by Mellisa LaBorde.
Vote on Motion:
Tom Kenaston: Aye
Terry Kruschke: Aye
Jennifer McCuloch: Aye
Paul Zimmerman: Aye
Mellisa LaBorde: Aye
The motion passed unanimously.

General Announcements:

Mr. Dansie announced that 2/19/2026 at 6 PM at the Canyon Community Center there was a community gathering on a messaging initiative for the town.

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

A. Action Items

1. Design Development Review: The Town of Springdale is Seeking Approval of Plans for the Expansion of The George A Barker River Park into Parcel S-150-D. Staff Contact: Niall Connolly

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Staff Presentation:

Mr. Connolly explained that several years earlier the Town had purchased Parcel S-150-D with the intention of expanding the River Park. The Town was now applying for Design Development Review approval for the park expansion.

The proposed improvements included refurbishment of the restrooms, resurfacing and reconfiguring the vehicle entry and parking area (without expanding it), construction of new paved trails, creation of a central lawn with zero-scape landscaping, grading for a native riparian amphitheater, installation of new benches and trash and recycling receptacles, and removal of primarily non-native trees along the boundary to facilitate the expansion.

Because the improvements were located within the erosion hazard area, an Erosion Hazard Permit Application had been submitted and would be considered later in the meeting. The Commission was asked to review the proposal for compliance with applicable Town Ordinances.

Mr. Connolly also clarified that certain improvements shown in some engineering drawings—such as a river viewing platform and a new restroom building and pavilion—were not part of the current proposal. Any approval granted could specify that it was based only on the Assist Architects drawings and excluded the river viewing platform, a new restroom building, and pavilion.

Commission Questions and Discussion:

Mr. Krushke asked about concrete stairs, as he was unable to find it on the drawing. Mr. Gubler answered his questions and clarified that there are stairs included in the new pedestrian entry, next to a ramp.

Another question from Mr. Krushke asked about outdoor lighting, and Mr. Gubler verified that there is no outdoor lighting plan.

Mr. Krushke also inquired if there was an irrigation plan. Mr. Dansie clarified that the landscape contractor had not been selected, and the technical details of how the irrigation was going to come together had not been decided, but the overall landscape design had been designed according to the overall principle of concentrating areas of high irrigation, which is the lawn, and segregating those areas from areas of low irrigation use, which is the riparian areas. Mr. Dansie suggested that Commission could make a motion that the intent of the Ordinance in terms of making sure the landscape facilitates water-wise irrigation had been met, and once the irrigation plan was finalized that it needed to be submitted for approval. Mr. Krushke asked if would need to come back to Commission, or if they could assign that to Staff. Mr. Dansie clarified that they could either require to see the irrigation plan for approval, or they could assign it to staff, and either way was acceptable.

Ms. McCuloch stated that she was fine putting the irrigation plan as a condition and having staff verify that it was compliant, as opposed to having it come back to Commission.

Mr. Krushke addressed that the parking lot is currently in the 100-year flood zone, and according to current codes that was non-complying. Since the parking lot is not expanding or changing shape, it was stated that it currently was legal non-complying.

Mr. Krushke verified that there are the correct number of trees, existing and in the future, to meet the criteria for current City Ordinance. The Ordinance currently is one per thousand square feet.

Motion made by Terry Kruschke that the Planning Commission approve the proposed Design Development Review for the expansion of the George A. Barker River Park as discussed in the Commission meeting on February 18th, 2026. This motion is based on the following findings:

1. **The proposed expansion of George A. Barker River Park complies with the Town Ordinances for grading, landscaping, public parking, architectural standards, and building materials.**
2. **The proposed expansion of the George A. Barker River Park supports Subgoal A of The Springdale General Plan, Section 6, regarding parks, recreation in the arts through further development of park and recreational facilities to meet the needs of residents and visitors.**

This motion is based on the following conditions:

1. **The approval does not include a new restroom, the river viewing platform or pavilion which were part of the original ideas.**
2. **The irrigation will follow the Landscape Zone Plan as required by the Ordinances.**

Second by Paul Zimmerman.

Discussion of the motion: There was no additional discussion.

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

2. Erosion Hazard Permit: The Town of Springdale is Requesting an Erosion Hazard Permit in Connection with the Expansion Plans for the George A Barker River Park. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly explained that the proposed River Park expansion included improvements and grading within an Erosion Hazard Zone, which required an erosion hazard permit. An erosion hazard study prepared by Rosenberg Associates found that the proposed improvements would not increase flood hazards or erosion.

The study noted that if a new restroom building were constructed in the future, additional erosion protection might be necessary, potentially through deeper foundations rather than riprap or other hard stabilization methods. However, since no new buildings were included in the current proposal, no erosion protection measures were required at this time.

The Commission was asked to review the application to ensure proper procedures had been followed and to determine whether to approve the Erosion Hazard Permit.

Commission Questions and Discussion:

Mr. McCulloch recommended adding conditions to the motion, those conditions came from the Rosenberg Associates report, numbers 4.2, 4.3, 4.4, and 4.5.

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Motion made by Terry Kruschke that the Planning Commission approve the proposed Erosion Hazard Permit associated with the expansion of the George A. Barker River Park as discussed at the Planning Commission meeting on February 18th, 2026. The motion is based on the following findings:

1. **The erosion assessment and permit application apply with the Town Code Title 10, Chapter 13E Erosion Hazard Zone and find that the proposed improvements will not result in an increase in base flood elevation or result in increase risk of erosion on or offsite.**

This motion is based on the following conditions:

1. **The submitted George A. Barker River Park Design Development Review plans do not at this time include the new restroom, river viewing platform, or the pavilion as discussed in the erosion hazard study. If these items are proposed for future development, then the erosion hazard study must be reviewed in relation to those improvements.**
2. **In the Erosion Hazard Assessment from Rosenberg Associates, items 4.2, 4.3, 4.4, and 4.5 refer to aspects of responsibility. The Commission would like to highlight that the stream banks are not disturbed, the stream stability and adjacent properties are not affected, that there is perpetual access for town maintenance, and that the owners are responsible for the risks.**

Second by Paul Zimmerman.

Discussion of the motion: There was no additional discussion.
Vote on Motion:
Zimmerman: Aye
McCulloch: Aye
LaBorde: Aye
Kenaston: Aye
Kruschke: Aye
The motion passed unanimously.

B. Adjourn

Motion made by Paul Zimmerman to Adjourn at 5:30 PM The motion was seconded by Terry Kruschke.
Vote on Motion:
Zimmerman: Aye
McCulloch: Aye
LaBorde: Aye
Kenaston: Aye
Kruschke: Aye
The motion passed unanimously.

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April Raddatz, 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.