



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • (435) 772-3434

PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING
ON WEDNESDAY, FEBRUARY 4, 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. Oath of Office

1. Terry Kruschke, Commissioner

B. Discussion / Non-Action Items

1. Discussion Following Direction from the Town Council to Revise Chapter 10-21 of the Town Code, Relating to the Repair and Refurbishment of Noncomplying Buildings. Staff Contact: Niall Connolly.
2. Discussion of Renovation of Noncomplying Buildings in the Commercial Zones. Staff Contact: Tom Dansie.

C. Adjourn

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

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

APPROVED

DATE

2/04/20

This agenda was posted at the Springdale Canyon Community Center and Town Hall at 11:30 am pm by R. Emerson on 01/30/2020

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 WORK MEETING ON
WEDNESDAY, FEBRUARY 04, 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 Matt Fink from Zion National Park.

EXCUSED: Commissioner Rich Swanson.

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

Ms. McCulloch designated Ms. 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:

Kenaston: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

LaBorde: Aye

The motion passed unanimously.

General Announcements:

Mr. Dansie welcomed new Deputy Town Clerk April Raddatz.

Mr. Dansie announced that on Tuesday, February 17, 2026, a community presentation and information session would be held regarding the Wildland Urban Interface Zone and the establishment of the Wildland Urban Interface boundary in Springdale, with the time to be determined.

Ms. Sagers announced that on Thursday, February 19, 2026, a messaging initiative was scheduled for 6:00 PM at the Community Center.

Ms. Sagers also announced that on Friday, March 6, 2026, from 2:00 PM to 4:00 PM at the Community Center, a celebration would be held for the Town Birthday Party.

Ms. Sagers stated that March 2–6, 2026, had been designated as Local's Week.

Commissioner Bhatti announced that on Friday, February 13, from 6:00 PM to 7:00 PM, ZArts' Artist in Residence program would feature Sam Wu, who would give a free public presentation at the Canyon Community Center.

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

A. Oath of Office

1. Terry Kruschke, Commissioner

B. Discussion / Non-Action Items

1. Discussion Following Direction from the Town Council to Revise Chapter 10-21 of the Town Code, Relating to the Repair and Refurbishment of Noncomplying Buildings. Staff Contact: Niall Connolly (Mr. Connolly was not present, Mr. Dansie was the replacement Staff Contact).

Staff Presentation:

Mr. Dansie recapped previous discussions for this topic. He reviewed previously discussed definitions of "removal" of a non-compliant building, and "ordinary maintenance and repair" of a non-compliant building. Mr. Dansie highlighted a primary concern for the Commissioners as being the setbacks. He reminded the Commissioners that an idea had been proposed that for certain neighborhoods, the setbacks be re-evaluated and possibly adjusted to bring a majority of the non-compliant buildings into compliance. Niall Connolly created a table of proposed setback changes, those proposed changes were disclosed in the staff report. Mr. Dansie states that the State Law defines removal of a non-compliant building as: "When a property owner voluntarily demolishes a majority of the non-complying structure." Mr. Dansie suggests an idea that the Commissioners use the State of Utah law as a building foundation to create verbiage to define "removal" of a non-compliant building. Mr. Dansie then reads the current town code for ordinary maintenance and repair: "Ordinary maintenance and repair of non-complying buildings and structures is allowed so long as such maintenance and repair will not result in expansion of any non-conformities or creation of new non-conformities, ordinary maintenance and repair means improvements made to a building for the purpose of keeping the structure from state of repair and protecting the structure from failure or decline. The terms shall also apply to the rehabilitation of the building or structure which is in disrepair, for the purpose of making the structure safe and sanitary in accordance with local building code. Further, interior improvements within existing walls, not resulting in additional habitable space, shall be permitted." Mr. Dansie then suggests that further verbiage for ordinary maintenance and repair could be considered for further clarification for the code.

Commission Questions and Discussion:

Mr. Kruschke brought up concerns about the proposal to create new zones and suggested that making things more difficult could bring unintended consequences later. He advised caution about going down the path of having different rules for different neighborhoods. He posed the question, "Is Springdale a town with a bunch of different neighborhoods with a bunch of different rules?" and inquired whether that was the direction the proposed changes would take the town. He stated that this could lead to future complaints and problems with property owners in the town.

Mr. Zimmerman expressed concerns similar to those of Mr. Kruschke and stated that he was not comfortable with adopting changes to the current code. He indicated that he did not feel that was the solution for the long-term outlook. He reinforced the importance of adhering to the General Plan and emphasized the long-term impacts in relation to the General Plan.

