



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: December 31, 20205
Re: Renovation of Noncomplying Buildings in the Commercial Zones

Introduction and Background

In the November meetings the Planning Commission discussed noncomplying structures in Springdale's downtown core. The downtown core is the heart of the Town's commercial activity. As is common in downtowns, it has a higher concentration of older buildings than most other parts of the community. Many of these buildings are noncompliant with current zoning standards (e.g. building size, building height, setbacks, etc.).

The current iteration of the zoning standards was adopted in 1992. Properties developed prior to 1992 are generally out of compliance with several zoning standards. The Town continuously updates and revises zoning standards to accommodate changing conditions and to better promote the vision of the General Plan. Each time the Town updates a zoning standard additional properties become noncomplying. Thus, even buildings built more recently may be out of compliance with some recently revised zoning standards. (For example, many properties in the VC zone developed in the last five years are now noncompliant with the new standard that requires an increased setback from SR9 based on building height.)

Because they were compliant at the time of their construction noncomplying properties can legally continue to exist in their noncompliant state. However, if the properties are redeveloped, any new buildings must be designed to comply with today's land use regulations. This may present an obstacle to the redevelopment or upgrade of noncompliant buildings, because coming into compliance would, in many cases, reduce their economic viability.

In the November meeting staff suggested the Commission discuss the following points to analyze this issue:

1. How much deference should be given to current zoning standards when considering noncompliant properties? To what extent is it permissible and justifiable to deviate from the Town's longstanding zoning vision for the development of the community as established in the General Plan to incentivize the redevelopment of noncompliant commercial properties?
2. What is the Town's sense of urgency in bringing noncompliant properties into compliance with current standards? Is this something that should be encouraged on an accelerated timeline? Or

is the Town willing to wait potentially for decades for noncompliant properties to become compliant?

3. Are there any redeeming qualities of noncomplying properties that actually contribute to the Town's village character? If so, what are they?

After this initial foundational discussion, staff suggested the Commission have a discussion regarding a potential strategy for noncompliant commercial properties. Possible strategies include:

1. Do nothing and continue with the Town's current practice of waiting for properties to redevelop before they are brought into compliance.
2. Develop a strategy that allows or encourages incremental progress toward full compliance as properties are redeveloped.
3. Change (relax) the zoning standards in the commercial zones to reduce the amount of noncomplying properties.

In the November 19 meeting Commissioners discussed these points. Several Commissioners felt that this issue was not a pressing problem and saw no reason to deviate from the Town's current practice of waiting for noncomplying properties to redevelop before they are brought into compliance.

Commissioners also expressed the opinion that some noncompliant buildings actually contributed to the Town's character and there should not necessarily be a requirement for them to comply with current zoning standards if they are redeveloped (assuming their historic character is preserved).

Commissioners also wondered whether noncomplying properties in the Central Commercial zone should be treated differently from noncomplying properties in the Village Commercial zone.

Finally, Commissioners suggested a field trip to examine the difference between noncomplying properties and properties developed more recently in compliance with zoning standards.

Update

Based on the Commission's discussion in the November meeting staff has prepared a virtual field trip of commercial properties in the Town. This virtual field trip is intended to help Commissioners visualize the impact of noncomplying buildings on the Town's character. It is also intended to provide a comparison between noncomplying and complying properties.

Staff notes that this virtual field trip is not comprehensive (not all commercial properties are included). Further, while the photographs in the virtual field trip will help the Commission get a visual representation of different commercial properties, they are not an adequate substitute for seeing the properties in person. For these reasons staff recommends each Commissioner do their own personal reconnaissance of commercial properties in the Town prior to the meeting.

Commission Action

Staff recommends the Commission continue discussion on how to proceed with a strategy related to redevelopment of noncomplying commercial properties.

Commercial Property Virtual Field Trip

January 7, 2026



145 Zion Park Blvd
Zion Canyon Village
VC Zone

Non-complying:

1. Building height (CUP)
2. Building size (CUP)
3. Parking area setback
4. Landscape area (Town Council incentive for shuttle turn around)



281 Zion Park Blvd
Cliffrose
VC Zone

Non-complying:
1. Parking area setback



358 Zion Park Blvd
Canyon Coffee
VC Zone

Non-complying:
1. Front setback (variance)



445 Zion Park Blvd
Whiptail
VC Zone

Non-complying:

1. Front setback
2. Parking area setback



428 Zion Park Blvd
Flanigan's and Spotted
Dog
VC Zone

Non-complying:

1. Front setback (variance)
2. Parking area setback
3. Transient lodging density



479 Zion Park Blvd
Zion Canyon Campground
VC Zone

Non-complying:

1. Use (campground)



35 Lion Blvd
Hoodoos
VC Zone

Complying.



