



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, MARCH 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. 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: Niall Connolly.

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

3/18/26

This agenda was posted at the Springdale Canyon Community Center and Town Hall at *10:40* am pm by *A. Paddock* on *3-13-26*

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/qaendacenter/planning-commission-7>



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON
WEDNESDAY, MARCH 18, 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, Mellisa LaBorde, Tom Kenaston, and Matt Fink from Zion National Park.

EXCUSED: Commissioners Rich Swanson and Kashif Bhatti

ALSO PRESENT: Director of Community Development Thomas Dansie, Principal Planner Niall Connolly, Town Clerk Robin Romero, Deputy Town Clerk April Raddatz, recording. See the attached sheet for attendees.

Ms. McCulloch designated Ms. LaBorde as voting member in the absence of Commissioners Swanson and Bhatti.

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 announced that there are currently two surveys they would love more community participation in. They have a Utah State University Utah Well-Being Project survey, as well as a survey for the Messaging Initiative.

Mr. Fink announced that his staff has reported that park visitors have been going to the visitor center by the South entrance to obtain an America the Beautiful pass, Veteran Pass, and all of the various physical passes. Mr. Fink asked the community to help spread the word that, to obtain those passes, visitors need to go to the South entrance through the vehicle lane or online. It is his belief that residents of Springdale may be directing park goers to the visitor center, and that information is incorrect.

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

A. 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 the proposal originated from the Town's Streets Department to address pollution impacts associated with construction, including stormwater runoff and mud and debris tracked onto streets. It was noted that the State of Utah already required stormwater management permits and Stormwater Pollution Prevention Plans (SWPPPs) for larger projects, but enforcement was handled at the state level, and the Town generally is not involved in the processing or enforcement of those permits. The state does respond to complaints; however, they are generally not in a position to proactively enforce compliance.

Mr. Connolly recommended that the Commissioners consider implementing a local permitting process to improve oversight and compliance. The proposed process would require construction projects to obtain an additional town permit, demonstrate adherence to best management practices, and submit timestamped photos to the streets department throughout construction.

The goal of the proposal was to improve compliance and provide the town with clearer enforcement authority if needed. Street Supervisor Robert George was present to provide additional details. Mr. Connolly indicated that if the Commissioners wished to move forward, future discussions could include drafting ordinance language and integrating the process into the town code.

Commission Questions and Discussion:

Mr. Kruschke stated that the state minimum to require a permit was 1 acre. He asked if the Town wanted to change that and reduce the state minimum requirement, and what the minimum would be. An example he used was whether a resident who wanted to create a garden plot would be required to file for a permit. Mr. George answered the question and stated that the Commission could set the minimum standard.

Mr. Kruschke also proposed a question regarding what constituted an acre. He asked whether three small disturbed areas on a 1-acre plot of land would count as 1 acre, or whether the disturbed area itself would be calculated. There was discussion about mitigating river pollution from construction sites while maintaining a balance so that small home projects were not affected.

Mr. Zimmerman also brought up agriculture. He asked whether a project disturbing the land for agricultural purposes would be exempt from following the same standards that would be put in place because it was considered agriculture. Mr. Zimmerman requested more information before making a decision. Mr. Kruschke agreed and stated that clarification was needed regarding where the standard and code would apply and where they would not apply.

Mr. Kenaston reminded the Commissioners that one of their main goals from the previous year had been protection of the Virgin River riparian zone, and that they needed to keep that in mind to protect what went into the river from the Town of Springdale.

2. Discussion on the Planning Commission's Priorities for 2026. Staff Contact: Thomas Dansie

Staff Presentation:

Mr. Dansie congratulated the Commission on accomplishing many of the tasks that they identified on the previous year's priority list. He went over a list of current outstanding priorities, attached as **Exhibit A**. Mr. Dansie clarified that the "Street Performers" should have been re-prioritized from Priority 3 to Priority 2.

Commission Questions and Discussion:

Mr. Kruschke suggested moving the priorities they were currently working on to Priority 1. He also suggested that the existing Priority 1 items remain in that category. As a result, there would be five items in Priority 1:

- Wildland Urban Interface/Wildfire Protection
- Parking Ordinance Revisions
- Protection of the Virgin River as outlined in the Virgin River Management Plan
- Non-conforming properties in the CC Zone
- Stormwater Management During Construction Projects

During the discussion of Priority 2 items, Mr. Zimmerman brought up an additional item to add to the list. He stated that the town had adopted an Open Space Plan in late November 2023, emphasizing the preservation of open spaces, the village atmosphere, and the rural character of the community. The plan encouraged partnerships with private property owners to help preserve open space and reduce the financial burden of maintaining agricultural-style properties.

