



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

AMENDED PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A **SPECIAL MEETING**
ON WEDNESDAY, MAY 6, 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****

*****The Amended Agenda modifies the type of meeting to a "Special" Meeting, and changes the Public Hearing to an Action Item*****

Approval of the agenda
General announcements
Declaration of Conflicts of Interest

A. Action Items

1. **Public Hearing:** Design Development Review. Mr. Hans Dunzinger requests approval to create an additional parking lot on his property, the Driftwood Lodge, 1515 Zion Park Blvd. Staff contact: Niall Connolly

B. Discussion / Non-Action Items

1. Discussion about a potential revision to the Town's parking standards. Staff contact: Tom Dansie.
2. Discussion about potential changes to the Land Use Code that will be necessary following adoption of the Wildland Urban Interface Zone. Staff contact: Niall Connolly

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 McCulloch

DATE

5-6-26

This agenda was posted at the Springdale Canyon Community Center and Town Hall at

12:00 am

pm by

A. Paddatz on *5-1-26*

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 SPECIAL MEETING ON
WEDNESDAY, MAY 06, 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 Rich Swanson, Terry Kruschke, Paul Zimmerman, Kashif Bhatti, Mellisa LaBorde, and Matt Fink from Zion National Park.

EXCUSED: Commissioners Tom Kenaston

ALSO PRESENT: Town Manager Thomas Dansie, Director of Community Development Niall Connolly, Town Clerk Kyndal Sagers, 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 the excused Commissioners.

Approval of the Agenda:

Motion made by Mellisa LaBorde to approve the agenda. The motion was seconded by Terry Kruschke.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

LaBorde: Aye

The motion passed unanimously.

General Announcements:

Mr. Dansie announced Kyndal Sagers as the new Town Clerk.

With that change, Mr. Connolly announced that due to staffing shortages in the Community Development department, they are pausing some lower level priority projects.

There was also a suggestion that the June 03, 2026 Work Meeting be canceled. That would have to be on the next Agenda to be voted on, no action would be taken in this meeting for that to happen.

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

A. Action Items

1. Public Hearing: Design Development Review. Mr. Hans Dunzinger requests approval to create an additional parking lot on his property, the Driftwood Lodge, 1515 Zion Park Blvd. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly presented a Design Development Review application submitted by Hans Dunzinger for the Driftwood Lodge. The application proposed adding 10 parking spaces adjacent to a new building nearing completion. Mr. Connolly explained that the parking spaces would serve hotel guests and reviewed how the submitted plans complied with applicable town code requirements. He also introduced Tony Brooksby, the contractor, for any questions.

There was no Applicant Presentation.

Motion made by Terry Kruschke to open the Public Hearing and move into the Public Comment period. The motion was seconded by Paul Zimmerman.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

LaBorde: Aye

The motion passed unanimously.

Public Comments: There were no public comments.

Motion made by Paul Zimmerman to close the Public Hearing period. The motion was seconded by Mellisa LaBorde.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

LaBorde: Aye

The motion passed unanimously.

Commission Questions and Discussion:

There were suggestions made by Commissioners on things to be added to the motion. Ms McCulloch suggested a substitution of the plants to be a more native plant, she also suggested the color of the concrete to be in the Town's color palette. Mr. Kruschke suggested a condition on the lights being in compliance upon completion.

Motion made by Terry Kruschke that the The Planning Commission approves the Design Development Review application for 10 new parking spaces at The Driftwood Lodge, 1515 Zion Park Boulevard. This motion is based on the following findings.

1. The parking lot expansion complies with Section 10-23 of The Town Code regarding off street parking requirements and standards.
2. The parking lot expansion also complies with Sections 10-18-4 and 10-18-6 of The Town Code regarding landscaping requirements.

The motion is based on the following conditions:

1. The concrete color must be the Town approved Davis Color #5084 2% (2lbs per 100lbs of concrete) or a pre-approved equal alternative.
2. The proposed parking light fixtures as stated by the applicant appear to be compliant with Title 10 Chapter 15C of the Town Code. Although detailed specifications were not provided, compliance must be verified prior to completion of the project.
3. The landscape plan called for pampas grass and gray leaf cotoneaster, and they are both considered non-native. They're not specifically prohibited, but we would encourage the applicant to find other native plants to replace these.

