



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION REGULAR MEETING ON  
WEDNESDAY, JUNE 17, 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, and Matt Fink from Zion National Park.

**EXCUSED:** Commissioners Tom Kenaston, Mellisa LaBorde

**ALSO PRESENT:** Town Manager Thomas Dansie, Director of Community Development 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 Paul Zimmerman to approve the agenda. The motion was seconded by Rich Swanson.**

**Vote on Motion:**

**Swanson: Aye**

**Kruschke: Aye**

**McCulloch: Aye**

**Zimmerman: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

**General Announcements:**

There were no general announcements.

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

**A. Action Items**

1. Application for a Subdivision Plat Amendment for Phase 2 of The Watchman Subdivision.  
Applicant: Shawn Honaker, Staff Contact: Niall Connolly

**Staff Presentation:**

Mr. Connolly explained that the Applicant, Mr. Shawn Honaker had applied to amend the plat for Phase Two of the Watchman Subdivision, located on North Fork Drive. The proposed amendments included adjusting the lot line between Lots 8 and 11; modifying the building pod on Lot 8 to accommodate a main house and an accessory building; adding a second building pod on Lot 8; and adjusting the location of the building pod on Lot 11.

Mr. Connolly explained that the subdivision included designated building pods indicating where buildings were intended to be located. Unlike subdivisions with conservation easements, the Watchman Subdivision did not contain conservation easements surrounding the building pods. Instead, the pods had originally been positioned in locations that were considered appropriate for future homes at the time the subdivision was platted. The property owner now wished to relocate the buildings, though all development would remain subject to applicable land use regulations.

During the engineering review, one comment was received after the packet had been prepared. The Director stated that, if the Commission approved the amendment, staff recommended a condition requiring the road to be identified as a private street and public utility easement. The applicant had been informed of the comment and agreed to make the adjustment.

Mr. Connolly introduced the engineer, **Jared Bates**, from Rosenberg, to help answer any questions.

**Commission Questions and Discussion:**

Mr. Kruschke asked if this plat was the preliminary and final plat put together, and Mr. Connolly clarified that the preliminary and final plat process is typically required for the creation of a new subdivision. However, because this application involved amendments to an existing subdivision rather than a new subdivision, a preliminary plat was not required. Instead, the subdivision plat amendment proceeded directly to the final amendment stage.

Mr. Kruschke and Ms McCulloch asked about the pod location. Mr. Connolly explained that the building pods shown on the plat represented the developer's preferred locations for future buildings. Because the property owner wished to place the buildings in different locations, staff had recommended processing a plat amendment to allow the building pods to be relocated accordingly. Mr. Connolly noted that, regardless of the location of the building pods, all applicable land use regulations would continue to apply.

Mr. Connolly further explained that, unlike subdivisions with conservation easements that restrict development to designated building areas, the entire lot within the Watchman Subdivision remained available for development, subject to standard setback and other land use requirements.

**Motion made by Paul Zimmerman that the Planning Commission approve the proposed amendment to the Watchman Phase 2 Subdivision Plat discussed at the meeting on Wednesday, June 17, 2026. The motion is based on the following findings:**

- 1. The amendment preserves existing easements.**
- 2. The subdivision amendment is compliant with the Utah Municipal code 102810.**
- 3. The resulting lots are compliant with the Town's land use ordinances for minimum lot sizes, minimum lot widths, and minimum setbacks.**
- 4. The building pods avoid 30% slopes generally. The access road traversing 30% slopes was previously approved by a variance.**

5. **The plat should be corrected to show the road as a private street and to note all public utility easements.**

**Discussion of the motion:** There was no additional discussion

**Second by Terry Kruschke**

**Vote on Motion:**

**Swanson: Aye**

**Kruschke: Aye**

**McCulloch: Aye**

**Zimmerman: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

2. Application for a Subdivision Plat Amendment of The Silverbear Subdivision.  
Applicant: Sam Patel, Staff contact: Niall Connolly