Mr. Zimmerman raised concerns regarding potential conflicts between the town's open space goals and existing zoning and agricultural code provisions. He referenced sections of the Valley Residential Zone and agricultural regulations that allowed limited agricultural activities, small-scale farming, and the keeping of farm animals for personal use, while restricting larger commercial agricultural enterprises.

Mr. Zimmerman noted that some properties contributing to the town's open space character could have been interpreted as commercial agricultural operations under the current code. Examples included grazing cattle, growing alfalfa, and maintaining vineyards or lavender fields, which helped maintain visually appealing open space while generating limited income. It was suggested that these activities could have been considered violations if interpreted as commercial farming allowed only in Agricultural Zone properties.

In conclusion, Mr. Zimmerman stated that this interpretation appeared inconsistent with the intent of the open space plan and recommended adding a review of the current code to the Town's work priorities in order to clarify and correct discrepancies and better support open space preservation goals. After the discussion, Mr. Kruschke and Ms. McCulloch suggested listing the item as a Priority 2 item.

Mr. Kenaston proposed moving the current Priority 3 item, "Make Active Use of Buildings (prevent vacant buildings in the Commercial Zone)," to Priority 2. Mr. Kruschke raised concerns about being able to draft language to accomplish the task. Mr. Kenaston suggested reviewing examples from similar towns to gather ideas. Ms. McCulloch agreed with moving the item to Priority 2. Mr. Kruschke also agreed, and Mr. Zimmerman suggested that staff research verbiage used by other communities to determine whether other municipalities had successfully implemented regulations for vacant commercial buildings. Ms. LaBorde raised questions regarding timelines and how long a vacant property should be empty before the building would be categorized as vacant.

Mr. Kruschke suggested moving Retaining Wall Standards to Priority 2. After discussion between Mr. Dansie and the Commissioners, it was agreed to move the item from Priority 3 to Priority 2.

Priority 2 items included:

1. FR and VR Size and Height Bonus
2. Street Performer Regulations
3. Open Air Space (Mr. Zimmerman's suggestion)
4. Make Active Use of Buildings (prevent vacant buildings in the Commercial Zone)
5. Retaining Wall Standards

B. Consent Agenda

1. Approval of Minutes from January 7, January 21, February 4, and February 18, 2026

Motion made by Tom Kenaston to approve the minutes from January 7, January 21, February 4, and February 18, 2026 minutes. The motion was seconded by Terry Kruschke.

Vote on Motion:

Kenaston: Aye

Kruschke: Aye (for February 4 and February 18, 2026 minutes only)

McCulloch: Aye

Zimmerman: Aye

LaBorde: Aye

The motion passed unanimously.

C. Adjourn

Motion made by Paul Zimmerman to Adjourn at 5:30 PM The motion was seconded by Tom Kenaston.

Vote on Motion:

Kenaston: Aye

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

LaBorde: Aye

The motion passed unanimously.



April Raddatz

April Raddatz, Deputy Town Clerk

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 Regular Meeting

Date: 03/18/2026

ATTENDEES:

Name (please print)

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Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: March 13, 2026
Re: Planning Commission Work Meeting Priorities Update

EXHIBIT A

The Planning Commission regularly reviews the planned upcoming work meeting agenda items to ensure the highest priorities of the General Plan and other adopted planning policies are being implemented. The last time the Commission reviewed the priority list was June of 2025. The Commission has made significant progress in achieving the priorities on that list. Staff recommends the Commission review the list again to make sure the Town’s top priorities are addressed.

Prior to reviewing the priority list, the Commission may wish to review the Land Use and Town Appearance chapter of the [General Plan](#). This Chapter identifies action items the Commission should be working on to implement the General Plan vision. The Commission may wish to review other chapters of the General Plan as well.

The following table lists the priorities the Commission established in June of 2025. Each item is listed with a brief description and notes, as well as its current status. The Commission should determine which, if any, of these items should be changed to a different priority status. The Commission should also determine if there are new items that should be added to the priority list.