Motion was second by Paul Zimmerman.

Discussion of the motion: There was no additional discussion.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

LaBorde: Aye

The motion passed unanimously.

B. Discussion / Non-Action Items

1. Discussion about a potential revision to the Town's parking standards. Staff Contact: Tom Dansie.

Staff Presentation:

Mr. Dansie stated that, in previous planning commission meetings, there was discussion of possible revisions to the town's parking standards and explained that communities across the country had been reevaluating parking requirements to better support land use and transportation goals. Following prior discussion, the commission had requested additional parking data and directed Staff to develop an action plan for gathering that information.

Mr. Dansie outlined a proposed process that included inventorying all public and private parking spaces in town and conducting parking utilization counts at different times of day, on different days of the week, and during different seasons. He explained that similar studies had previously been completed in 2007, 2015, and 2016, and that a new study would allow comparisons over time and provide insight into the effectiveness of the town's on-street parking management program.

Mr. Dansie noted that due to limited staffing resources, the originally proposed schedule could not be completed as planned. Instead, he recommended postponing the parking counts until later in the summer to include the Labor Day holiday period and early fall conditions.

Commission Questions and Discussion:

Mr. Swanson inquired about how to distinguish between those parking to be patrons of businesses and those parking to go into Zion. Mr. Dansie answered that there's no definitive way to tell, but sometimes there are clues, such as where the vehicle is parked. Mr. Swanson also asked how to tell whether a vehicle is parked in a business parking lot because the driver is in the restaurant or the store, or whether the vehicle has been parked there all day. Mr. Dansie said there is a way to track that, but we do not have the technical capacity or resources to do so, so in the past, we have relied on a vehicle count. Mr. Kruschke asked that, while conducting this study, it would be possible to identify the number of parking spaces at commercial and business locations to see whether owners have met the minimum parking requirements. Mr. Dansie stated that it was something done in the past and that it was a very important metric to include in the plans. The consensus was that Staff would look at late Summer/Early Fall as a potential date for this study.

2. Discussion about potential changes to the Land Use Code that will be necessary following adoption of the Wildland Urban Interface Zone. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly discussed the upcoming adoption of the Wildland Urban Interface (WUI) code and explained that some existing land-use standards might conflict with the new fire-safety requirements. He identified potential conflicts related to approved building materials and landscaping standards associated with defensible space requirements.

Mr. Connolly noted that some currently permitted wood materials, including wood siding and wood shingles, might not meet WUI fire-rating standards and suggested that the town consider removing those materials from the approved list while adding fire-rated alternatives such as fiber cement siding. He also explained that defensible space requirements could conflict with existing landscaping standards that encouraged tree planting and replacement, particularly on smaller lots where trees were often located close to structures.

Mr. Connolly emphasized the need to balance wildfire safety with the ecological and aesthetic benefits of native vegetation and trees.

Commission Questions and Discussion:

Commissioners discussed the possibility of incorporating ignition-resistant roofing and building material standards into the town code as part of the Wildland Urban Interface code updates. Discussion focused on using fire-resistance classifications, such as Class A, B, or C ratings, rather than listing specific materials in the ordinance in order to avoid outdated standards over time.

Commissioners also noted that some highly fire-resistant roofing materials were only available in colors that did not currently comply with the town's color palette requirements. Mr. Connolly acknowledged that the town might need to consider adjustments to its color and material standards if it wanted to encourage the use of more fire-resistant products. Additional discussion addressed trade-offs between fire resistance, durability, and

appearance, as well as whether ignition-resistance classifications should be formally incorporated into the code.

C. Adjourn

Motion made by Paul Zimmerman to Adjourn at 6:24 PM The motion was seconded by Terry Kruschke.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: 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. 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**

Date: **05/06/2026**

ATTENDEES:

Anthony Brooksby

Name (please print)

T&D Construction president

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)

Name (please print)

Title (please print)