



Springdale Town <springdale@springdale.utah.gov>

Re: 04/15/2026 Planning Commission Regular Meeting Notice & Packet Materials

jonathan zambella [REDACTED]
To: Springdale Town <springdale@springdale.utah.gov>

Fri, Apr 10, 2026 at 6:12 PM

I would like to add public comment on the following items since i am not able to make it to the actual meeting.

1. I do support the general idea of tiered landscape requirements and it is applicable to the VC zone. I think the bigger picture that is more important, is that there are several non-conforming VC lots in Springdale that would benefit from redevelopment but the town standards are restrictive enough that great development is not possible without certain allowances, thus requiring variances. Decent options are available for development under the current ordinances but not great options when lots are tiny, eg less than 1/2 acre. The downside of changing the ordinances may be that because of lower landscape requirements, future small lot buildings could be pushed to max size without great design elements. As we have seen with several buildings in town (across all zones), even under our very thoughtful ordinances, they still don't eliminate bad taste. I believe it is appropriate to change ordinances when doing so aligns with the beautification of the town, enhances property values and provides for needed services that can prosper. This ordinance idea aligns with all three of those.

2. I recall one lot behind the Bit n Spur being granted the WHOZ in the FR zone. That case was unique in that it sits right next to large commercially used parcels (LaFave North and the Bit). But this one I question whether we open the door to allow subdivisions of every lot in the FR zone in the name of workforce housing? Even when deed restricted, who is going to enforce this? I believe the applicant's intent is pure, but they may not be the forever owners of the lots. Future owners who want to live in Springdale simply need to demonstrate that they work while they live here and then its workforce housing. Their job could be a "consultant" and work "in" Springdale, but not actually serve any of the businesses in town. Will their tax returns and W2s be reviewed? A home built on that lot is unlikely to be affordable housing. The current residence is a multi-million dollar home in today's market, and the build on the next lot will likely not be cheap. This is not the fault of the applicant at all, and this issue is likely an infirmity in the Workforce housing ordinance. Consider if the owners in the Watchman Subdivision with 2- 5 acre lots would apply for the Workforce overlay, is this appropriate type of development on these lots? Any lot in the FR-2 zone could have an ADU, which would be affordable employee housing for 2 people and not require and overlay zone or subdivision.

Thank you,

Jonathan Zambella
[REDACTED]

Sent from my mobile tether...please pardon my brevity...

On Apr 10, 2026, at 11:09 AM, Springdale Town <springdale@springdale.utah.gov> wrote:

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, APRIL 15, 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****