



Memorandum

To: Town Council
From: Niall Connolly, Director of Community Development
Date: August 7th, 2026
Re: Request from Craig Neal for an easement across Town property

Introduction

Mr. Craig Neal is the owner of the property at 117 Quail Ridge Road (parcel number S-161-A-5). The Town of Springdale owns the parcel of land immediately to the east and south (parcel number S-161-A-1-C). Mr. Neal's property is separated from the road by a band of land owned by the Town. This is shown in the aerial view below:



Figure 1. Aerial view of the property

Mr. Neal is requesting an easement from the Town, across the Town's property, to enable him to build a driveway to his property.

Why does his property not have proper frontage to Quail Ridge Road ?

Quail Ridge Road is defined in the Code as a "historic access" (see section 10-25-10(K) of the Town Code). The Code says the following about historic accesses:

In situations where there has been historical access to properties that function as private lanes, but the access has not officially been designated as a private lane, the historical access shall have all the rights and privileges enjoyed by private lanes. Existing parcels which have been accessed by historical accesses prior to the adoption date hereof shall not be denied a building permit based solely on noncompliance with access or frontage requirements. Existing "historical accesses" are: Valley View Drive, Kinesava Drive, Dixie Lane, Eagle Lane, Steamboat Lane, Quail Ridge Road, Apple Lane, Dillyholler Drive, Sage Lane, Sundance Lane, West Temple Drive, Paradise Road, Elm Street, Kokopelli Drive, Big Springs Road, Wilkins Lane. No extensions of any historical access will be permitted unless the historical access is improved to meet the minimum standards of this chapter.

Rather than being within its own parcel, Quail Ridge Road simply exists as an easement across the various properties. This is shown in the screen shot below, which is taken from the Town's GIS map. Many of the properties on Quail Ridge Road have unusual access. This may be partially due to historic surveying errors.

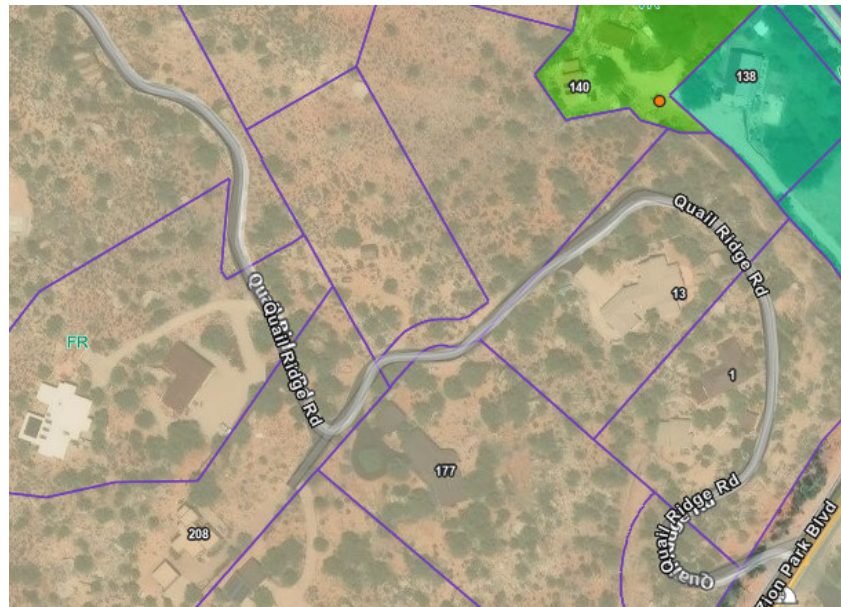


Figure 2. Property Lines

The Town's Parcel

The Town of Springdale owns the parcel of land immediately to the east of Mr. Neal's property. The property was donated to the Town some years ago. Due to its extreme slopes, it is unlikely that it will ever be developed. Mr. Neal's property however has more favorable topography and it would be possible to build a home there. The Town property is an unusual shape, and it is possible that the curved portion immediately to the south of Mr. Neal's property was intended to follow the line of the road, but was incorrectly surveyed. Whatever the reason, there is a gap between Quail Ridge Road and Mr. Neal's property, and the Town owns that land. At its widest point, this gap is about 35 ft.



Figure 3. Gap between Quail Ridge Road and Mr. Neal's property

Easement Request

Mr. Neal has provided a survey with an overlaid diagram showing the easement he is requesting. He is requesting easements in two locations. These are shown in Figure 4 below.

