

SPRINGDALE *Utah*

Memorandum

To: Planning Commission
From: Niall Connolly
Date: June 12th, 2026
Re: Subdivision Plat Amendment - Silverbear Subdivision

Introduction

Mr. Sam Patel is the owner of both of the lots in the Silverbear subdivision, lots S-SLB-1 and S-SLB-2. Both lots are split zoned. The front portions of the lots that adjoin SR-9 are in the Village Commercial zone, and the rear portions are in the Valley Residential zone.



Figure 1. Silverbear Subdivision, overlaid by the zoning map. Red areas are VC zone, Green areas are VR zone

Mr. Patel wishes to adjust the property lines to align with the zoning. Therefore, instead of two split zoned lots, there would be one village commercial zoned lot with frontage to SR-9, and one valley residential zoned lot to the rear. The Town Code does not allow the creation of new split zoned lots, so making this change will bring the subdivision into alignment with that policy. The lot to the rear would be accessed by an easement through the front lot.

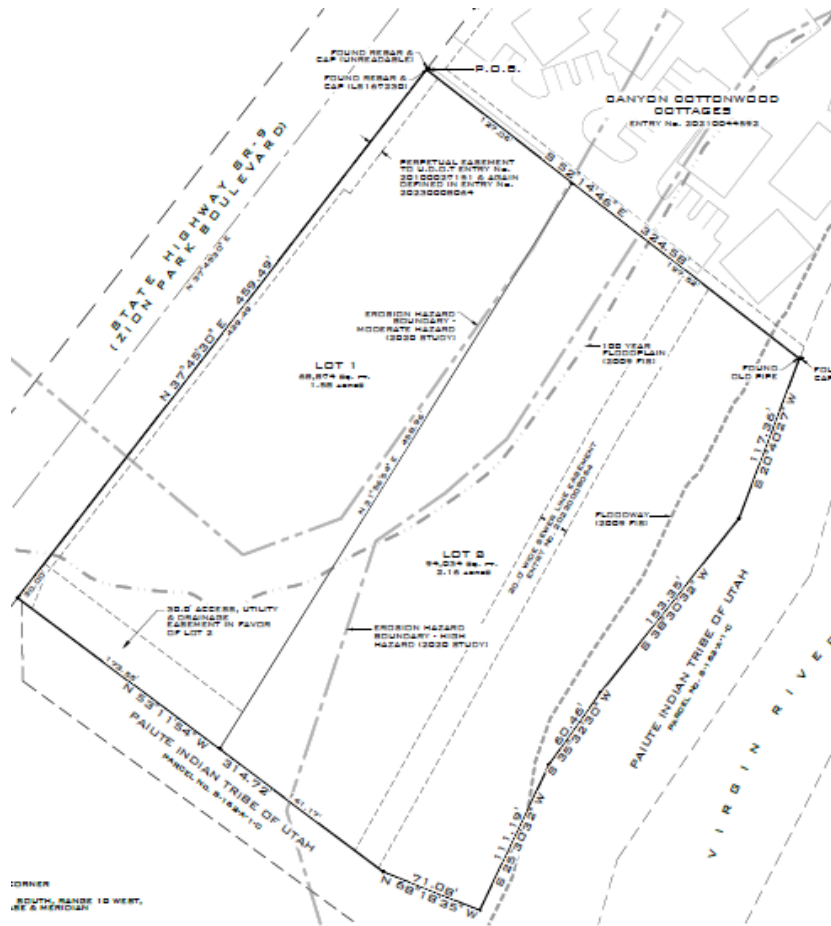


Figure 2. Proposed amended property lines

Subdivision Regulations

10-20-810 of the Utah Municipal Code regulates amendments to subdivisions. The Planning Commission must review this application for compliance with these regulations, as well as the Town’s land use ordinances. This is set out in the table below.

State Code Requirement	Town Code Requirement	Application
	Minimum Lot Size - 0.5 acres in VC zone and 0.75 acres in VR zone	Both proposed lots exceed the minimum lot size in their zone. Complies
	Minimum Setbacks - VR zone - front 30 ft, side 10 ft and rear 20 ft	The existing house and shed straddle the proposed property line, and so would not comply with the minimum setbacks.

