

Memorandum

To: Planning Commission
From: Niall Connolly
Date: May 29th, 2026
Re: Parking Lot Extension, 50 Zion Park Blvd

Introduction

Mr. Luke Wilson has applied for design development review approval for expansion of his parking lot at 50 Zion Park Blvd. This expansion has already taken place, without approval from the Town. The expansion involved about 55 cubic yards of grading and 15 new parking spaces. The Town staff has required that the additional parking spaces be cordoned off and unused until approval has been given. The unauthorized parking expansion took place towards the end of 2025. Since then, Mr. Wilson has applied for, and been approved a grading permit retrospectively for the grading which took place. He is now applying for DDR approval.

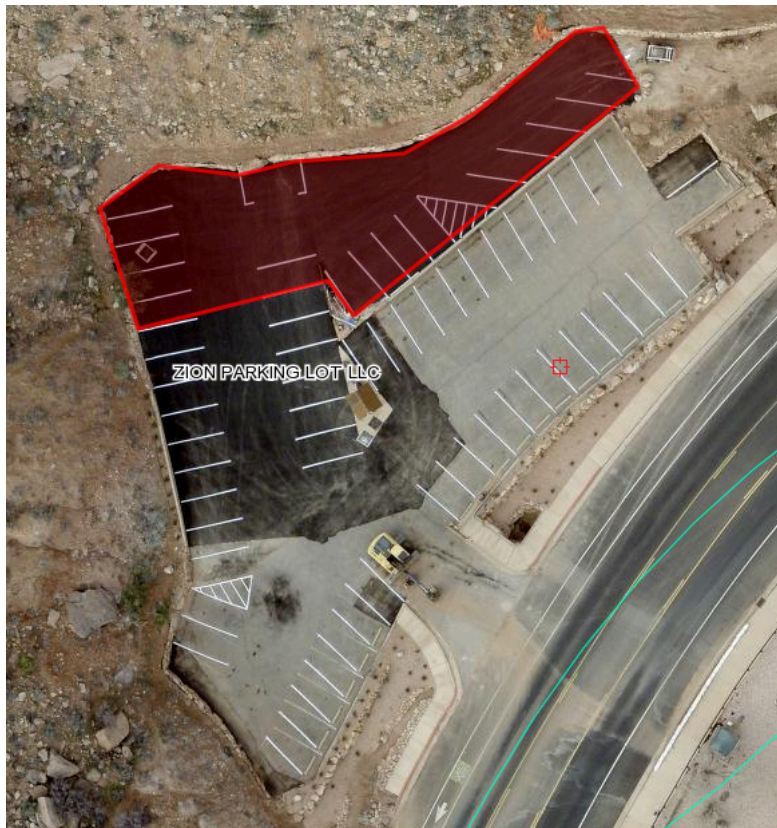
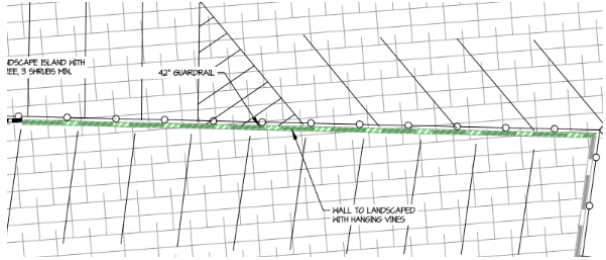


Figure 1. Aerial view of parking lot, with the new spaces highlighted in red

Code Requirements	Applicant's Submission
<p>Section 10-18-6C:</p> <p><i>Parking areas:</i> Parking areas with more than 15 parking stalls must be landscaped according to the following standards:</p> <ol style="list-style-type: none"> 1. Each row or aisle of parking stalls shall be landscaped at both ends with a minimum 80 square foot landscape planter that includes at least one shade tree and three shrubs. 2. When two rows or aisles of parking stalls are placed head to head, the rows or aisles shall be separated by a minimum four-foot wide landscape planter that contains sufficient trees and shrubs to provide shading for parked vehicles. 3. The area around the perimeter of all parking areas (including parking access 	<p>The parking lot has more than 15 stalls, and is therefore subject to these standards. Note: when the parking lot was originally developed, these standards were not in place. However, any addition to the parking lot is subject to today's standards.</p> <ol style="list-style-type: none"> 1. The original parking lot was not designed with an 80 sq ft landscape planted on the end of each aisle. There is landscape/ natural open space on one end of each new/ expanded aisle, but not on both ends. 2. Based on the current layout, there is not room for a 4 ft landscape planter horizontally between the head to head parking rows. The applicant has suggested that this standard could be achieved by counting the 4 ft vertically, and having hanging landscaping (see diagram below). Alternatively, the applicant has suggested that the spaces could be flipped to face against the hillside, to enable insertion of a horizontal 4 ft wide landscape buffer. The Commission should determine whether or not a vertical buffer meets the requirements of the Code. If not, the Commission could consider requiring the spaces to be flipped to face the hillside to achieve a 4 ft wide planted buffer horizontally. 3. There is a substantial setback between the new spaces and the property lines. 

