



Robin Romero <rromero@springdale.utah.gov>

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**Public Hearing: Ordinance 2026 08 Review of Land Use Ordinance Amendment Application from Noel Benson. He has proposed an Amendment to Section 10-18-4 of the Town Code. He has suggested that Tiered Minimum Landscape and Open Space Requirements be Based on the Property size.**

1 message

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**Mike & Helen McMahan** [REDACTED]

Tue, Apr 14, 2026 at 2:56 PM

To: "nconnolly@springdale.utah.gov" <nconnolly@springdale.utah.gov>, "rromero@springdale.utah.gov" <rromero@springdale.utah.gov>

At the present time, Village Commercial is the only valley zone that applies a flat 60% landscaping requirement, regardless of property size. Tiered landscape ordinances already exist for Valley Residential and Central Commercial. It seems reasonable and fair that when a small lot of less than 1/2 acre is being considered for commercial development, an allowance should be made for landscape vs. open space. Mr Benson has suggested that with a 1/4 acre lot size or smaller, an amendment be made for 40% Landscape and 20% open. This would allow for adequate parking and pedestrian access and would enhance the appearance and appeal of the commercial lot. Thank you for considering our comments.

Respectfully,

Mike McMahan  
Helen McMahan