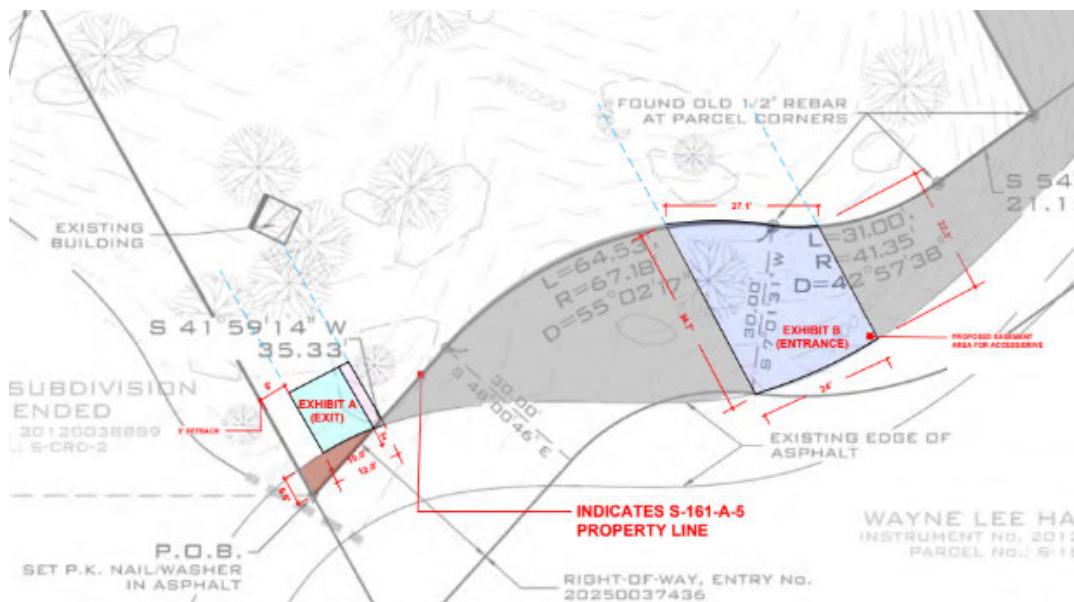


Figure 4. Requested easements shown in blue and pink

The main access easement (entrance) requested is 24ft - 27ft wide. This is shown in the diagram in blue. Mr. Neal also proposes a secondary access as an exit. This is shown in the diagram in green and pink. The green portion is all within Mr. Neal's property boundaries. The pink portion is also mostly within his property boundary. A small portion measuring about 2 sq ft, which is on the Town's property, is needed

to complete this exit. Mr. Neal requests an access easement from the Town to build his proposed driveways.

Town Council Action

The Council should review this request and decide whether or not to grant this easement. Subject to approval by the Council, Mr. Neal will provide the Town with a legal document and relevant drawing to memorialize the easement. At that point, the Mayor could sign the document on behalf of the Town and the easement could then be recorded.

Sample Motion Language

The Town Council approves/ denies the request from Craig Neal for an easement across Town owned parcel number S-161-A-1-C to benefit parcel number S-161-A-5, or 117 Quail Ridge Road. The purpose of the requested easement is to create driveway access to 117 Quail Ridge Road. The Town Council instructs Town Staff to work with Mr. Neal to finalize the easement document. The Town Council also instructs the Mayor to sign the easement document, once available.

INSERT FINDINGS

Appendices

1. Letter from Mr. Neal to the Town Council
2. Survey drawing showing the requested easement.

Craig S. Neal



August 4, 2026

Mayor Barbara Bruno and Members of the Town Council Town of Springdale
118 Lion Boulevard
P.O. Box 187
Springdale, UT 84767

Re: Request for Two Driveway Access Easements Across Town-Owned Parcel S-161-A-1-C for the Benefit of Parcel S-161-A-5

Dear Mayor Bruno and Town Council Members:

I am writing to formally request that the Town of Springdale grant two permanent driveway access easements across Town-owned Parcel **S-161-A-1-C** for the benefit of my property, Parcel **S-161-A-5**.

Parcel S-161-A-1-C is owned by the Town of Springdale (acquired by the Town in 2019) and is located in the Quail Ridge area. In order to establish safe, legal, and practical vehicular access to Parcel S-161-A-5, I respectfully request that the Town grant the following two easements across Parcel S-161-A-1-C:

1. **Exhibit A – Exit Easement** A permanent access easement two (2) feet in width across Town-owned Parcel S-161-A-1-C for the purpose of expanding the existing exit driveway to a total width of twelve (12) feet, as shown on the attached Exhibit A.
2. **Exhibit B – Entrance Easement** A permanent access easement twenty-four (24) feet in width across Town-owned Parcel S-161-A-1-C for the purpose of establishing an entrance driveway, as shown on the attached Exhibit B.