	<p>VC zone - front 30 ft, or 50 ft in certain circumstances, side 10 ft, rear 20 ft</p>	<p>Creating these lots would result in non conforming buildings, which would not be permitted by the code. However, the property owner intends to demolish the home and shed. Should the Commission decide to approve the subdivision plat amendment, it should be conditional on these buildings being removed prior to the plat being recorded.</p> <p>The existing commercial building is planned to remain, and is sufficiently setback from the proposed new property line.</p>
	<p>Restrictions on disturbance of 30% slopes.</p>	<p>The lots are both relatively flat, and so 30% slopes are unlikely to impact on these .</p> <p>Complies</p>
	<p>Creation of new split zoned parcels is not permitted</p>	<p>The amendment will convert two split zoned lots into two single zone lots. The access to the rear property is achieved by an access easement across the front property. In this way, access is provided, without creating a split zoned parcel.</p>
	<p>Minimum Lot Width:</p> <p>VC zone - Minimum lot width is 50 ft, with an overall average of 100 ft</p> <p>VR zone - Minimum width 100 ft</p>	<p>Exceeds these minimums.</p> <p>Complies.</p>
	<p>Frontage Requirements:</p> <p>VC zone - must have at least 50 ft frontage on dedicated public or private street.</p>	<p>Complies.</p>

	VR zone - must have 35 ft frontage on dedicated street, unless flag lot. This is a flag lot. The access is wider than 20 ft, and connects to the State highway.	
The plat must: <ul style="list-style-type: none"> ● Depict the portion of the subdivision to be amended. ● Include a plat name distinguishing the amended plat from the original plat. ● Describe the differences between the amended plat and the original plat ● Include references to the original plat 		Complies
The amendment must identify and preserve any easements		Complies

Planning Commission Action

The Planning Commission should review the proposed subdivision plat amendment and either approve or deny the application. The Commission may wish to use the following sample motion language:

The Planning Commission approves/ denies the proposed amendment to the Silverbear subdivision plat. This motion is based on the following findings:

The Commission may wish to attach the following condition of approval:

1. The subdivision plat amendment must not be recorded until the house and shed are removed. This is necessary to avoid new lots with noncomplying minimum setbacks.