<p>lanes) within 30 feet of an adjacent property shall be landscaped with a minimum five-foot wide landscape buffer. The area of the buffer shall be credited toward the required minimum landscape area for the property and the plants in the buffer shall be credited toward the required minimum vegetation for the property. Vegetation placed in the parking area buffer shall be selected to provide the most effective screening of the parking area from view from the street and adjacent properties.</p> <p>4. Landscaping in and around parking areas shall be protected from damage by vehicles with a continuous, anchored concrete curb, railroad ties, headers, wheel stops, or other means acceptable to the Director of Community Development, at least six inches in height. If loose ground cover is proposed (e.g., wood chips), they must be contained by a header or depressed construction.</p>	<p>Because of the sloping terrain of the property, there is a substantial buffer from neighboring properties.</p> <p>4. The parking lot is asphalt, and so loose chippings are not an issue. There are also wheel stops in place.</p>
<p>Section 10-23-10:</p> <p>Off-street public parking areas must meet the following standards:</p> <p>A. <i>Restrooms:</i> Public parking areas must include restroom facilities that are open to people parking in the parking facility. The restrooms must be open and accessible at all times the public parking area is open and operating. Maintenance, utility charges, and other responsibilities and expenses associated with the restrooms are the responsibility of the parking area owner.</p> <p>B. <i>Trash and recycling:</i> The owner of a</p>	<p>A. There is no sewer connection at this property, and the public sewer is some distance away. Creating a connection would be extremely costly. The applicant has instead proposed a “self-contained rest room facility with metal screens”. This is essentially a “porta-potty”, but would be screened by metal panels. The applicant would be responsible for routinely emptying these. The Planning Commission may wish to impose a condition on the screening of this facility.</p> <p>B. The plan does not show trash and</p>

public parking area must provide trash and recycling receptacles at the public parking area. The parking lot owner or operator must keep the trash and recycling receptacles clean and emptied.

- C. *Public parking lot size:* Public parking areas must provide at least 25 parking spaces, and not more than 100 parking spaces.

- D. *Integration with commercial use:* A commercial use complementary to public parking must be developed on the same property as a public parking area, such as retail oriented to visitor needs and convenience, food or drink establishments designed primarily for to go orders, and other similar commercial uses. On-site employee parking spaces, separate from the public parking spaces in the parking area, are required at the rate set forth in section 10-23-4 of this chapter.

- E. *Maximum number of public parking spaces:* No more than 450 public parking spaces may be developed in the Town. The Director of Community Development shall keep a current inventory of public parking spaces developed in the Town. The Planning Commission shall not accept applications for design/development review of new public parking areas in the Town when that inventory shows 450 or more public parking spaces in the Town. The Town Council shall reexamine the limit on the number of public parking spaces on a routine basis, but

recycling receptacles. The Planning Commission may wish to impose a condition requiring trash and recycling receptacles.

- C. The parking lot addition does not result in an excess of 100 parking spaces.

- D. The applicant proposes to satisfy this standard by renting space for a mobile business. The proposed business is a van that sells coffee. Mobile businesses, such as this, are regulated by section 10-22-11 of the Town Code. There are various standards they must comply with - including that mobile businesses can remain in a fixed location for no more than three hours during any 24-hour period. Therefore, the coffee truck would be onsite for a maximum of three hours per day. The Planning Commission should determine whether or not this satisfies the “integration with commercial use” requirement.

- E. The inventory shows that there are about 385 public parking spaces in Town. These additional 15 spaces will not exceed the maximum.

<p>not less than every five years, to determine if this limit needs to be increased or decreased based on current public parking demand.</p>	
--	--

Surface Water Runoff

The expanded area of asphalt has the potential to increase surface water runoff flows. Generally, the next step after DDR approval is for the applicant to submit engineered plans which would address this issue. In the case of a parking lot, where a building permit is not required, the Town has previously required these plans as part of a grading permit. In this case, the applicant already has a grading permit. The Commission may therefore wish to require this by a planning condition.

Planning Commission Action

The Planning Commission should review this application and decide whether to approve or deny it. The Commission may wish to consider Chapters 10-18 (Landscape) and 10-23 (Off Street Parking Requirements and Standards) of the Town Code. The Commission may wish to use the following motion language. Some conditions are also suggested below that the Commission may wish to use, if granting approval.

The Planning Commission approves/ denies the Design Development Review application for an expansion to the public parking lot at 50 Zion Park Blvd, as discussed in the Planning Commission meeting dated June 3rd, 2026.