Planning Commission Work Item Prioritization

Priority 1 Items		
Work Item	Notes	Status
Wildland Urban Interface / Wildfire Protection	This would add requirements for new construction to promote fire prevention in foothill locations (e.g. require non-combustible building materials, separation distances between buildings and combustible vegetation, etc.). Recent state legislation requires the Town to adopt the International Wildland Urban Interface Code. The Planning Commission has reviewed this issue and made a recommendation to the Town Council. The Council is now reviewing the item.	Town Council review.
Parking Ordinance Revisions	This item involves revisions to the parking requirements associated with new development. The Utah League of Cities and Towns, Utah Chapter of the American Planning Association, and other planning organizations have encouraged local governments to reevaluate the parking	Not started.

	requirements for new development. Mayor Bruno requested the Commission begin work on this item as a priority last summer.	
Protection of the Virgin River as Outlined in the Virgin River Management Plan	This item complements the parking in the flood hazard zone item listed below. It is intended to protect the Virgin River from impacts associated with new development. The Town's Virgin River Management Plan provides a general vision and some initial strategies the Commission can use to guide work on this project. The Commission appointed a committee to work on this topic. The committee met once, and then took a break due to unforeseen issues with the committee members.	In progress.
<i>Parking in the Flood Hazard Area</i>	<i>The Planning Commission prepared an ordinance addressing this issue. The Council has adopted the ordinance.</i>	<i>Complete.</i>
Priority 2 Items		
Issue	Notes	Status
FR and VR Size and Height Bonus	This item is associated with the Town's design standards for residential development and the height and size limits for new residential development. The Council requested the Commission review this topic.	Not started.
<i>Standards for Deep Excavations</i>	<i>This item is intended to protect adjacent properties and/or sensitive natural features (e.g. 30% slopes) from being impacted by deep excavations on a property. The Commission prepared and the Council adopted an ordinance to address the issue.</i>	<i>Complete.</i>
Non-conforming properties in the CC zone	The Commission is finishing work on an ordinance that would allow non-complying properties in both the CC and VC zones to be partially redeveloped while coming into more (but not complete) compliance with the code.	Nearly complete.
<i>Enhanced Buffering for Commercial to Residential Properties (including swimming pools)</i>	<i>The Commission prepared and the Council adopted an ordinance addressing this issue.</i>	<i>Complete.</i>
Priority 3 Items		
Issue	Notes	Status
Water Conservation Policies	The Washington County Water Conservancy District has made water conservation a priority across the County. The	Not started.

	Conservancy District has offered technical assistance to help the Town adopt a conservation ordinance. Financial incentives are available to property owners who install waterwise landscape in the Town, but only if the Town has adopted a water conservation ordinance. This item helps promote General Plan Natural and Cultural Resources Goal A2.	
Encouraging Outdoor Dining through Land Use Regulation	General Plan action item.	Not started.
Encouraging More Restaurants through Land Use Regulation	General Plan action item.	Not started.
Incentivizing Development of More Public Restrooms	General Plan action item.	Not started.
Promote Village Character (limit chain design buildings)	General Plan action item.	Not started.
Make Active Use of Buildings (prevent vacant buildings in the Commercial zone)	General Plan action item.	Not started.
Retaining Wall Standards	Lehi City recently updated their retaining wall standards to address wall stability, slope preservation, and other issues. Many of the same issues are prevalent in Springdale. The retaining wall standards in the code could be updated accordingly.	Not started.
<i>Clarification of application requirements for Farmer's Market Permits and Private Outdoor Event Permits</i>	<i>There are several administrative items related to the application process for both Farmers' Markets and Private Outdoor events that can be clarified. The Commission prepared and the Council adopted an ordinance addressing this issue.</i>	<i>Complete.</i>
Hillside Protection Zone	The Town's Open Space Plan (adopted 11/2023) recommends the Town adopt standards for subdivision development on hillsides. These would be in addition to the Town's existing standards (e.g. 30% slope, high visual impact, etc.). The goal is	Not started.

	to protect the natural function of the hillsides as much as possible.	
Street Performer Regulations	There is an increasing trend of busking (or street performance) in Springdale. The Town Ordinance currently has no regulation for this activity. Commissioners suggested the Town could follow the example of other communities such as Salt Lake City and adopt standards for busking to mitigate any potential impacts on the Town's character and the success of local businesses.	Not started.
Section 10-7A-2 Permitted Use Table Clean Up	<i>Commissioner Zimmerman identified an error in the permitted use table related to Food Trucks. Based on this discovery staff also identified the need to list "Mobile Business" and "Enclosed Mobile Business" in the table. These are administrative changes and will not establish any new policy. The Commission prepared and the Council adopted an ordinance addressing this issue.</i>	<i>Complete.</i>
Low Priority		
Issue	Notes	Status
Water Dedication Ordinance		Not started.
Potential New Items to Add to the Priority List		
Issue	Notes	
Stormwater Management During Construction Projects	Robert George, Streets Department, has created a draft outline of an ordinance intended to mitigate impacts of stormwater runoff during construction. Staff notes this item helps promote General Plan Land Use and Town Appearance Goal B3.	