



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, APRIL 1, 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. Discussion / Non-Action Items

1. Discussion About Potentially Introducing a Requirement for a New Permit to Deal with Construction Phase Stormwater Management. Staff Contact: Niall Connolly
2. Discussion About a Potential Revision to the Town's Parking Standards. Staff Contact: Thomas Dansie

B. 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 *4/01/26*
This agenda was posted at the Springdale Canyon Community Center and Town Hall at *10:30* am/pm by *aldrich* on *3-27-26*

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Robin Romero (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, APRIL 1, 2026, AT 5:00 PM
AT THE CANYON COMMUNITY CENTER,
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 5:02 PM.

MEMBERS PRESENT: Chair Jennifer McCulloch, Commissioners Terry Kruschke, Kashif Bhatti, and Matt Fink from Zion National Park.

EXCUSED: Commissioners Tom Kenaston, Paul Zimmerman, Rich Swanson, and Mellisa LaBorde.

ALSO PRESENT: Town Manager Thomas Dansie, Principal Planner Niall Connolly, and Deputy Town Clerk April Raddatz recording. See the attached sheet for attendees.

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

Approval of the Agenda:

Motion made by Terry Kruschke to approve the agenda. The motion was seconded by Kashif Bhatti.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Bhatti: Aye

The motion passed unanimously.

General Announcements:

Mr. Dansie announced that Mr. Connolly is the new Director of Community Development, with an official first date of April 8th, 2026.

Mr. Fink announced Navy Day in the Park on Monday, April 20th, 2026, and emphasized the free concert at 6 PM at the OC Tanner that same night.

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

A. Discussion / Non-Action Items

1. Discussion About Potentially Introducing a Requirement for a New Permit to Deal with Construction Phase Stormwater Management. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly explained that this was a continued discussion from the previous commission meetings regarding ways for the town to more effectively manage pollution impacts associated with construction activities, including stormwater runoff and dirt tracked onto streets. It was noted that the state already had a stormwater permit process in place, and discussion had previously focused on whether the town should implement a similar process.

Mr. Connolly outlined several options for consideration. The first option was to create a town permit process that was similar to the state process. The second option was to establish a permit requirement for projects involving land disturbance. A third option involved creating a new permit process. The fourth option was to avoid creating a new permit process altogether and instead strengthen the Town's enforcement authority by adding code language that would allow code enforcement staff to take stronger action when pollution impacts from construction sites were identified.

Mr. Connolly also clarified earlier discussion regarding best management practices for stormwater control. It was recommended that these practices provide flexibility that could be applied appropriately to individual construction sites, rather than mandatory requirements for every project. Contractors would be able to determine which measures were necessary for their specific sites without implementing unnecessary or overly burdensome practices. He introduced Public Works Street Supervisor Robert George, and offered that he could help answer any questions.

Commission Questions and Discussion:

Mr. Kruschke asked to clarify the intent and the problem the Town and Staff were trying to solve. Mr. George mentioned that he has worked for the Town of Springdale since 2015, and he had seen the state come in only once in almost 11 years to enforce compliance at a construction site. Therefore, the intent of the conversation was to determine which best practices the Town of Springdale could create and implement to address pollution impacts associated with construction activities. It is state-regulated, but with a potential Town Code in place, the intent is that it also could be regulated under Town Code guidelines.

Mr. Kruschke suggested adding verbiage about washout from concrete if pesticides, herbicides, fertilizer, or other chemicals were applied, and a possible minimum SF for a project before certain criteria would be applicable. Ms. McCulloch added that additional language defining activity, for example, pulling weeds and clearing of vegetation debris, is different than cutting down trees. Mr. Kruschke agreed and emphasized that he wanted to avoid requiring people to obtain a permit for small projects.

2. Discussion About a Potential Revision to the Town's Parking Standards. Staff Contact: Thomas Dansie

Staff Presentation:

Mr. Dansie gave a brief history and interesting facts about the evolution of parking standards. He explained that modern parking standards originated during the rise of automobile use in the 1940s through the 1960s, when municipalities began requiring new developments to provide parking for increasing numbers of vehicles. Over time, planners relied heavily on parking standards published by transportation experts and often adopted standards from neighboring communities, resulting in fairly uniform parking requirements across the country.

