Memorandum

To: **Town Council**

From: **Niall Connolly, Director of Community Development**

Date: **June 5th, 2026**

Re: **Transient Lodging Overlay Zone Change Application - 975 Zion Park Blvd**

Introduction

Transient lodging in Springdale is regulated by section 10-13F of the Town Code. An applicant who wishes to develop new transient lodging units must first apply for the Transient Lodging Overlay (TLO) Zone. The Town allows applications for the TLO zone during a one month window, every even numbered calendar year. This application window was recently open during March 2026. The Town received one application during that period.

As with any other zone change, applying the TLO zone to a property is a legislative action. The Town Council should review the proposed zone change based on the Town's adopted policy for making legislative zone change decisions as recorded in both the General Plan and Land Use Ordinance.

Planning Commission Recommendation

The Planning Commission reviewed this application at their meeting on May 20th. The Commission recommended approval of the zone change. Their motion and findings are provided below, for the Town Council's information:

Motion made by Terry Kruschke that the Planning Commission recommends approval of the Application by Trista Rayner to apply for Transient Lodging Overlay Zone on her property Parcel ID #S-MMIS-1, 975 Zion Park Boulevard as discussed in the Planning Commission meeting dated May 20th, 2026. This is based on the following findings:

1. *The Transient Lodging Overlay Zone application furthers the Land Use and Town Appearance Goals in the Springdale General Plan, specifically Sub-goal G that new lodging facilities promote Springdale's unique village atmosphere and enhance the quality of life.*
2. *The Transient Lodging Overlay Zone application meets the requirements of the Springdale Title 10 Land Use Ordinance Article F regarding Transient Lodging Overlay Zone requirements.*

Conditions:

1. *The building footprint of the final design as submitted for Design Development Review will be approximately 2600 square feet, as reported, with a 5% leeway for necessary changes.*
2. *The final design submitted for the Design Development and Review must include varying external wall panels and exterior design elements as shown in the drawings.*
3. *One of the two long-term rental units must have the required Deed Restriction, and the other one does not require the Deed Restriction.*

Second by Paul Zimmerman

Discussion of the motion: There was no additional discussion

Vote on Motion:
Swanson: Aye
Kruschke: Aye
Zimmerman: Aye
The motion passed unanimously.

Applicable Ordinances and Policies
The Council should reference the following ordinances and policies to aid in the review of the application:

- Town Code 10-3-2(A) - General Town Policy on making zone changes
- Town Code 10-13F - Transient Lodging Overlay zone
- General Plan
    - Vision Statement
    - Land Use and Town Appearance Sub-Goal A
    - Land Use and Town Appearance Sub-Goal G
    - Economic Development Sub-Goal I

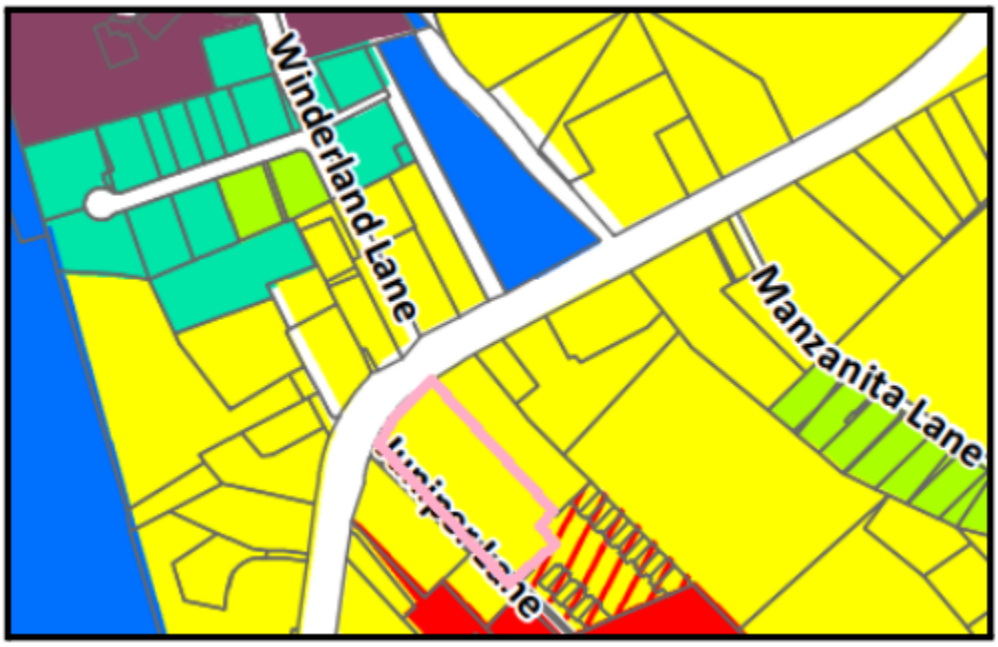
Property Details
The subject property is located at 975 Zion Park Blvd. It is currently developed with a restaurant (MeMe's Cafe), a vacant building formerly used as a restaurant, and six transient lodging units contained in three townhome buildings.

The property is visually and physically connected to an adjacent property which contains eighteen individually owned townhouse units. The two properties share vehicular access. The eighteen townhomes on the adjacent property are of the same general design and appearance as the six short term rental townhouse units on the subject property. Thus, the two properties appear to be a unified development.

Although the two properties are physically connected and appear to be part of a unified development, they are currently under separate ownership and differing zoning. The townhouse units on the adjacent property are in the CC-PD (Planned Development Overlay) zone. The PD zone allows the townhouse units to be individually owned. It also restricts the use of the units to residential, non-commercial uses and specifically prohibits transient lodging.

The aerial image below shows the existing development on the subject property (outlined in blue).

The subject property is located on the corner of Zion Park Blvd and Juniper Lane (both public streets). The property measures approximately 1.18 acres. The adjacent properties are all zoned CC, with the exception of the rear which, as mentioned previously , is in the CC-PD zone. The map below shows the zoning of the subject property (outlined in pink) as well as the surrounding properties.



Application for the Transient Lodging Zone at 975 Zion Park Blvd

Trista Rayner has applied for the TLO zone to be applied to her property at 975 Zion Park Blvd. She is proposing to demolish the vacant restaurant building behind MeMe's Cafe, and construct a new building with four transient lodging units and two long term rental units. There are six existing transient lodging units on the property. This proposal would be categorized as a "Type 2" transient lodging facility (see section 10-13F-3). Additional parking would be part of the development.

Application Review Criteria

Section 10-13F-6 sets out the application review criteria. These criteria are qualitative. They are reproduced in the table below, along with the applicant's response.