FINDINGS

Potential Conditions

1. A surface water drainage strategy and plan must be submitted for approval to the Town of Springdale within two months of the date of this approval. The applicant shall work with the Town Engineer to ensure that the additional surface water generated by this expansion is managed in accordance with the Town’s relevant standards.
2. The restrooms shall be screened with a material(s) that complies with the Town’s architectural design standards. The applicant shall provide details of this to the Community Development Department for approval.
3. The applicant shall provide trash and recycling receptacles on the property.

Appendix: Applicant's Submittal

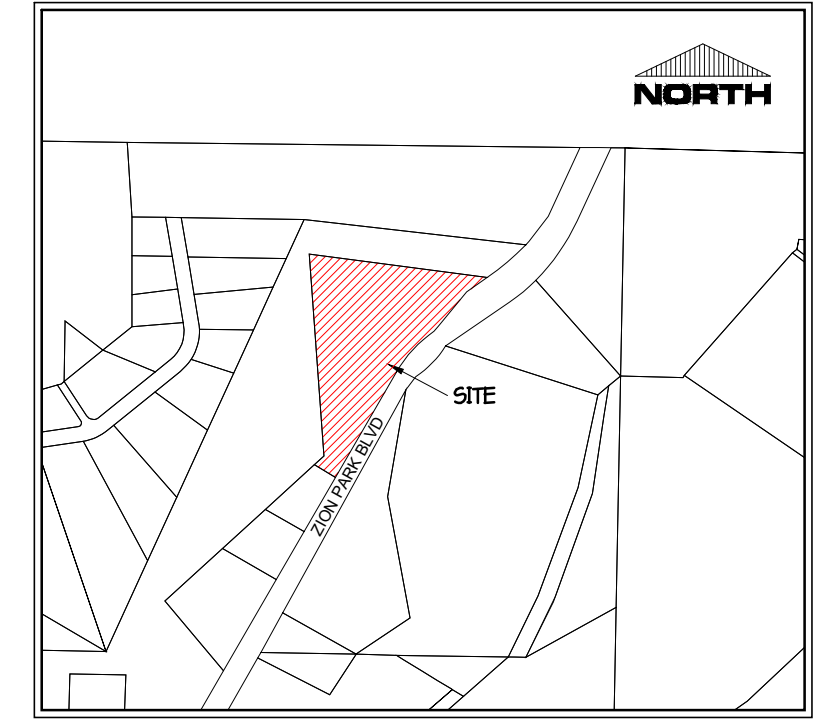


Know what's below.
Call before you dig.

NOTICE: EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVIENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES NOT SHOWN ON THESE DRAWINGS.

SPRINGDALE PARKING LOT

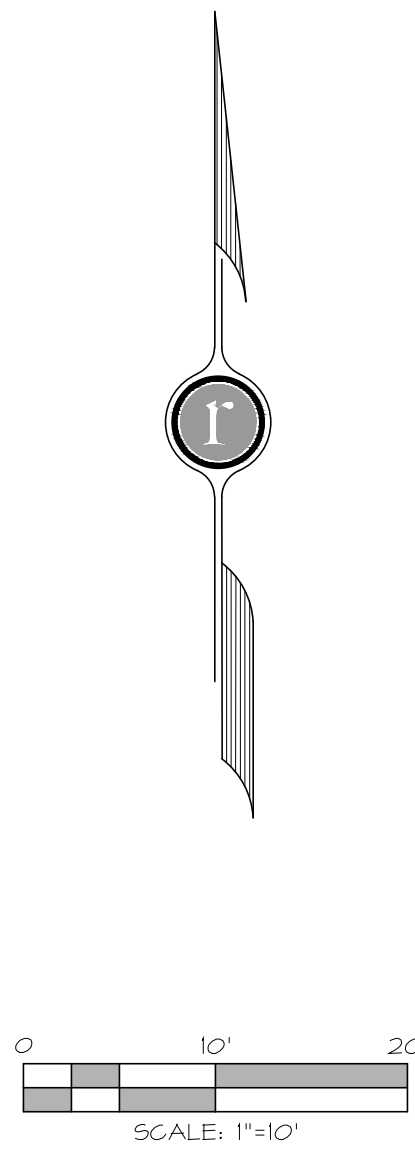
LOCATED IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 10 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SPRINGDALE, WASHINGTON COUNTY, UTAH.



VICINITY MAP
SCALE: NONE
SPRINGDALE, UTAH

LEGEND

- CONCRETE RETAINING WALL
- CONCRETE RETAINING WALL WITH HANGING VINES
- ROCK RETAINING WALL
- 42" GUARDRAIL
- CONCRETE IMPROVEMENTS
- ASPHALT
- LANDSCAPING



DATE:	1/20/26
JOB NO.:	15063-25
DESIGNED BY:	ETY
CHECKED BY:	JWB
DWG.:	SITE PLAN
DATE:	
REVISIONS:	

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St.
George, Utah 84798
Ph (435) 673-8800, Fx (435) 673-8397
www.rackill.com

SITE PLAN
FOR
SPRINGDALE PARKING LOT
SPRINGDALE
UTAH