Ms. McCulloch asked the Commission to take into consideration not only where a building currently existed, but also how it related to everything around it. She noted that when a building was constructed in one location, surrounding buildings were built with consideration to that original structure. She asked the Commission to consider how buildings had developed over time and acknowledged that it might not be easy to move a home and bring it into full compliance.

There was discussion about the difference between voluntary choice for changing a building, or changing a building due to necessity, and how that relates to requiring a building to come to full compliance or not.

There was a discussion about lots that under current setback rules, it would be impossible to build a house. There was a reminder about variance being a tool that some people in some situations could use if applicable.

Mr. Kruschke raised a concern that if non-compliant buildings needed to be rebuilt, requiring them to become compliant could make rebuilding impossible under current setback requirements for certain building and lot sizes. He stated that requiring a home to be rebuilt in full compliance might mean that, with current setbacks, the structure could not be rebuilt.

The Commission reviewed a draft table of setbacks showing existing and proposed setbacks for different zones. This review prompted a virtual tour of certain homes and neighborhoods using the GIS map on Springdale's website.

Commission agrees to put the conversation of setbacks aside, for the purpose of clarifying the definitions of "removal" and "regular maintenance and repair," and what is "voluntary" and what is "involuntary" removal of a home.

Mr. Dansie asked clarifying questions of the Commission to help staff develop proposed definitions, background information, and guidance regarding "removal," "regular maintenance and repair," and what constituted "voluntary" versus "involuntary" removal of a home.

2. Discussion of Renovation of Noncomplying Buildings in the Commercial Zones. Staff Contact: Thomas Dansie.

Staff Presentation:

Mr. Dansie revisited discussions from previous meetings about whether non-compliant buildings would be able to be rebuilt in the same footprint, should they need to be removed or renovated. Mr. Dansie explained that while the Town had many non-compliant commercial properties and aimed to align structures with the General Plan and land use ordinances, the Commission recognized that certain non-compliant features—particularly setbacks—contributed to the town's village character.

In response, staff proposed allowing commercial buildings that were non-compliant with setbacks to be rebuilt within the same footprint and generally the same height, whether removal was voluntary or involuntary. The proposal would not allow expansion of the building while retaining the non-compliant setback. All other non-compliant aspects of the property, such as parking and landscaping, would be required to come into compliance upon redevelopment. The approach was intended to promote incremental progress toward compliance while preserving the town's character.

Commission Questions and Discussion:

Mr. Kruschke asked clarifying questions about the bullet point which states "The height of the reconstructed building must not exceed the height of the existing building plus two feet (and in all cases must additionally comply with the current building height)." The concern is that somebody could add two feet incrementally until they were at the building height restriction of 26 feet.

Mr. Dansie clarified that there will be verbiage drafted to clarify on the ordinance about the two feet.

There was discussion about whether a particular non-compliant commercial property could realistically be rebuilt in compliance with parking and landscaping requirements under the proposed rules. It was suggested that relocating or reconfiguring a portion of the building's footprint—without increasing its size—might create space for additional parking and landscaping, potentially making redevelopment more viable.

Discussion was had about the draft ordinance being intentionally written to require rebuilding entirely within the existing footprint. This approach was meant to prevent property owners from retaining the benefit of a non-compliant setback while also expanding development potential. The goal was to preserve town character, not to create opportunities for enlargement.

Commissioners discussed whether allowing limited relocation of the footprint, without increasing its size, could serve as an incentive to improve properties and enhance town character. Mr. Dansie suggested that this would ultimately be a policy decision for the Commission. It was also observed that, under the current draft, an owner could construct a smaller building within the existing footprint to create room for parking and landscaping improvements, though the commercial viability of doing so might influence whether redevelopment would occur at all.

C. Adjourn

Motion made by Paul Zimmerman to Adjourn at 6:40 PM The motion was seconded by Terry Kruschke.

Vote on Motion:

Kenaston: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

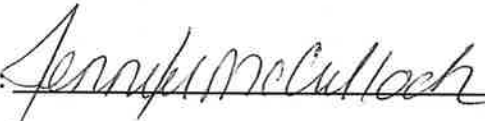
LaBorde: Aye

The motion passed unanimously.



April Raddatz, Deputy Town Clerk

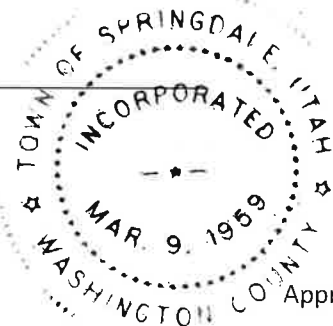
APPROVAL: _____



DATE: _____



A recording of the public meeting is available on the Town's YouTube Channel at [youtube.com/@SpringdaleTownPublicMeetings](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 Work Mtg. Date: 02/04/2020

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