



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, JANUARY 21, 2026, 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:** Ordinance 2026-02 Amending Chapter 10-24-7 of the Town Code Regarding Banner Permits by Adding Additional Permit Requirements, General Standards, And Allowing Banners in the PU Zone. Staff Contact: Kyndal Sagers
2. Request for Encroachment into Side Setback Pursuant to Section 10-11B-7 on Parcel S-141-G-1-A Located at 44 Hummingbird Lane. Applicant: Ken Tyler. Staff Contact: Thomas Dansie.

B. Consent Agenda

1. Approval of Minutes from November 5th and 19th, and December 3rd, 2025.

C. Adjourn

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

<https://www.youtube.com/@SpringdaleTownPublicMeeting>

APPROVED Jennifer McCullough DATE 1/20/26^{21 PM}
This agenda was posted at the Springdale Canyon Community Center and Town Hall at 11:20 am/pm by R. R. R. on 01/16/2026

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson (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>



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON
WEDNESDAY, JANUARY 21, 2026, 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 Jennifer McCulloch, Commissioners Paul Zimmerman, Kashif Bhatti, and Matt Fink from Zion National Park.

EXCUSED: Commissioners Tom Kenaston, Terry Kruschke, Mellisa LaBorde, and Rich Swanson.

ALSO PRESENT: Director of Community Development Thomas Dansie, Zoning Administrator Kyndal Sagers, and Town Clerk Robin Romero, recording. See the attached sheet for attendees.

Ms. McCulloch designated Mr. Bhatti as voting members in the absence of the excused Commissioners.

Approval of the Agenda:

Motion made by Paul Zimmerman to approve the agenda. The motion was seconded by Kash Bhatti.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.

General Announcements:

Ms. Sagers stated there will be a history presentation at the Canyon Community Center January 30th at 2 PM. She also announced that there would be a revegetation of willows project on January 31st, 2026 at River Park at 1:00 PM.

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

A. Action Items

1. **Public Hearing:** Ordinance 2026-02 Amending Chapter 10-24-7 of the Town Code Regarding Banner Permits by Adding Additional Permit Requirements, General Standards, And Allowing Banners in the PU Zone. Staff Contact: Kyndal Sagers

Staff Presentation:

Ms. Sagers requested to propose banner changes. Currently, banners were allowed in the VC and CC zones. The proposed revisions would allow for banners to also be in the PU zone.

Questions from the Commission:

Mr. Zimmerman reminded the Commission that banners were currently allowed for no more than 17 days and up to four times per year. He questioned whether that limit was sufficient for the town.

Ms. Sagers stated that she believed the limit was sufficient and suggested it could be updated if needed. Mr. Zimmerman clarified that the allowance seemed sufficient for the public but questioned whether it was adequate for businesses.

Ms. McCulloch inquired about the history of banner usage, specifically how often businesses applied for banner permits. Ms. Sagers recalled that most businesses generally used about two banners per year, though some applied more frequently.

Mr. Zimmerman and Ms. McCulloch both felt that allowing four banners per year might be too restrictive and suggested discussing a different number.

Ms. McCulloch referenced a public comment letter regarding banners installed with stakes and asked whether that practice had occurred in the past. Ms. Sagers responded that many banners were installed with stakes to improve visibility, especially when buildings were set farther back.

Ms. McCulloch also referenced the public comment concerning the requirement for a letter from the property owner and asked about the reasoning behind it. Ms. Sagers explained that property rights remained with the property owner, and the purpose for the letter from the property owner was to protect their banner rights, rather than having a different organization or somebody that was not the property owner use one of their banner rights.

Ms. McCulloch asked whether allowing a photograph in place of a site plan would be beneficial. Ms. Sagers stated that either could be acceptable, depending on interpretation, but noted that a signed rendering was still required.

Questions from the Public: There were no questions from the public. Commission does have a public comment letter, therefor the meeting was open to Public Hearing.

Motion made by Paul Zimmerman to open the Public Hearing. Seconded by Kash Bhatti.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.

Public Comments: There were no public comments.

Motion made by Paul Zimmerman to close the Public Hearing. Seconded by Kash Bhatti.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.