Review Criteria	Applicant's Response
Will the proposed development clearly maintain Springdale's unique identity and community atmosphere as detailed in Land Use and Town Appearance Subgoal A of the General Plan?	The building is set back from the road and nestled behind MeMe's Café. The property slopes significantly so the ground level and height of the building is sunken in and much lower than businesses on the opposite side of Zion Park Boulevard. The proposed building will be 24 feet in height at the roofline peak, but due to the slope of property, the new building ground level sits 8.5 feet lower than SR9, 5 feet lower than MeMe's Café, and approximately 3 feet lower than the preexisting two-story building on Laura Doty's property directly adjacent to the proposed new building. The significant sloping on the property and the way the building is set back behind MeMe's will result in a nominal change in building height and will not affect mountain views from the surrounding properties or Zion Park Boulevard. The rebuild also gives us the opportunity to change a modern building to a more desirable design of park-like architecture with rock, stucco, metal materials, and colors complementary to Springdale's aesthetic. The building will also have variety in design with stepped back walls, interior breezeway, patios, and balconies for open space. This will improve the building profile and appearance for surrounding properties and when viewed from Zion Park Boulevard and provide residents and guests with ample areas to enjoy outside living

	while maximizing mountain views. Renewable energy is very important to us. We want to install at least two charging stations with our new construction project that will be open for public use by any residents in town or visitors. Having guests staying with us and having a charging station open to the public allows for more walking, browsing, eating, and shopping at our local businesses year round – Sub Goal A2A Our current six transient lodging units have been running on solar panels since they were built in 2015. The new proposed building will also be wired for solar. We may wait until costs, construction, and contracts are more cost friendly before installation, but it is in our overall plan - Sub Goal A2A In our previous submission, I outlined a plan for adding a second bike repair station on our property. I would be happy to work with the town on that if still needed. At a minimum, we would like to design a “rest” space on our property, with a permanent bike rack to encourage stopping and walking in the downtown area. We also envision a bench and possibly an outside water station. Although we are in the central commercial zone and designed as central core, the project overall is broken up into smaller buildings when compared to other properties in the central commercial zone. I wanted to summarize some additional information about the property and how it was been developed in accordance with the general plan prior to this submission. Originally, the property was over 2 acres, zoned Central Commercial and approved for 40 hotel units. Instead, we subdivided the back 1 acre Central Commercial property with a residential overlay to build 18 residential townhomes. We wanted to keep the size of the residential units village scale instead of larger buildings with mass parking. We added the extra expense of garages

	and fencing to keep the property looking residential but not overloaded with cars and outside storage. When we originally proposed the 18 residential units, we had more than twice the number of people interested on a waiting list. We understand the need and desire for affordable housing in town. Currently, the 18 two-bedroom homes are privately owned with approximately half of them turned into monthly residential rentals. A very positive outcome for the property and community. Our current transient lodging units are built the same way as the long-term townhomes. Instead of maximizing occupancy, we limit reservations to 4 guests per two-bedroom townhome to keep the stay more like a home versus a large development. This also lessens the impact on surrounding properties, infrastructure, water, electricity, trash, parking, etc. The feedback from the long term residents is positive as they have the ability to live car free with access to most of Springdale, on foot or by shuttling, to work, school, bank, Post Office, shopping, restaurants, etc. Our transient guests often say that staying with us in the center of town feels like they are a local and that they never had to move their car. Providing that type of experience for long-term residents and guests is the highest compliment. When leaving cars at the property, the guests and residents engage more with the town and town businesses and support our local economy and the neighborhood feel of our small community. The initial plan on this property included deeding 6.75 feet down the length of Juniper Lane to formalize the street. Previously, Juniper Lane was unmaintained, narrow and unpaved. We also created a much needed turn around driveway that benefits residents, tourists, and the surrounding businesses by providing access for larger vehicles including service trucks and emergency vehicles.

	The turn around driveway also created the ability for the first ever residential trash and recycling pick up on Juniper Lane for residents. Previously, every resident had to haul each bin all the way up Juniper Lane to Zion Park Boulevard for pick up. This has significantly improved the street scape and congestion on both Juniper and Zion Park Boulevard, especially on trash day, but it negatively impacted the size of our property and buildable area overall. Having a restaurant and a combination of residential housing and transient mixed use does give back to the town more than just tax revenue. The property already meets the town's Sub Goal A4 since it has mixed uses, commercial and residential with the initial 18 two-bedroom residential units built. We keep MeMe's Café open year round since we opened in 2012, often at a loss in winter, for the benefit of the local community and visitors, as well as keeping our amazing staff employed. Our goal is to provide a variety of mixed uses on a smaller scale that protect the small, village scale of Springdale and avoid consumptive tourism by not building to town ordinance maximum. The long term residential units will add to residential inventory and provide much needed housing - Sub Goal A2 and A3. Springdale Central Commercial Zoning for our property allows single buildings to be up to 8500 sf (and larger if certain town conditions are met) and have an overall density of 65% build out. Our property is 1.18 acres on the front commercial portion. MeMe's Café has a 2000 sf footprint, the new building living space has a 2600 sf footprint, and the existing transient lodging duplexes have three 1000 sf footprints. Having this mix of building sizes on the front of the property as well as the residential townhome duplexes on the back of the original property creates a walkable, village feel with plenty of open space and landscaping.

	We are providing double the town requirement for residential housing with this submission. Having two additional long-term housing options will be a benefit for the local economy, residents, and businesses with opportunities to boost the local labor pool and community involvement. Residential living in town, particularly in Central Commercial area, give our town unique appeal. The “living space” of the new building is 4232 square feet. The two long term residential units are 43% of this total, not including yard, balconies and walkways. The new building has a footprint of approximately 2600 square feet and 5200 square feet total. That is 38% smaller than the building size allowed in central commercial zoning. This proposed Transient Lodging Overlay submission is 20% lower than the town allowance. We have six existing two-bedrooms units (12), and four proposed one-bedroom units (4). The maximum number of units on the property is limited to 20 by town ordinance. We appreciate the town’s efforts on the night sky ordinance and want to help where we can. We have opted to have an interior breezeway and interior walkway which will cost more and increase the inside dimensions of the new building but provide two wonderful benefits. The first benefit is majority of the lighting will be in the interior breezeway and interior walkway to greatly reduce outside lighting to protect the night sky and prevent glare to surrounding businesses and properties. All lighting will comply with town standards and support General Plan Sub Goal A1. The second benefit of this design is each residential and transient unit will have no vertical wall connection. This will dramatically enhance the residential living experience for long-term residences and for our guests in regards to privacy and peacefulness.

	Additionally, the current vacant building is modern in style with mostly glasses walls and large commercial doors. These will be removed and replaced with smaller residential sized windows and doors with window coverings to minimize light pollution on the property and for the town. Having two long-term rentals and four transient units at the building instead of a large commercial kitchen and restaurant will dramatically improve the scale and impact of the property for the town and residents. Restaurants serve hundreds of guests daily which means at least a hundred extra cars anticipated with a second restaurant location located off the main street. We anticipate a huge reduction on infrastructure because the 6 additional rentals units will utilize a fraction of water, electricity, outside lighting, and parking compared to a full scale restaurant. There would also be a dramatic reduction of delivery truck traffic, cooking odors, and noise generated by restaurant operations and its guests. I wanted to provide additional information about us as owners: We are independent owners without partners or investors. We have been a part of the town since St. Patrick's Day 2003, running Canyon Vista Bed and Breakfast, remodeling the Pizza & Noodle basement and opening Zion Canyon Gallery 2004 (now Sorella Gallery site), opening MeMe's Café year-round since 2012, and managing the vacation rentals since 2015. We have volunteered for the Zion Plein Air Art Festival for many years since its inception and Z-Arts Fundraisers prior to that. I was a board member of the Zion Canyon Visitors Bureau for 17 years and volunteered for numerous town activities and committees as a result. We truly care about the town and our involvement here. This is becoming a multi-generational family effort, providing work for our family and creating positive relationships with our employees and residents in town.
Does the proposed development clearly support	The plan on this property is small village scale

