



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON
WEDNESDAY, MAY 20, 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: Vice-Chair Terry Kruschke, Commissioners Rich Swanson and Paul Zimmerman, and Matt Fink from Zion National Park.

EXCUSED: Chair Jennifer McCulloch, Commissioners Tom Kenaston, Kashif Bhatti, and Mellisa LaBorde

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.

Approval of the Agenda:

Motion made by Rich Swanson to approve the agenda. The motion was seconded by Paul Zimmerman.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

Zimmerman: Aye

The motion passed unanimously.

General Announcements:

Mr. Connolly addressed item A2 on the Agenda to cancel the June 03, 2026 meeting. He stated that a Design Development Review is happening that day, so they are unable to cancel the meeting.

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

A. Action Items

1. **Public Hearing:** Application for a zone change from the Central Commercial Zone to the Central Commercial Zone with the Transient Lodging Overlay Zone at 975 Zion Park Blvd. Applicant: Trista Rayner. Staff Contact: Niall Connolly

Staff Presentation:

Mr. Connolly presented a zone change application and public hearing request submitted by Trista Rayner to apply the Transient Lodging Overlay Zone to property located at 975 Zion Park Boulevard. Mr.

Connolly explained that the property is located within the Central Commercial Zone and is therefore eligible for the overlay designation.

Mr. Connolly noted that applications for the Transient Lodging Overlay Zone are accepted during a two-year application cycle in even-numbered years and that the Town had received one application during the March 2026 application period. He stated that the property is currently developed with Meme's Café at the front of the property, a vacant restaurant building located behind it, and six townhomes used as vacation rentals.

The proposal included demolishing the vacant restaurant building and constructing a new building containing four transient lodging units and two long-term rental units. Draft building plans were included with the application.

Mr. Connolly explained that the Planning Commission's role was to evaluate whether the proposal advanced the goals of the General Plan and the purposes of the Transient Lodging Overlay Zone, and then make a recommendation to the Town Council to approve or deny the request.

He reviewed the application standards and evaluation criteria contained in the Town Code, noting that the Applicant had provided responses addressing how the proposal met the General Plan and overlay zone objectives. He further explained that the overlay zone requires one long-term rental unit for every four transient lodging units. While the proposal exceeded that requirement by providing two long-term rental units, the Applicant requested that only one of those units be subject to the restrictive covenant required by the code. The Applicant indicated that the second long-term rental unit could potentially be used for a property manager and therefore would not be restricted.

Mr. Connolly reported that two public comments had been received regarding the application.

Applicant Presentation:

Ms. Rayner explained that the proposal had been revised in response to feedback received during a previous Transient Lodging Overlay Zone application review. She stated that the redesign reduced the scale of the building, incorporated additional architectural features and landscaping, and was intended to better complement surrounding development. Ms. Rayner explained that the existing vacant restaurant building could not be feasibly remodeled due to its construction type and proposed replacing it with a new building containing four transient lodging units and two long-term rental units. She stated that the proposed building would have a smaller footprint than the existing structure and be designed to minimize visual impacts while maintaining compatibility with neighboring properties. Ms. Rayner noted that the proposal would provide additional long-term housing opportunities, support local businesses, and remain below the maximum development intensity allowed by Town Ordinances. She also stated that the project would have minimal impacts on existing infrastructure and could include future site improvements such as enhanced landscaping, bicycle parking, and electric vehicle charging stations.

Commission Questions and Discussion:

Mr. Kruschke asked about an existing basement on the property. Ms. Rayner clarified that the basement would stay, but it would be used for storage or laundry, and there would be no client or public access to that. Commissioners Kruschke and Swanson thanked the Applicant for coming back with revised plans, and thanked her for the time that she put into this.

Mr. Swanson asked Mr. Connolly to clarify how the additional long-term rental unit would be treated under the requirements of the Transient Lodging Overlay Zone. He confirmed that the code requires one long-term rental unit for every four transient lodging units and asked whether the second long-term rental unit, which would not be subject to a restrictive covenant, could later be converted to a transient lodging unit.

Mr. Connolly responded that the additional unit would remain a long-term rental unit and could not become a transient lodging unit. He explained that the code requires the minimum long-term rental unit associated with the overlay to be restricted so that it cannot be tied to employment for the transient lodging operation. Because the proposal included one long-term rental unit beyond the minimum required, that additional unit would still be required to remain a long-term rental but would not be subject to the employment-related restriction and could be rented to any tenant.

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

Vote on Motion:

Swanson: Aye

Kruschke: Aye

Zimmerman: 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 Rich Swanson.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

Zimmerman: Aye

The motion passed unanimously.

Commission Questions and Discussion:

Commission members expressed support for the application, stating that it appeared to meet the goals and purposes of the Transient Lodging Overlay Zone. Members commented that the proposed building design was compatible with the Town's small-town character, noting its reduced scale, lower profile, and location on the site.

Commissioners also noted that the project would provide additional lodging opportunities while supporting the existing restaurant and surrounding businesses. One Commissioner observed that the project would replace an existing open lawn area with parking, but stated that this concern was not significant enough to outweigh the proposal's overall merits. Ms. Rayner had additional comments and explained that the landscaping plan was still conceptual and would be refined during the design process. She stated that the proposal included a substantial landscaped area along SR-9, consisting of approximately 5,000 square feet of landscaping, grass, and screening. She also noted that the proposed parking area would be set back from the roadway and located at a lower elevation. The applicant emphasized that future design efforts would seek to balance parking needs with the preservation of green space and landscaping on the property.

Motion made by Terry Kruschke that the Planning Commission recommends approval of the Application by Trista Rayner to apply for Transient Lodging Overlay Zone on her property Parcel ID #S-MMIS-1, 975 Zion Park Boulevard as discussed in the Planning Commission meeting dated May 20th, 2026. This is based on the following findings:

- 1. The Transient Lodging Overlay Zone application furthers the Land Use and Town Appearance Goals in the Springdale General Plan, specifically Sub-goal G that new lodging facilities promote Springdale's unique village atmosphere and enhance the quality of life.**
- 2. The Transient Lodging Overlay Zone application meets the requirements of the Springdale Title 10 Land Use Ordinance Article F regarding Transient Lodging Overlay Zone requirements.**

Conditions:

- 1. The building footprint of the final design as submitted for Design Development Review will be approximately 2600 square feet, as reported, with a 5% leeway for necessary changes.**
- 2. The final design submitted for the Design Development and Review must include varying external wall panels and exterior design elements as shown in the drawings.**
- 3. One of the two long-term rental units must have the required Deed Restriction, and the other one does not require the Deed Restriction.**

Second by Paul Zimmerman

Discussion of the motion: There was no additional discussion

Vote on Motion:

Swanson: Aye

Kruschke: Aye

Zimmerman: Aye

The motion passed unanimously.

- ~~2. Cancel June 03, 2026 Planning Commission Work Meeting (Please refer back to the **General Announcement** section of these meeting minutes).~~

B. Consent Agenda

1. Approve minutes from March 04, 2026

Motion made by Paul Zimmerman to approve the Consent Agenda item. The motion was seconded by Rich Swanson.

Vote on Motion:

Swanson: Aye

Kruschke: Aye

Zimmerman: Aye

The motion passed unanimously.

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

Zimmerman: 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.