Commission Deliberation:

Commission discussed that four banners per year might be too limited, and that current limits were too restrictive. They also discussed that if they relaxed the number of banners, if they should also relax the time interval between banners. Mr. Dansie asked a clarifying question to Ms. McCulloch that what she was suggesting was 12 banners per year and the time frame in between banner display periods was two weeks and the maximum display of any single banner was also two weeks. Ms. McCulloch confirmed.

Motion made by Paul Zimmerman that the Planning Commission recommends approval of the proposed changes to Chapter 10-24-7 of the Springdale Town Code regarding banners as discussed in the Commission's January 21, 2026, meeting with the following modification:

- 1. The public use zone banner periods be modified to a maximum of 14-day display, 12 per year, and a 14 day between the display of each of the banners.**

Second by Kash Bhatti.

Discussion of the motion:

Mr. Dansie asked for clarification from Mr. Zimmerman that the motion would only apply to banners in the public use zone and other banners would be subject to the standards that were currently drafted.

Mr. Zimmerman confirmed that was correct.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.

2. **Discussion Request for Encroachment into Side Setback Pursuant to Section 10-11B-7 on Parcel S-141-G-1-A Located at 44 Hummingbird Lane. Applicant: Ken Tyler. Staff Contact: Thomas Dansie.**

Staff Presentation:

Mr. Dansie explained that the applicant is seeking the Commission approval for a reduction in setbacks, and not the overall project or development. He further clarified that the grading permit approval would be decided by staff, the Commission was only being asked to review and approve a reduction in setbacks. The purpose for the reduction in setbacks was for relocation for a driveway and property access, due to an adjacent property being developed.

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

Commission Deliberation:

Mr. Zimmerman addressed a potential issue, and asked if there had been contact with the neighbor. The applicant will not be encroaching on the neighbor, but would potentially be encroaching under the setback.

Mr. Dansie said that in the write up, the applicant had spoken with the adjacent property owner, and the adjacent property owner had agreed to this. Mr. Dansie had not independently verified that, but clarified that in the write up, it was mentioned that the property owner did speak with the neighboring property owner.

Motion made by Paul Zimmerman to approve the request for encroachment into side setback in accordance with the discussion of the Planning Commission's meeting January 21, 2026. This motion is based on the following findings:

1. **It satisfies the criteria of Section 10-11B-7.**
Second by Kash Bhatti.

Discussion of the motion: There was no additional discussion.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.

B. Consent Agenda

1. Approval of Minutes from November 5th and 19th, and December 3rd, 2025.

Motion made by Paul Zimmerman to approve the Consent Agenda for the Minutes from November 5th and 19th, and December 3rd, 2025. The motion was seconded by Kash Bhatti.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.

C. Adjourn

Motion made by Paul Zimmerman to Adjourn at 5:25 p.m. The motion was seconded by Kash Bhatti.

Vote on Motion:

Bhatti: Aye

Zimmerman: Aye

McCulloch: Aye

The motion passed unanimously.



April Raddatz, Deputy Town Clerk

APPROVAL:

DATE:

3/18/26

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



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting: Planning Commission Regular Meeting

Date: 01/21/2026

ATTENDEES:

Name (please print)

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I would like to make a comment on item one of the upcoming planning commission agenda.

As a business who uses banners, I just want to clarify a few things.

1. Does the town and commission feel appropriate for banners to be installed with stakes on either side of them? I don't feel it's appropriate for banners to be installed near the right ways or put up with posts. Banners should be installed and away on the existing building or structure in which the applicant houses. They should not be allowed to be placed in yards or frontages along SR nine without them being attached to an existing structure.

2. As a former tenant and also landlord of 25 years, I would say it's a bit of an overreach to ask for a letter from the property owner every time a banner gets hung up. I could understand the letter being necessary if there's permanent installations or changes happening on the property, such as a new freestanding sign, or modifications to the building, which would impact the owner at a deeper commitment. Having a banner hung up for two weeks is incidental and part of potentially normal operations for an entity and is outside the necessity of property Owner interaction.

3. Site plans sometimes can be obscure especially for hanging a 10ft.² banner. It would be better to request a photographic rendering that shows where the banner will be on the building or structure. That way enforcement even on a drive-by could see if it matches with the applicant original picture where they said the banner was going to be placed versus them having to get out and do a scale measurement off the property drawing, in which lot lines are never obvious especially on SR 9, where the right away is not always contiguous with the sidewalks or buildings.

Thank you for these considerations,

With regards,

Jonathan Zambella
Owner
Zion Guru-Namastay