**Staff Presentation:**

Mr. Connolly presented an application submitted by Mr. San Patel to amend the Silver Bear Subdivision, a two-lot subdivision located near the former Silver Bear Rock Shop. Mr. Connolly explained that both existing lots were split-zoned, with the front portions located in the Village Commercial Zone and the rear portions located in the Valley Residential Zone. The proposed plat amendment would relocate the property line to create one entirely Village Commercial lot and one entirely Valley Residential lot. Because the Land Use Code does not permit the creation of new split-zoned lots, the amendment would eliminate an existing nonconformity by creating two single-zone lots.

The Director noted that the rear residential lot would be accessed by an easement across the commercial lot. An existing house and shed on the property currently straddles the proposed property line. Relocating the lot line would render those structures noncompliant with setback requirements. However, the property owner intended to redevelop the site and demolish the existing house and shed.

Staff recommended that any approval be conditioned on the removal of the existing structures before the amended plat is recorded to ensure that no new nonconforming lot or structures are created. The Director stated that, with that condition, the application complied with all applicable standards.

**Commission Questions and Discussion:**

Mr. Kruschke wanted to clarify that the Commission was not approving any development work. Mr. Connolly clarified that the application involved only the relocation of the property line and did not constitute approval for any future development. Any demolition work would require a demolition permit, and future redevelopment would be subject to design development review and any other applicable approval processes.

Mr. Kruschke asked whether a separate easement agreement would be required for the proposed access easement or whether showing the easement on the plat would be sufficient. Mr. Connolly explained that depicting the easement on the recorded plat was sufficient to establish and record the easement.

Mr. Kruschke asked whether the code requirement for an emergency vehicle access meeting the Fire Marshal's specifications, when an access route exceeds 150 feet in length, should be addressed as part of the subdivision approval or during Design Development Review. Staff explained that the requirement was part of the subdivision review process and noted that the proposed 30-foot-wide access easement provided sufficient width for emergency vehicle access, including fire trucks.

Mr. Kruschke also asked about an all-weather surface, and Mr. Connolly said that would have to come with the subdivision, so that would need to be a condition.

**Motion made by Paul Zimmerman that the Planning Commission approve the proposed amendment to the Silverbear Subdivision Plat discussed at the meeting on Wednesday, June 17, 2026, subject to a condition of approval necessary to avoid loss with non-compliant minimum setbacks:**

- 1. The subdivision plat amendment must not be recorded until the house and shed are removed.**
- 2. The easement must be cleared and paved with an all-weather surface per Town Ordinance 10-25-21.**

**This motion is based on the following findings:**

- 1. The subdivision amendment is compliant with Utah Municipal Code 10-20-810.**
- 2. The resulting lots are compliant with the Town's Land Use Ordinance for minimum lot sizes, minimum lot widths, and minimum setbacks for the Village Commercial and Valley Residential Zones, after removal of the non-conforming buildings.**
- 3. The existing commercial building is sufficiently set back from the proposed new property and is compliant with the requirements of the Village Commercial Zone**
- 4. The rezoning of these lots brings this property into compliance with Town Code requirement that lots not be split-zoned.**

**Second by Terry Kruschke**

**Discussion of the motion:** Mr. Kruschke confirmed that the condition was in the motion for the house and shed to be removed before the amended plat was recorded. Mr. Kruschke also requested to add condition 2 on having an all-weather surface per Town Code 10-25-21.

**Vote on Motion:**

**Swanson: Aye**

**Kruschke: Aye**

**McCulloch: Aye**

**Zimmerman: Aye**

**Bhatti: Aye**

**The motion passed unanimously.**

## **B. 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  
The motion passed unanimously.

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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](https://youtube.com/@SpringdaleTownPublicMeetings). For more information, please call 435-772-3434 or email [springdale@springdale.utah.gov](mailto:springdale@springdale.utah.gov).

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