He further explained that recent research and critiques of parking minimums had noted that they had encouraged automobile dependence while discouraging walking, biking, and transit use. It was also explained that many parking standards may not accurately reflect actual parking demand because they were broadly copied across communities with different needs. Additionally, parking minimums were designed to accommodate peak demand, such as Black Friday, which often resulted in large amounts of underused parking during non-peak seasons, resulting in inefficient land use. He noted that excessive parking could contribute to environmental impacts such as increased stormwater runoff, the urban heat island effect, and changes in community character.

Mr. Dansie further explained that many communities had begun reevaluating parking requirements and, in some cases, reducing or eliminating parking minimums altogether, allowing property owners to determine parking needs based on market demand. Some communities had even adopted parking maximums. The discussion focused on whether similar approaches might help Springdale better achieve the goals outlined in its General Plan.

Commission Questions and Discussion:

Ms. McCulloch inquired about the current statistics and where the numbers came from. Mr. Dansie said that the Town of Springdale conducted a parking analysis about 10 years prior and offered that, if there was a need for an updated parking analysis, Staff could explore options. Mr. Kruschke inquired whether this was a problem that they wanted to work on. He said that with all things considered and the visitors to the park, he felt that the Town of Springdale did a good job with parking, and he said that if Staff and Commissioners wanted to continue to work on this, it would solve a problem for the Town of Springdale and not general parking issues overall with park visitors.

Commissioners requested that staff conduct research and present ideas on how they would proceed with another study and gather data on parking. With more data, including current data, it would help the Commissioners decide which direction to take on this and give them a better sense of whether anything needed to be changed or resolved.

Mr. Fink stated that they get a lot of pressure from visitors who always ask for more parking. He suggested that there will never be enough parking, so it comes down to keeping the integrity and character of the Town and managing the current flow.

B. Adjourn

Motion made by Terry Kruschke to Adjourn at 6:14 PM The motion was seconded by Kashif Bhatti.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Bhatti: Aye

The motion passed unanimously.



April Raddatz

April Raddatz, Deputy Town Clerk

APPROVAL: *Jennifer McCulloch* DATE: *6/3/24*

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 Work Meeting

Date: 04/01/2026

ATTENDEES:

GIL KIEFER
Name (please print)

RESIDENT
Title (please print)

Name (please print)

Title (please print)

Name (please print)

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I would like to add discussion topics for Item 2 on the upcoming PC Agenda.

Parking is a problem for part of the year in Springdale and some questions need to be answered:

1. Is it worth continuing the town fee parking structure? How much does it cost the town to run this program and does the benefit outweigh the inconvenience and frustration costs to visitors?

2. The town parking requirements for private property owners seem reasonable at this time. BUT, because there is very little or no on street or side street parking in the central commercial zone in Springdale, the town can expect little or no incentive for retail businesses to grow or desire to do business in town. As a tourist or even a service provider like a contractor, there is no place to pull over with a non-passenger vehicle, no place to turn around, stage or service any business in the central commercial district. This becomes frustrating for vendors and retail customers, because there is no easy way to even pause, and let a passenger or worker out of a vehicle.

3. The town charges outfitters a special business license fee, but gives them no place to approach and drop people off at the park entrance. All property adjacent to the entrance of the park is private and the Cable Mtn Lodge restricts access to only foot traffic across their property except in special arrangements which they do not offer to businesses at large in Springdale, but rather just select friends. At SR9, there is no place to even pull over and drop visitors off near the park entrance without entering the park. Paid parking along SR9 at the first entrance of Cable Mtn lodge needs to be forgone and a pick-up drop-off zone only needs to be established with a shade structure and bus-stop-like facility for clients to be accommodated for pick-ups and drop-offs.

Thank you,

Jonathan Zambella