the vision for Transient Lodging established in Land Use and Town Appearance Subgoal G of the General Plan? a. Will the proposed transient lodging promote the Town's "in the Park feel", small village scale, and unique village atmosphere? b. Will the proposed transient lodging be attractive, memorable, and unique in such a way that complements the visitor's experience in Zion Canyon and Zion National Park?	with a restaurant, housing, and lodging. The design of the rental units is more like a townhome versus a commercial hotel atmosphere. The design, lower occupancy, variety of rental units, and location of the property is ideal for both residents and transient guests. We have received very positive feedback on our current rentals. The location is perfect and centrally located for staying, walking, dining and shopping in Springdale supporting our unique local businesses. The smaller scale of providing housing and lodging versus a second large scale restaurant will increase the park-like feel and village atmosphere of the property. Many of our guests say they felt like locals during their stay not love not being part of a resort or larger complex. The current and proposed buildings on the property are significantly smaller than the surrounding buildings in the central commercial zone. I have outlined details of the projected project in a different section, but will also summarize here. Most of the existing buildings are small, village scale. The new building is at least 38% smaller than zoning allows and designed with only 6 units. Of this living space, the long term residential units make up 43% of the total. The transient total on the property is 20% lower than Springdale Code.
Does the proposed development clearly support the vision for tourism related economic development established in Economic Development Subgoal I of the General Plan? a. Will the proposed transient lodging add to the quality of life for residents? b. Will the proposed transient lodging development protect the community's character? c. Will the proposed transient lodging development "give back" to the community (with more than just tax revenue)?	The proposed overlay zone will reduce traffic on Juniper Lane and noise when compared to other allowed uses on commercial properties. The 2 residential and 4 transient units, will dramatically lower the toll on infrastructure with less car traffic, truck deliveries, water, electric, trash, noise, and food odors. The additional housing and lodging will have assigned parking spots to encourage leaving vehicles parked and walking or taking shuttles when possible. Having residents and guests staying at our property will generate additional revenue for local businesses. This helps business owners but also locals who long for small family

	run businesses to be successful and remain in Springdale. This supports village scale and diversity of business we strive for. Providing public charging stations, a bike rest station, as well as solar panels on our property is an effort to reduce our impact and give back to the town. Light pollution will be reduced with the remodel of the building windows and doors to smaller residential size, as well as adding an interior breezeway and interior walkway. All night sky ordinances will be followed. The proposed plan will have less of an impact on infrastructure than the current permitted use. The rebuild will use our existing driveways with no impact to Zion Park Boulevard or Juniper Lane. This remodel is set back from the road and not anticipated to change the village scale desired by us as owners and outlined as desired by the town of Springdale.
Does the proposed development support the vision statement and other applicable goals of the General Plan?	We are committed to preserving Springdale's unique character and village atmosphere with a small scale, mixed use development. The central downtown location makes this an ideal property for residential and commercial. The walkability for residents and visitors in Springdale is extremely important. We are adding an additional two long term residential units (18 built previously) which are highly desired by locals and valuable for residential housing, a town priority.
Will the proposed development negatively impact the privacy, peace, quiet, and enjoyment of surrounding properties, particularly those that are residentially zoned?	We are located in the Central Core/Central Commercial Zone. We are surrounded by commercial and one commercial/residential overlay zone at the back of the property previously subdivided. The remodel and projected use will be less impactful than the current permitted use. All neighboring properties would likely see reduced traffic and noise when compared to other possible commercial applications and especially compared with a second large

	restaurant. With this rebuild, we will beautify the property and make it more in line with the desired village atmosphere with park-like architecture and Springdale's desired aesthetic. The new proposed building is set back from the road behind MeMe's Café. The floor sits 8 feet lower than Zion Park Boulevard. Views from the road and surrounding properties will not be impacted by the new building. We have taken extra efforts to design the building in way that protects our adjacent neighbor, Laura Doty.
Will the proposed development help maintain a desirable balance between transient lodging and other commercial uses in the Town's commercial zones?	The mixed use of lodging, long-term residential and a restaurant is ideal on central commercial in the center of town. MeMe's Cafe has been open since 2012 and stays open year, often at financial loss, because we care more about the service we provide in the community and keeping our employees employed year round. The current nightly rental townhomes (open since 2015) are very popular and the desirability of the 18 residential overlay townhomes we built in 2014 confirm residents and visitors alike enjoy and appreciate the location and development of the property as well as the quaintness of Springdale in general. It is important to have transient lodging in town to support our local business community. Our goal is to provide lodging that is more like housing to increase the guests experience, minimize infrastructure impacts, and support our local businesses.
Is the facility projected to create a need for essential municipal services (including water and other utility services) that the Town cannot reasonably meet?	Having the long term rentals and additional four lodging units will dramatically decrease the impact on infrastructure on the property. The changes will not affect our driveways, sewer, or electric at the property. Usage will be dramatically lower and the new changes will be less impactful than the current permitted use or possibilities of

	other commercial development. The property has sufficient parking for current zoning and ample parking to support changes proposed by the Transient Lodging Overlay application.

Application Standards

Section 10-13F of the Town Code lists the application standards for TLO overlay zone applications. They are reproduced in the table below, along with commentary on how the applicant is complying with them.

Application Standard	Applicant's Response
Required drawings (10-13F-7A 1,2,3,4)	The applicant has submitted the required drawings/ plans, which are appended to this report.
Description of how the required long term residential use will be fulfilled.	We will have two long-term residential units located in the new proposed building. The current building is made of aerated concrete blocks and unfortunately cannot be remodeled like a traditional building. This is one of the reasons the building has been vacant for several years. Both long-term residential units will be 916 square feet of living area and will include private laundry space. Additionally, the ground level residential unit will have an enclosed patio and yard. The second level residential unit will have the same amenities, but it will have a balcony instead of a patio. It is our goal to provide design and improvements to the property to make the long-term rentals feel more like an owned townhome versus an apartment type rental. Both units will comply with all requirements outlined in Section 10-13F(8)(D) for housing standards set by the town.
Explain strategies used in the design of the project that are intended to protect adjacent properties from the impacts of the proposed transient lodging facility, including a copy of the proposed good neighbor and guest education	The proposed new building location is surrounded by commercial properties and sits on the corner of Zion Park Boulevard and Juniper Lane. We have designed the long-term residential and

policies.	transient lodging units to face away from the only adjacent property, Laura Doty, Canyon Offerings. Additionally, we redesigned the building to have a utility room in the area closest to Laura Doty's private residence. This room will not have a window facing Laura's property, giving her additional privacy with less light emission. The proposed design will have a smaller footprint, with walls stepping back, an internal breezeway entrance to visually break up the front façade and patio and balcony areas creating additional open space. We are unable to remodel or reuse the vacant building because of the modern design and construction with recycled aerated concrete blooks. Our proposal is to replace the vacant building, which will have significantly less impact than a new building on open land - Sub Goal A6. We made every effort to design our new building on the existing footprint so it will not interfere with the existing driveways, Juniper Lane, Zion Park Boulevard, or infrastructure connections adjacent to the building. The proposed good neighbor policies are provided in the appendix to this report.
What is the expected maximum occupant load of each proposed transient lodging unit? If there are multiple types of proposed transient lodging units include the expected maximum occupant load for each type.	The expected occupancy would be 2 guests for the one-bedroom transient units and 4 guests for the two-bedroom transient units*. We prefer to keep our guest occupancy low to give our guests a more home-like environment versus a hotel or larger rental property. We also do not accept groups, large parties, or additional visitors to the property beyond the occupancy of the original guest reservation. *Note: the two-bedroom transient units are existing. The proposed transient units are all one-bedroom.
Property manager requirement (Transient lodging facilities must have a 24-hour on-call property manager available who is able to be on the property to respond to emergencies and	Trista Rayner, property owner, currently oversees management of MeMe's Café and the 6 townhome rentals on the property. I will continue to manage these and the additional units on the

complaints of nuisance issues within 30 minutes of being notified.)	property if approved. Response time for inquiries and issues that arise is usually just minutes and definitely under 30 minutes whether I am on the property or responding by phone, app or email.