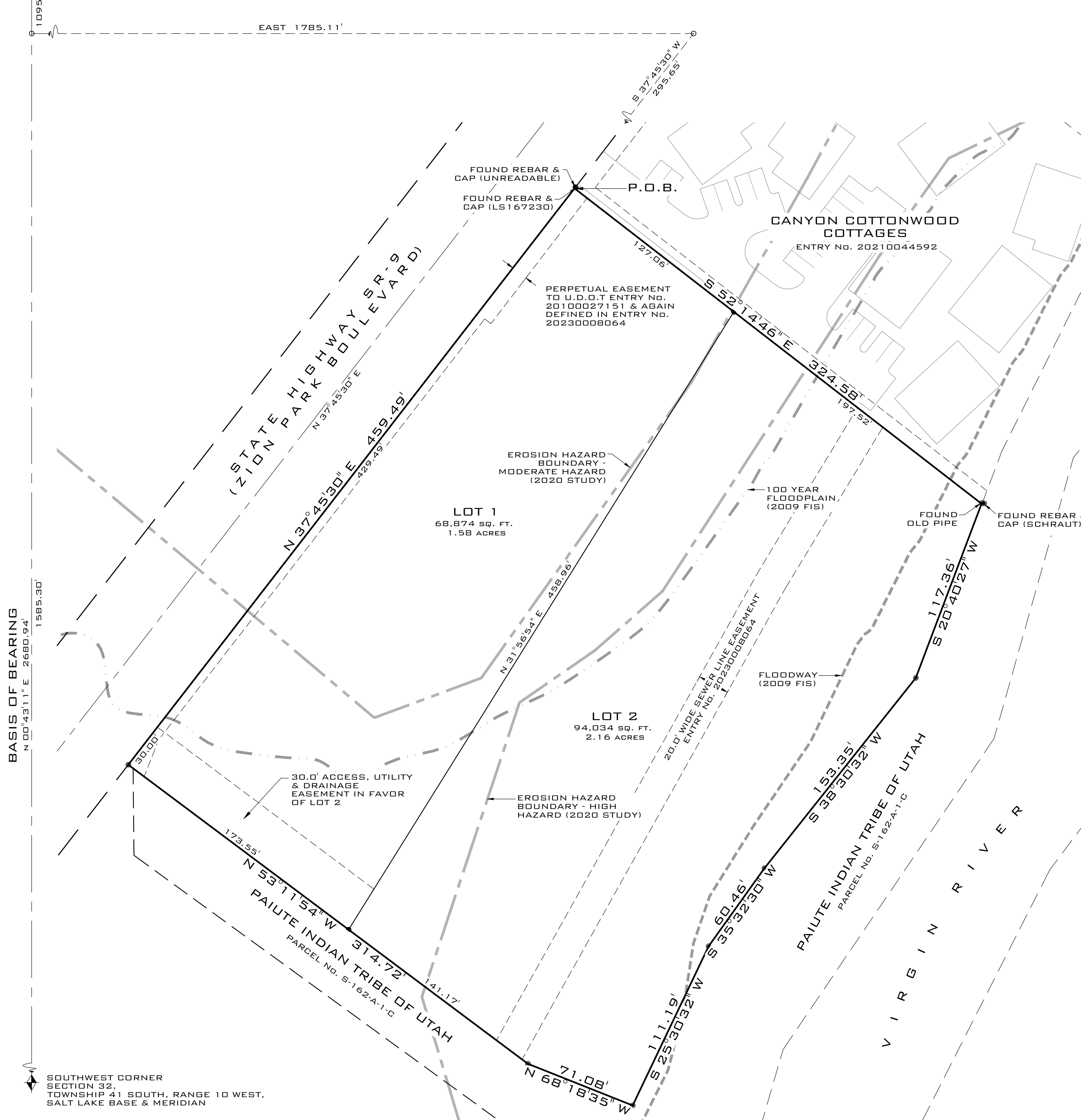
FINDINGS

WEST QUARTER CORNER
SECTION 32,
TOWNSHIP 41 SOUTH, RANGE 10 WEST,
SALT LAKE BASE & MERIDIAN

EAST 1785.11'

BASIS OF BEARING
N 00°43'11" E 2680.94'

SOUTHWEST CORNER
SECTION 32,
TOWNSHIP 41 SOUTH, RANGE 10 WEST,
SALT LAKE BASE & MERIDIAN



OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

SILVER BEAR SUBDIVISION - AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO THE TOWN OF SPRINGDALE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS. ALL LOTS, EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO(ES) HEREBY WARRANT TO THE TOWN OF SPRINGDALE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

**SPRINGDALE MANAGEMENT, LLC,
A UTAH LIMITED LIABILITY COMPANY**

MANAGER (PRINT) _____

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

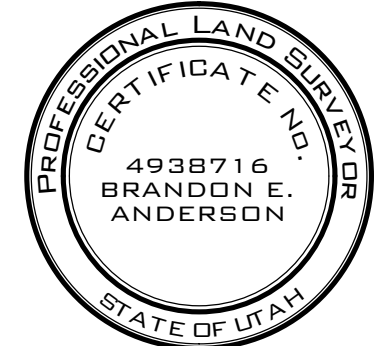
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREOF OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

SILVER BEAR SUBDIVISION - AMENDED

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREOF LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF STATE HIGHWAY SR-9, SAID POINT BEING N 0°43'11" E 1585.30 FEET ALONG THE SECTION LINE AND EAST 1785.31 FEET, AND S 37°45'30" W ALONG SAID RIGHT OF WAY 295.65 FEET FROM THE SOUTHWEST CORNER OF SECTION 38, TOWNSHIP 41 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH; AND RUNNING THENCE S 52°14'46" E 324.58 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE FOR SIX (6) COURSES AS FOLLOWS: S 20°40'27" W 117.36 FEET; THENCE S 38°30'32" W 153.35 FEET; THENCE S 35°32'30" W 60.46 FEET; THENCE S 25°30'38" W 111.19 FEET; THENCE N 68°18'35" W 71.08 FEET; THENCE N 53°11'54" W 314.72 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY SR-9; THENCE N 37°45'30" E 459.49 FEET TO THE POINT OF BEGINNING.

NOTES:

THE LOTS SHOWN HEREON ARE WITHIN THE DESIGNATED HIGH LIQUIFACTION HAZARD ZONE AND DEVELOPMENT ON THE LOTS WILL BE SUBJECT TO THE TOWN OF SPRINGDALE'S GEOLOGICAL HAZARD ORDINANCE.

