



## **Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Town Manager  
**Date:** May 1, 2026  
**Re:** Proposed Action Plan for Parking Analysis

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### **Introduction**

The Planning Commission is investigating changes to the parking requirements for new development (see staff report from the March work meeting for background and details). As part of this investigation the Commission has requested an analysis of the current state of parking in Springdale. The Commission directed staff to prepare an action plan to conduct this analysis. This report details staff's proposed action plan.

### **Parking Analysis Action Plan**

In order to fully understand the state of parking in Springdale it is important to have the following information:

1. Parking Space Inventory:
  - How many parking spaces are associated with each business / institution in Springdale?
  - How many parking spaces are available to visitors of Zion National Park?
    - Of these, how many are on-street spaces? How many are in off-street lots used as paid public parking?
2. Parking Space Utilization:
  - How often are the parking spaces as inventoried above used?
  - How does parking space utilization change based on:
    - Time of day?
    - Day of the week?
    - Holiday vs. non-holiday?

To gather the data detailed above staff proposes to do the following:

1. Parking Inventory:
  - Using a combination of recent aerial imagery (current as of early February 2026) and field verification, staff will generate an inventory of the total number of parking spaces available at each business or institutional property in the Town.
  - Using recent aerial imagery and the Town's parking zone map, staff will generate an estimated number of the total on-street parking spaces in the Town's paid parking zones. This estimate will be based on the total linear length of each on-street parking area

divided by 23 (the approximate average length, in feet, occupied by a single vehicle parked on the street).

2. Parking Space Utilization:

- Staff will physically count the cars parked at all business and institutional parking lots, in off-street paid public parking lots, and in paid on-street parking zones.
- These counts will be done on a set schedule that includes different times of day, days of the week, and holiday periods. A sample schedule is shown below:
  - Count parked vehicles at 10am, 1pm, 4pm, and 7pm on the following days:
    - Wednesday, May 13
    - Saturday, May 16
    - Saturday, May 23 (Memorial Day Weekend)
    - Wednesday, June 3

***Comparison with Historic Data***

The Town has performed this type of parking analysis on several prior occasions. In 2007 the Town conducted a comprehensive analysis similar to what is proposed above. In both 2015 and 2016 the Town conducted limited parking space utilization counts on the Memorial Day and Independence Day holidays. All of these analyses were performed prior to the Town's current parking management system being implemented. The results of the current proposed parking analysis will be compared to previous analyses to identify key differences, if any, as well as continuing trends.

***Commission Action***

Staff recommends the Commission review the proposed parking analysis action plan and give staff direction. Based on the Commission's feedback and recommendation, staff will implement the action plan and prepare summary results to present to the Commission in a future meeting.