Long Term Residential Unit Requirement

One long term rental unit must be provided for every four transient lodging units. Four transient lodging units are proposed, and two long term units are proposed. The long term units must be open for rent to the general public. Housing that is made contingent on being employed with the transient lodging facility does not satisfy this requirement. The long term residential units are subject to a restrictive covenant with a duration of 50 years, which ties them to these standards.

The applicant notes that only one long term residential unit is actually required in this case, because there are only four transient lodging units. She is providing two long term residential units. She has requested that only one of the long term residential units be subject to the restrictive covenant. While she intends that both will be available for long term rental, she would like flexibility for one of the rentals. For example, if she wishes to let it to a property manager, this would not be allowed according to the restrictive covenant. An email explaining this request is included in the appendix. The Planning Commission recommended a condition that only one of the long term units be made subject to the deed restriction.

Previous TLO zone application on this property

In 2024, Ms. Rayner made an application for the TLO zone on this property. That application was for eight transient lodging units and two long term rental units. The Council denied that application, citing grounds, including concerns about the appearance of the proposed building. There were also concerns about the proposed parking lot. In response, Ms.Rayner has reduced the number of units and redesigned the building in an attempt to address these concerns.

Notice sent to neighbors within 300 ft

Section 10-13F-5(B) states that two weeks prior to making an application for the TLO zone, the applicant must send a printed summary of the proposed transient lodging development by mail to all property owners within 300 ft of the property. Ms. Rayner misunderstood the application requirements, and did not send the letters to her neighbors until one day before the application was made. The letters were sent, and more than two weeks have elapsed since then (the application was made approximately seven weeks prior to the Planning Commission public hearing).

Town Council Action

The Town Council should review this application and determine to either approve or deny the application. The Council may wish to use the following sample motion language:

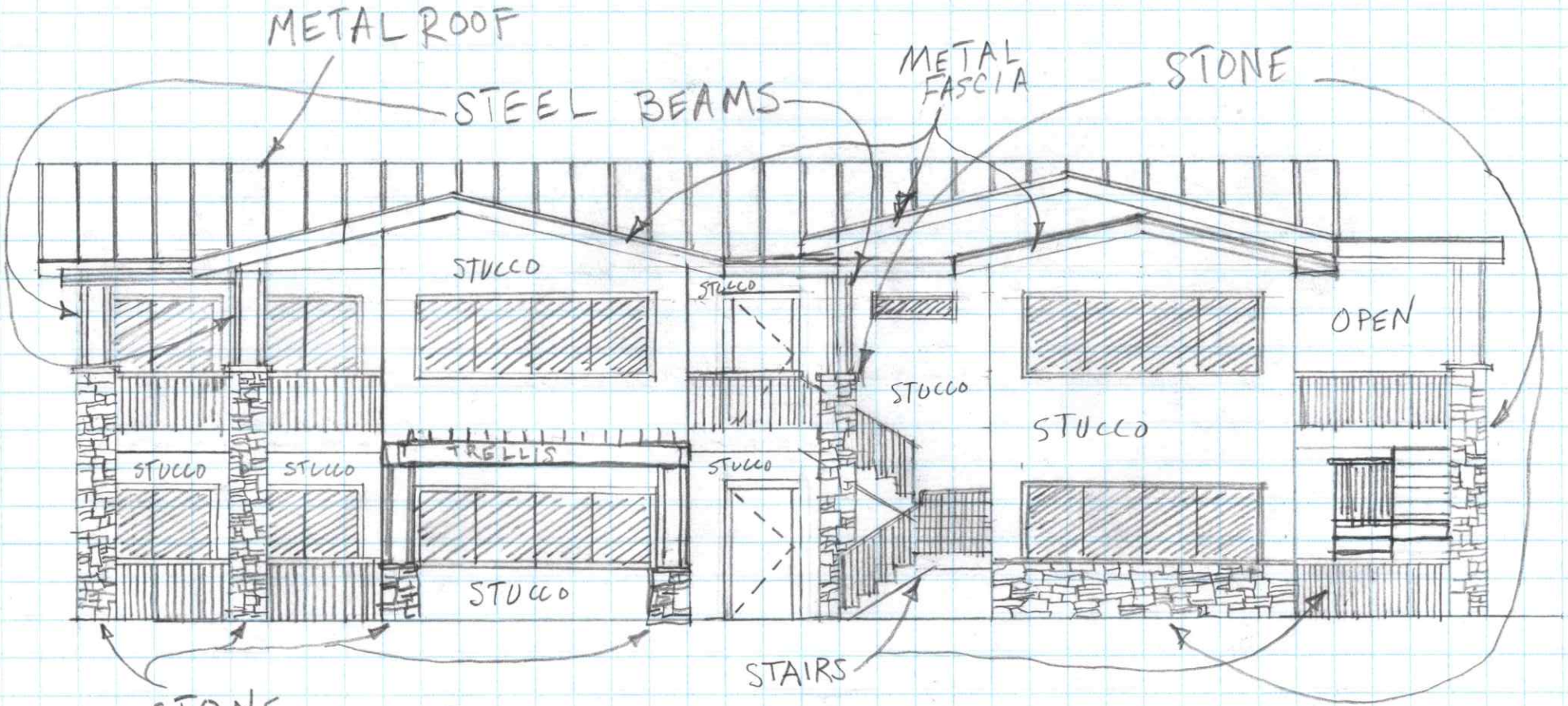
The Town Council approves/ denies the application by Trista Rayner to apply the Transient Lodging Overlay Zone to her property S-MMIS-1 , 975 Zion Park Blvd, as discussed at the Town Council meeting dated June 10th, 2026. This is based on the following findings:

FINDINGS

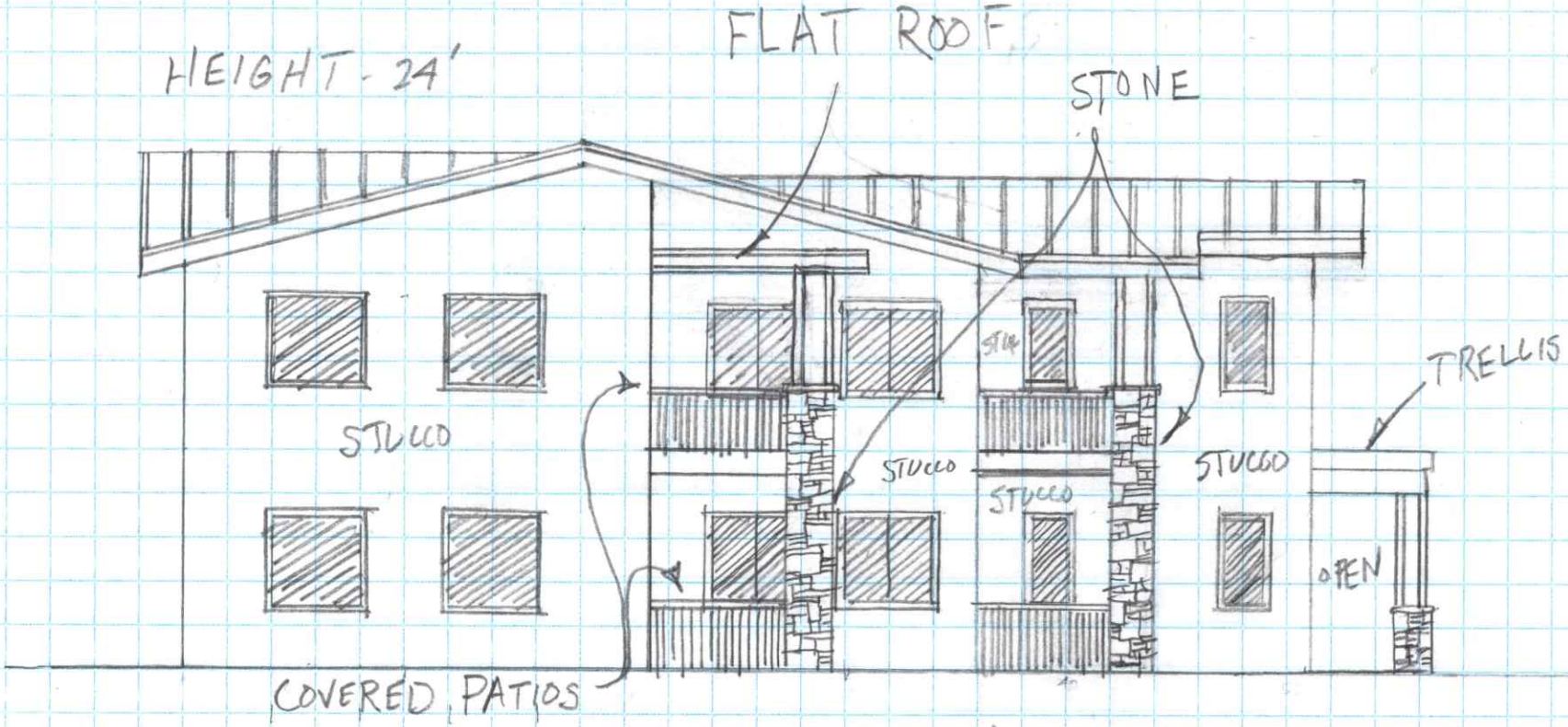
Appendix: Applicant's Submission

STUCCO AND STONE COVERING
WITH METAL ROOF, SOFFIT
AND FASCIA

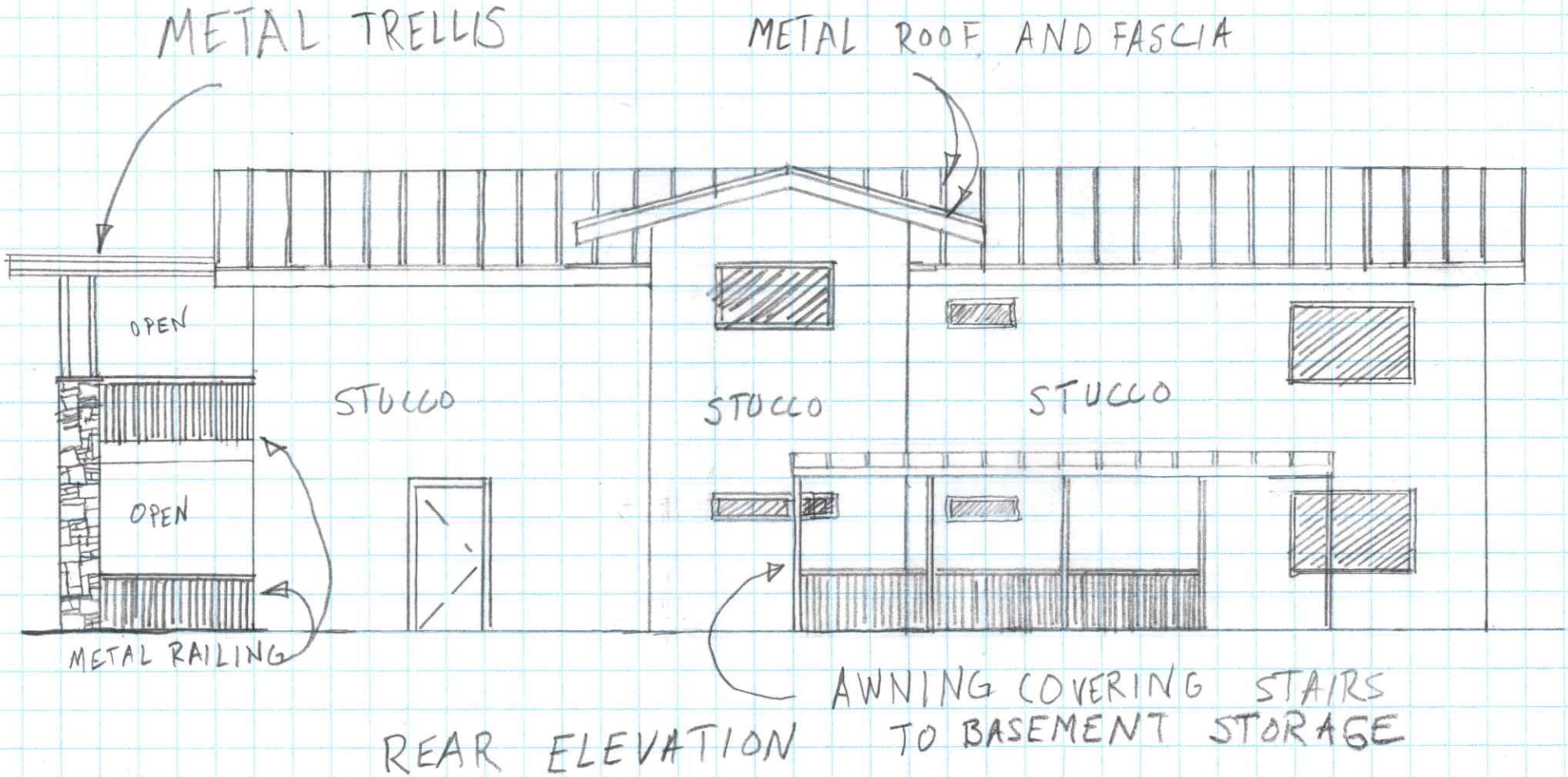
HEIGHT - 24'