These easements are necessary to provide reliable driveway access to Parcel S-161-A-5. I am prepared to:

- Pay all reasonable costs associated with surveying, preparing, reviewing, and recording the easement documents;
- Provide a current survey and legal descriptions of the proposed easement areas prepared by a licensed Utah surveyor; and
- Work cooperatively with Town staff regarding the precise alignment, width, and any reasonable conditions the Town may require.

I respectfully request that this matter be placed on an upcoming Town Council agenda for consideration. I am available to meet with Town staff or appear before the Council to discuss the request and provide any additional information or supporting materials needed.

Thank you for your time and consideration. Please contact me at 
your earliest convenience.

Sincerely,

Craig S. Neal Owner, Parcel S-161-A-5

Attachments:

- Exhibit A – Exit Easement
- Exhibit B – Entrance Easement

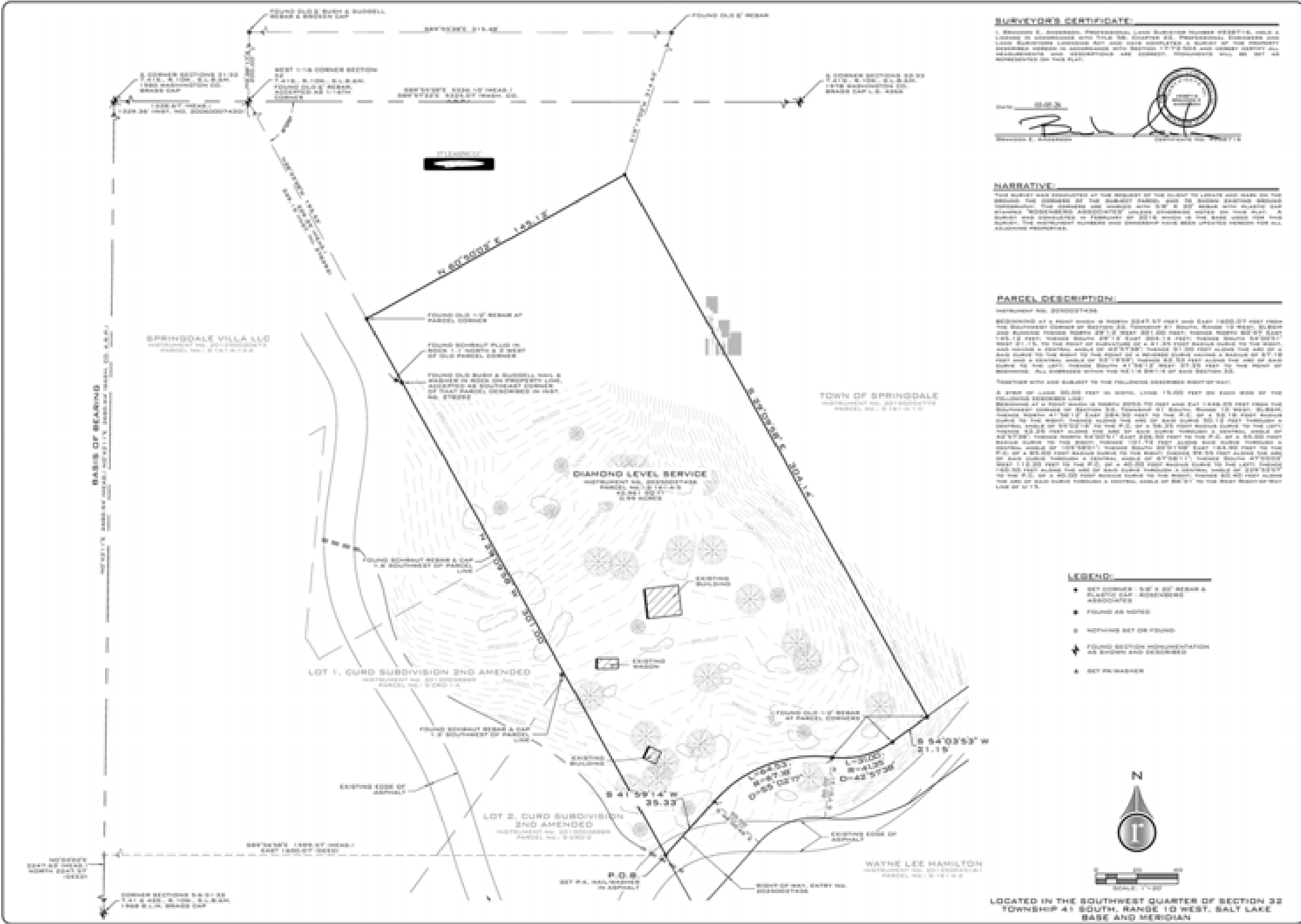


QUAIL RIDGE RD.