668 Zion Park Blvd
Fatali Gallery
CC Zone

Non-complying:

1. Transient lodging density (DA)



694 Zion Park Blvd
Zion Prospector
CC Zone

Non-complying:

1. Front, side and rear setback
2. Parking area setback
3. Landscape area



707 Zion Park Blvd
Desert Pearl
VC Zone

Non-complying:

1. Front and rear setback (DA)
2. Building height (DA)
3. Building size (DA)
4. Parking area setback (DA)
5. Transient lodging density (DA)



736 Zion Park Blvd
Outta Here Ebikes
CC Zone

Non-complying:

1. Front setback
2. Parking area setback
3. Landscape area



789 Zion Park Blvd
Worthington Gallery
CC Zone

Non-complying:
1. Side setback



792 Zion Park Blvd
Red Cliffs Lodge
CC Zone

Non-complying:
1. Front setback (DA)



801 Zion Park Blvd
David West Gallery
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



805 Zion Park Blvd
Fatali Gallery
CC Zone

Non-complying:

1. Front and side setback
2. Building size
3. Parking area setback
4. Landscape area



838 Zion Park Blvd
Petty Ranch Inn
CC Zone

Non-complying:

1. Front and side setback
2. Building size
3. Parking area setback
4. Landscape area
5. Transient lodging density



849 Zion Park Blvd
Zion Park Motel / Retail
Shops
CC Zone

Non-complying:

1. Front, side, and rear setbacks
2. Building size
3. Parking area setback
4. Landscape area
5. Transient lodging density



866 Zion Park Blvd
Shirt Off My Back
CC Zone

Non-complying:

1. Side setback
2. Parking area setback
3. Landscape area



868 Zion Park Blvd
Zion Pizza Noodle
VC Zone

Non-complying:

1. Front setback
2. Building height
3. Building size
4. Parking area setback
5. Landscape area



897 Zion Park Blvd
Bumbleberry
CC Zone

Non-complying:

1. Front setback
2. Building size
3. Parking area setback



921 Zion Park Blvd
Zions Bank
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback
3. Landscape area



932 Zion Park Blvd
Deep Creek Coffee
CC Zone

Non-complying:

1. Side and rear setbacks
2. Parking area setback



933 Zion Park Blvd Canyon Offerings CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



948 Zion Park Blvd
Oscars Cafe
CC Zone

Non-complying:

1. Front and rear setback
2. Parking area setback



962 Zion Park Blvd
Rally Stop
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



975 Zion Park Blvd
Meme's Cafe
CC Zone

Complying.



980 Zion Park Blvd
Under the Eaves
CC Zone

Non-complying:

1. Front and side setback
2. Parking area setback



989 Zion Park Blvd
Red Rock Inn
CC Zone

Non-complying:
1. Front and side setback



990 Zion Park Blvd
Zion Canyon Lodge
CC Zone

Complying.



995 Zion Park Blvd
Sol Foods
CC Zone

Complying.



1001 Zion Park Blvd
Sol Foods Hardware
CC Zone

Complying.



1013 Zion Park Blvd
Zion Guru
CC Zone

Complying.



1051 Zion Park Blvd
DeZion Gallery
CC Zone

Non-complying:

1. Front setback.
2. Parking area setback.



1066 & 1088 Zion
Park Blvd
Sage Rentals / Water
Canyon Winery
VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').



1101 Zion Park Blvd
Feel Love Coffee
VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').



1120 Zion Park Blvd
Rose Cottage
VC Zone

Complying.



1200 Zion Park Blvd
LaFave North
VC Zone

Complying.



1212 Zion Park Blvd
Bit and Spur
VC Zone

Non-complying:

1. Parking area setback.



1214 Zion Park Blvd
Canyon Casitas
VC Zone

Non-complying:

1. Parking area setback.



1216 Zion Park Blvd
La Fave South
VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').
2. Setback from a residential zone (variance)



1416 Zion Park Blvd
Zion Rock and Gem
VC Zone

Non-complying:

1. Front setback
2. Parking area setback



1423 Zion Park Blvd Bungalows at Zion VC Zone

Non-complying:

1. Building height based on setback from SR9 (setback must be 50' if height > 18').



1458 Zion Park Blvd
Onyx Pizza
VC Zone

Non-complying:
1. Front setback



1515 Zion Park Blvd
Driftwood Lodge
VC Zone

Non-complying:

1. Building height
2. Building size
3. Parking area setback



1516 Zion Park Blvd
Montclair
VC Zone

Non-complying:
1. Transient lodging density
(DA)



1584 Zion Park Blvd
LDS Church Building
VC Zone

Non-complying:

1. Building height
2. Building size
3. Parking area setback



1593 Zion Park Blvd
Chevron
VC Zone

Non-complying:

1. Front, side, and rear setback
2. Parking area setback
3. Landscape area