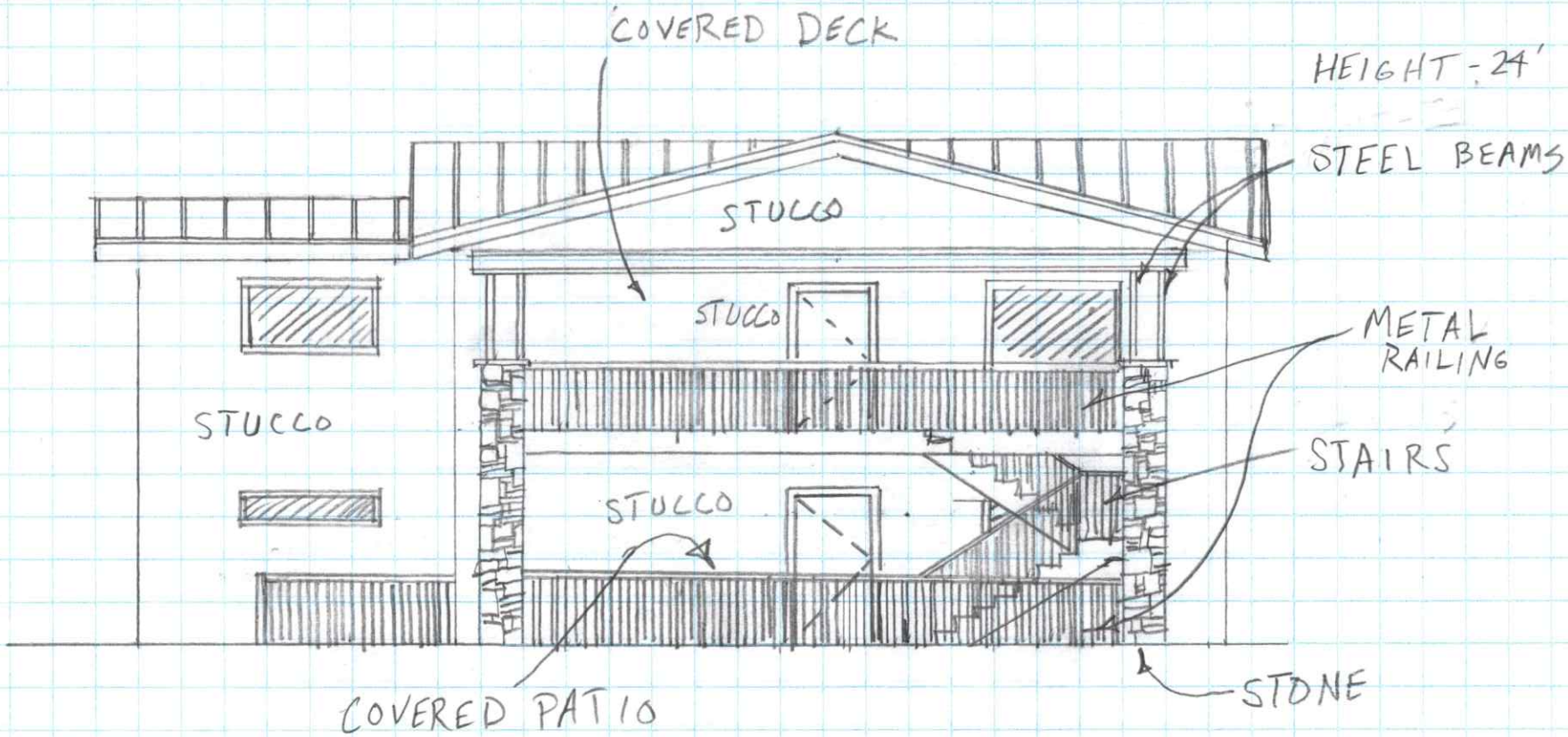
FRONT ELEVATION



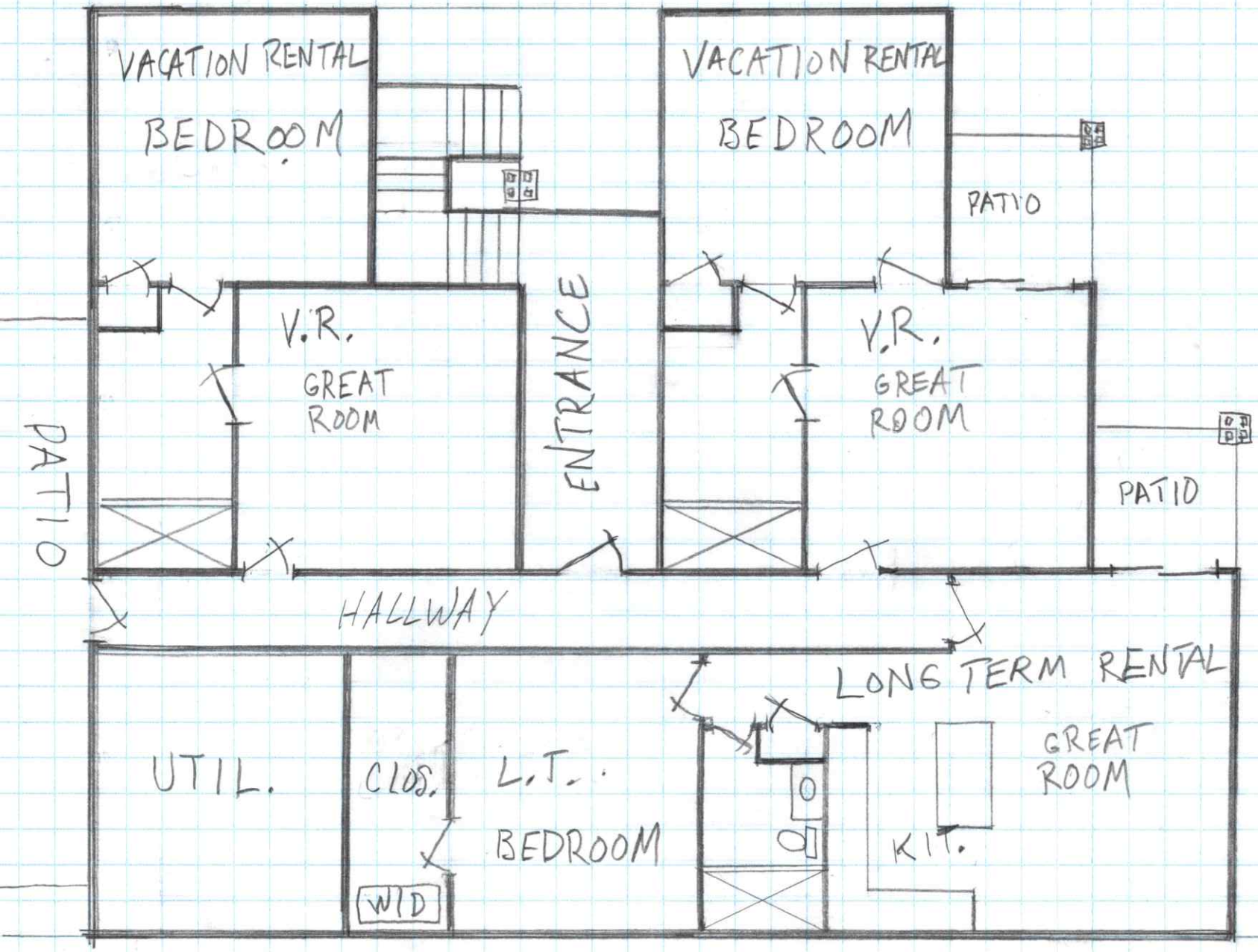
LEFT SIDE ELEVATION



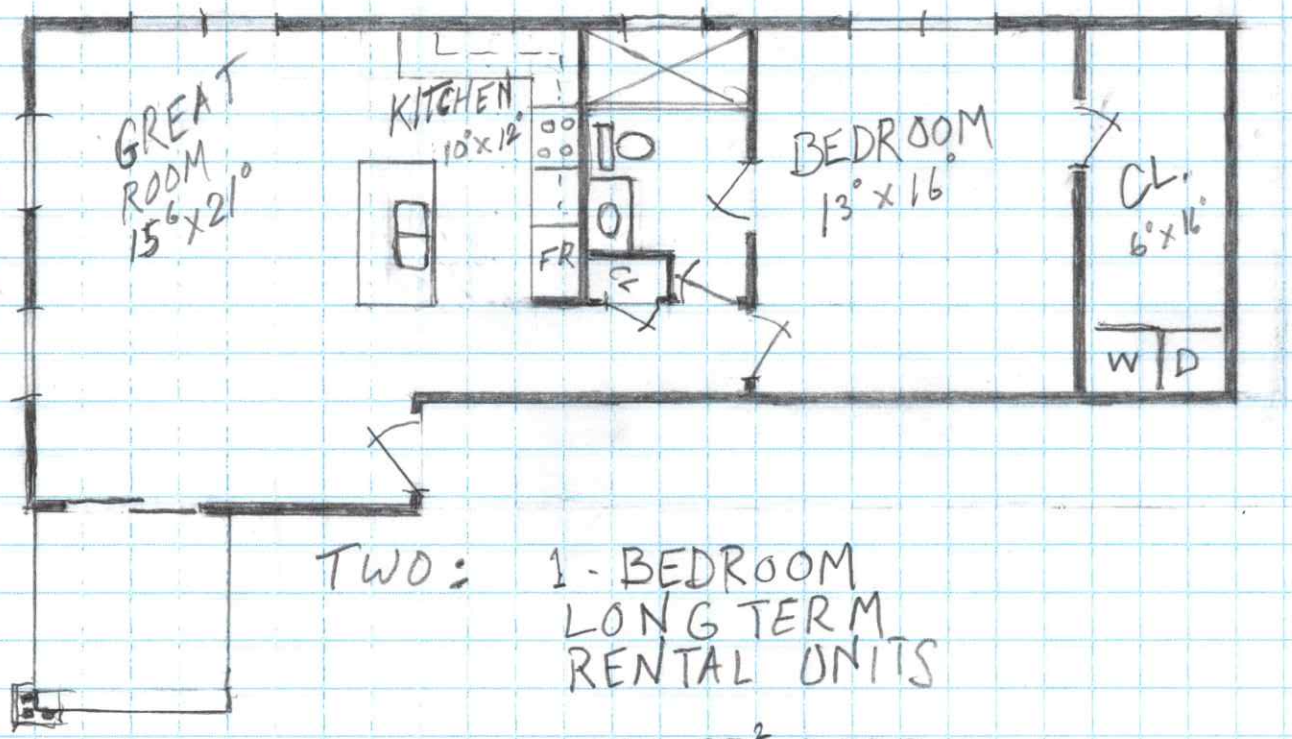
REAR ELEVATION



RIGHT SIDE ELEVATION

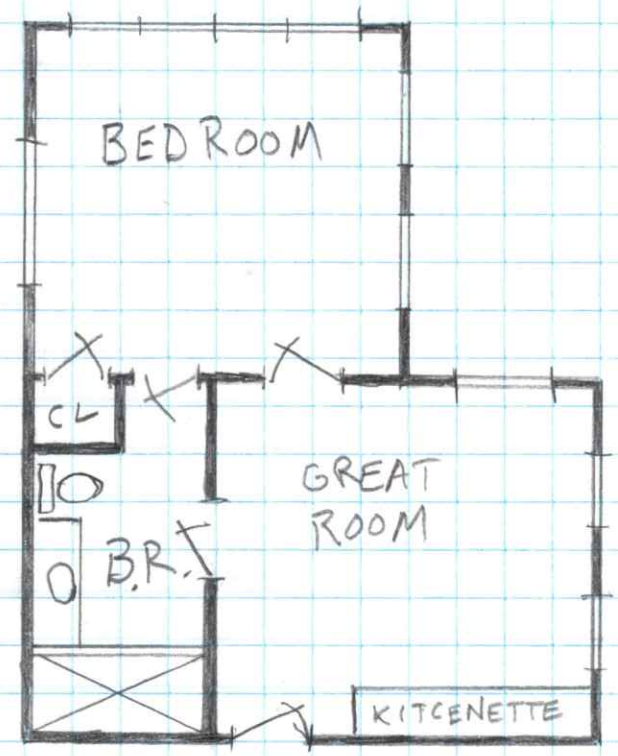


FLOOR PLAN BOTH FLOORS



TWO: 1-BEDROOM
LONG TERM
RENTAL UNITS

916 FT^2 APPROX.



FOUR: 1-BEDROOM VACATION RENTAL UNITS

(TWO EACH) 600 FT^2 APPROX.

10' PUBLIC UTILITY EASEMENT, TYP.

0'-0"

S24°18'20"E
334.62

N63°03'40"E
84.21

EXISTING RETAIL BUILDING
PAD EL.: 3907.00

EXISTING RESTAURANT
PAD EL.: 3902.50

EXISTING HOTEL BUILDING-1
PAD EL.: 3897.50

EXI
E
PAD

Δ=27°46'40"
T=63.05
L=123.83
R=255.00

ADA ACCESSIBLE RAMP

ADA ACCESSIBLE RAMP

TBC 3400.68

TBC 3405.84

TBC 3403.45

TBC 3401.05

TBC 3400.70

TBC 3406.56

3405

3402

3400

25' TYP

9' TYP

25'

TBC 3407.40

TBC 3407.36

TBC 3407.35

TBC 3407.09

TBC 3405.48

TBC 3403.91

18' TYP

TBC 3400.38

TBC 3400.27

TBC 3400.34

TBC 3402.31

TBC 3400.54

D
1
SAFETY RAILING

HEDGE ROW (BY OWNER)