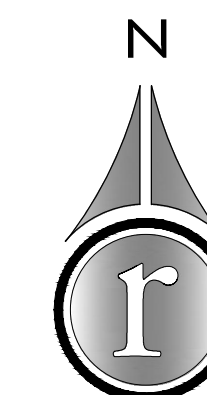
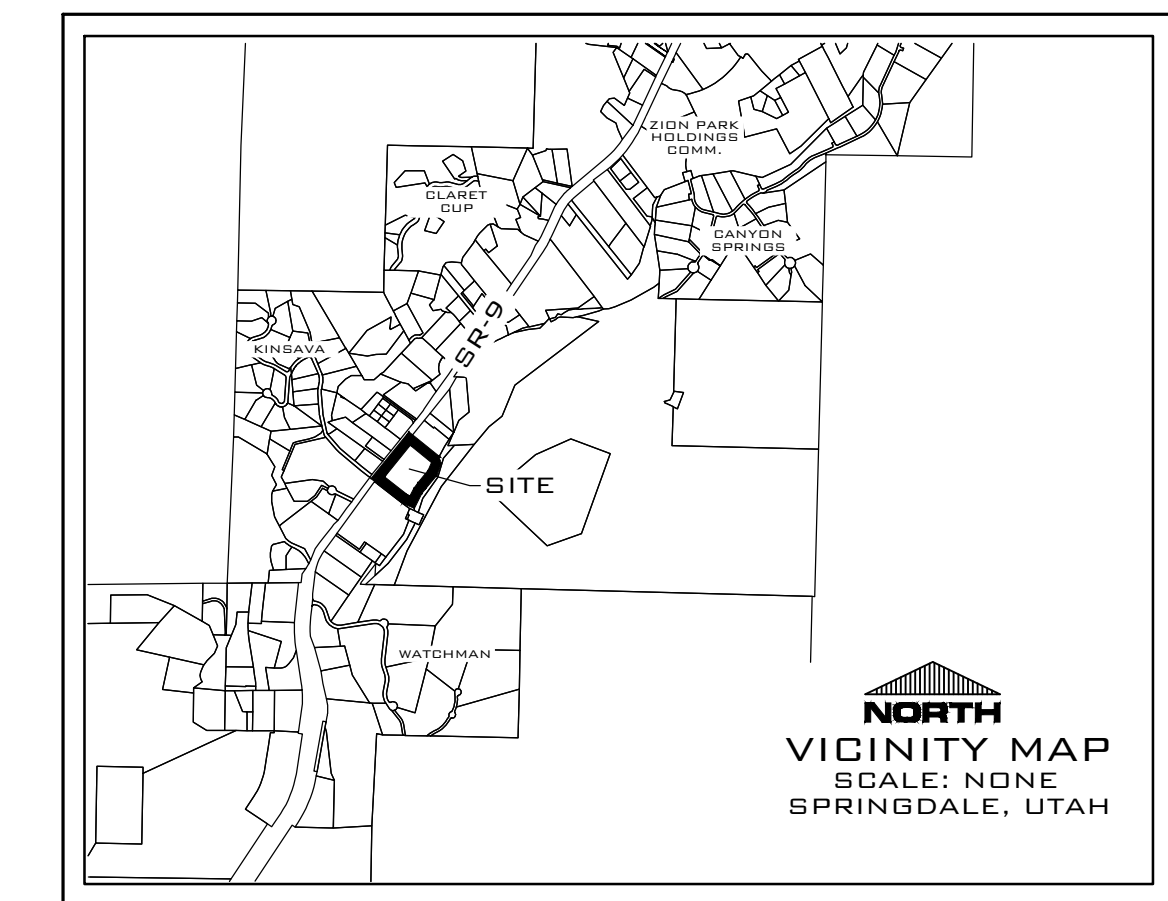
AREAS WITHIN THE FLOOD WAY ARE HEREBY DESIGNATED AS OPEN SPACE WITH THE RECORDING OF THIS PLAT.

AMENDMENT NOTE:

THE PURPOSE OF AMENDING THIS PLAT IS TO RECONFIGURE LOTS 1 & 2.

LEGEND:

- NOTHING SET OR FOUND
- ⬆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND REBAR & CAP (SCHRAUT) UNLESS NOTED
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES



0 40 80
SCALE: 1"=40'

**THE FINAL PLAT FOR
SILVER BEAR SUBDIVISION
- AMENDED -**

A RESIDENTIAL / COMMERCIAL DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
TOWN OF SPRINGDALE, WASHINGTON COUNTY, UTAH



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

SURVEY/FPLAT/AMD FILE NUMBER: 09/20/2025 DATE: B.E.A. DRAWN: 14429-24 JOB NUMBER: 1"=40' SCALE: B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREOF SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.

ENGINEER
TOWN OF SPRINGDALE, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE _____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE TOWN OF SPRINGDALE, UTAH HAVING REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TOWN'S ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION
TOWN OF SPRINGDALE, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY
TOWN OF SPRINGDALE, UTAH

TREASURER APPROVAL:

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY
TREASURER

RECORDED NO.:

FEE _____ COUNTY RECORDER
WASHINGTON COUNTY, UTAH