PROPOSED ACCESS WAYS

08.04.26

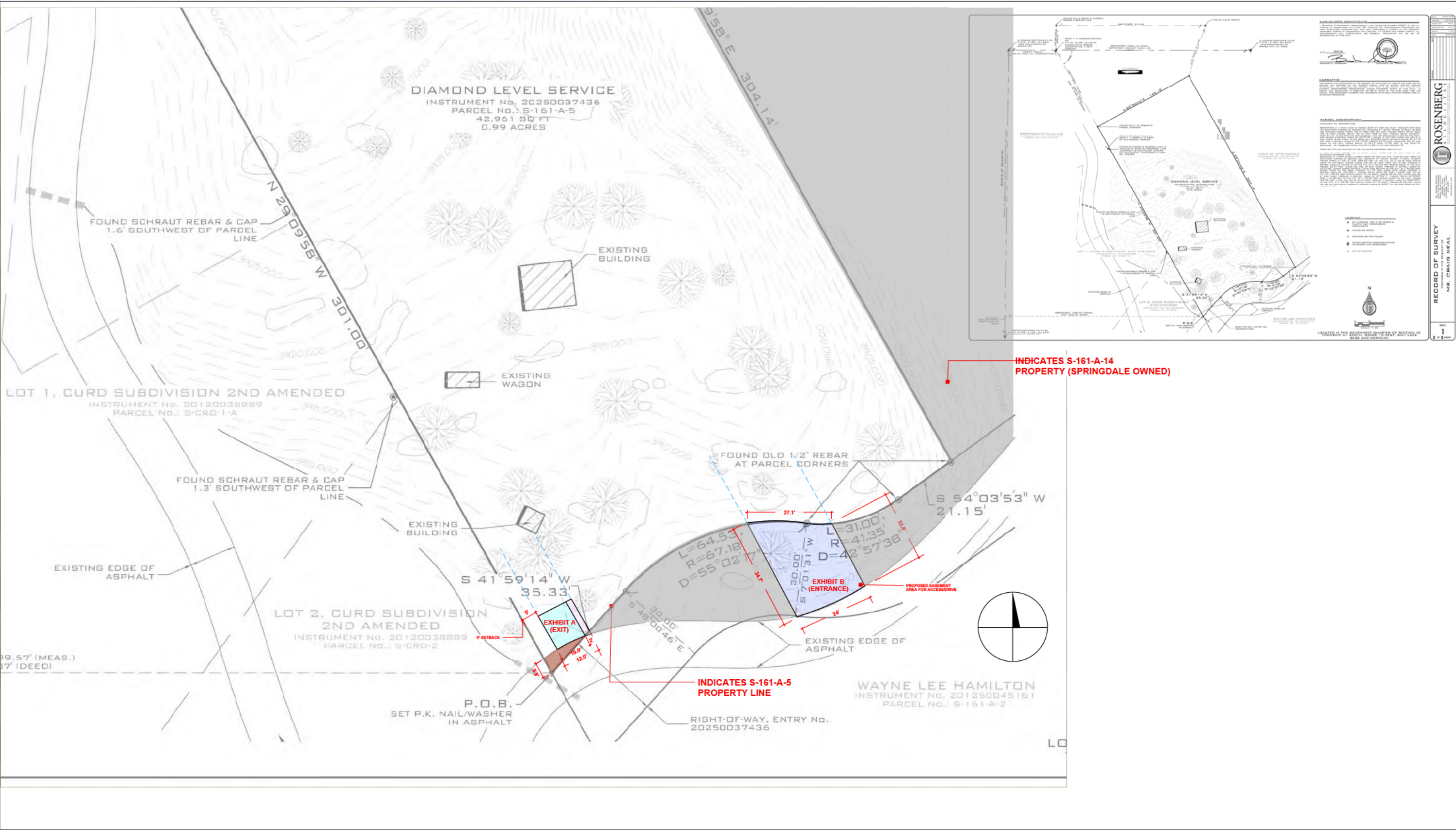
QUAIL RIDGE RD. - PROPERTY S-161-A-5



EASMENT PROPOSAL - EXISTING SITE

QUAIL RIDGE RD. - PROPERTY S-161-A-5

REVISIONS		
MM/DD/YY		REMARKS
1	--/--/--	...
2	--/--/--	...
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EASMENT PROPOSAL - DRIVEWAY/SITE ACCESS

QUAIL RIDGE RD. - PROPERTY S-161-A-5