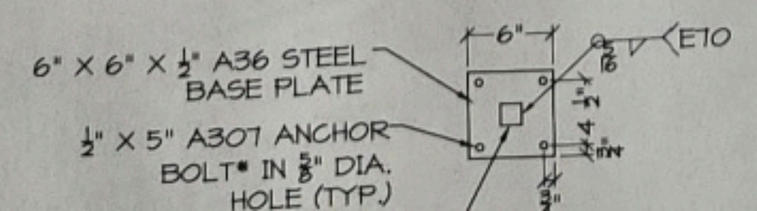
LANDSCAPE GRAVEL

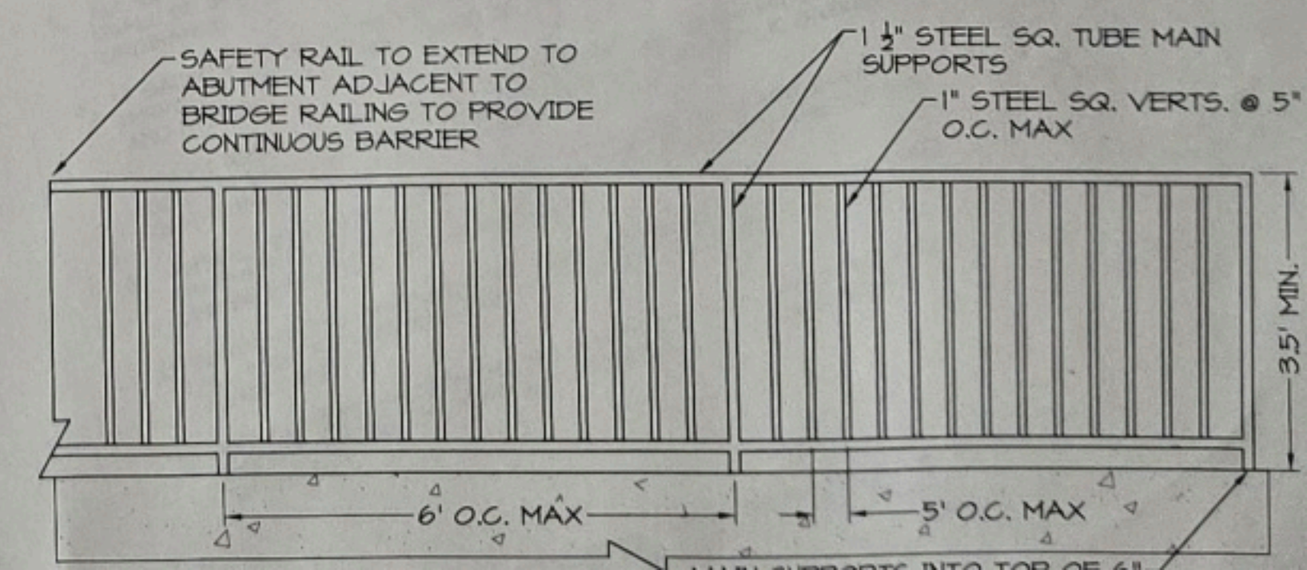
JUNIPER LANE

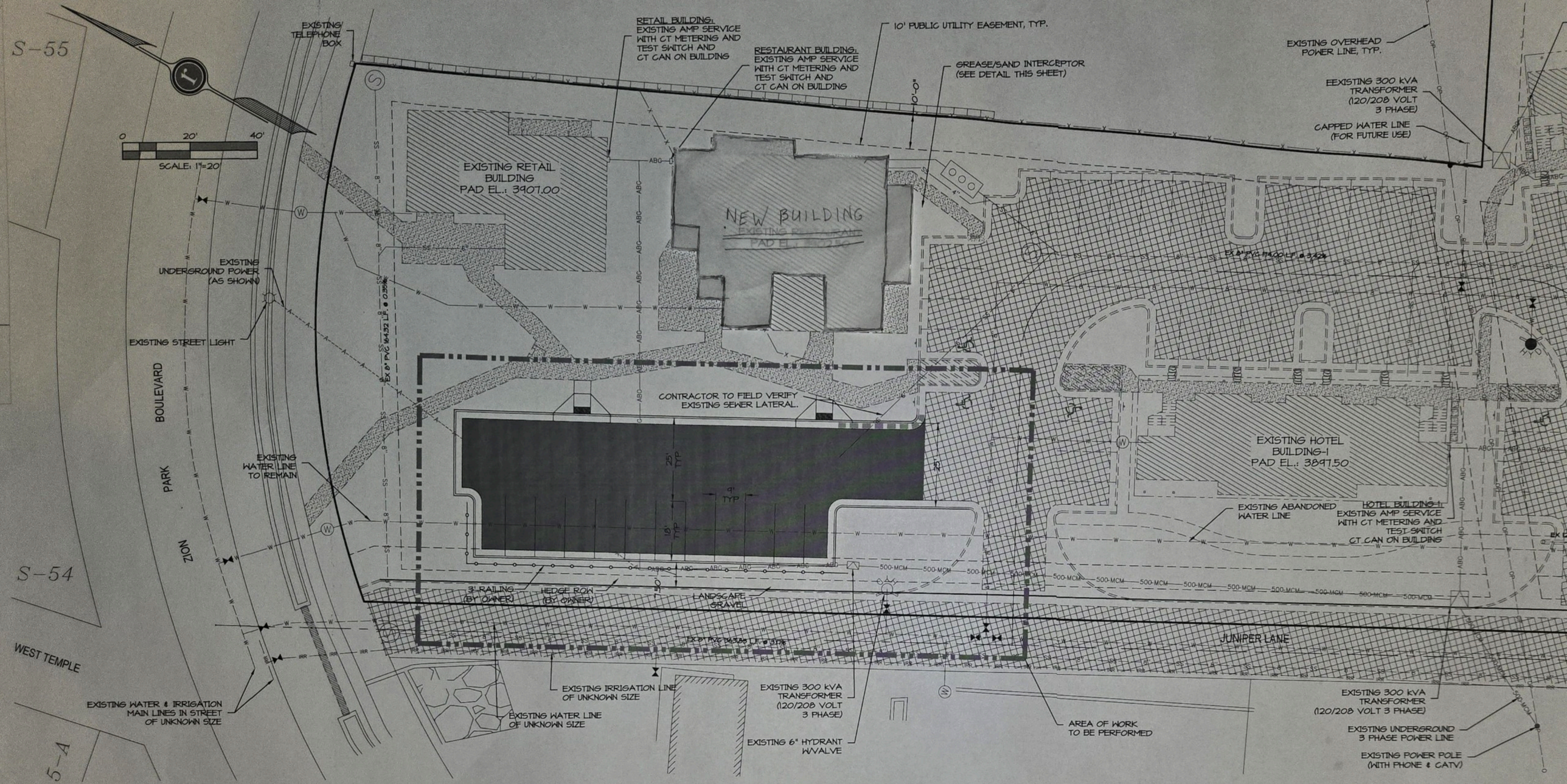
EXISTING WATER LINE OF UNKNOWN SIZE

AREA OF WORK TO BE PERFORMED

NOTES:
-PROVIDE POWDER COAT FINISH ON ALL GUARD RAIL
-ANCHOR BOLTS TO BE INSTALLED WITH SIMPSON SET-EX EPOXY
-USE $\frac{1}{8}$" THICK MOLDED BEARING PAD







LEGEND:

—SS—— 8" —— EXISTING SEWER MAIN - 8" DIA. (UNLESS OTHERWISE NOTED)

—W—— 8" —— EXISTING WATER MAIN - 8" DIA. (UNLESS OTHERWISE NOTED)

CENTURYLINK TELEPHONE NOTES:

1. DEVELOPER TO PROVIDE ALL TRENCH AND PLACE CENTERYLINK PROVIDED CONDUIT. CALL (435) 632-6553 7 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. DEVELOPER TO PLACE PULL STRING IN ALL CONDUIT.

SEWER NOTES:

1. NO BASEMENTS WHERE SEWER IS LESS THAN 9' FEET.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE.

GENERAL NOTES:

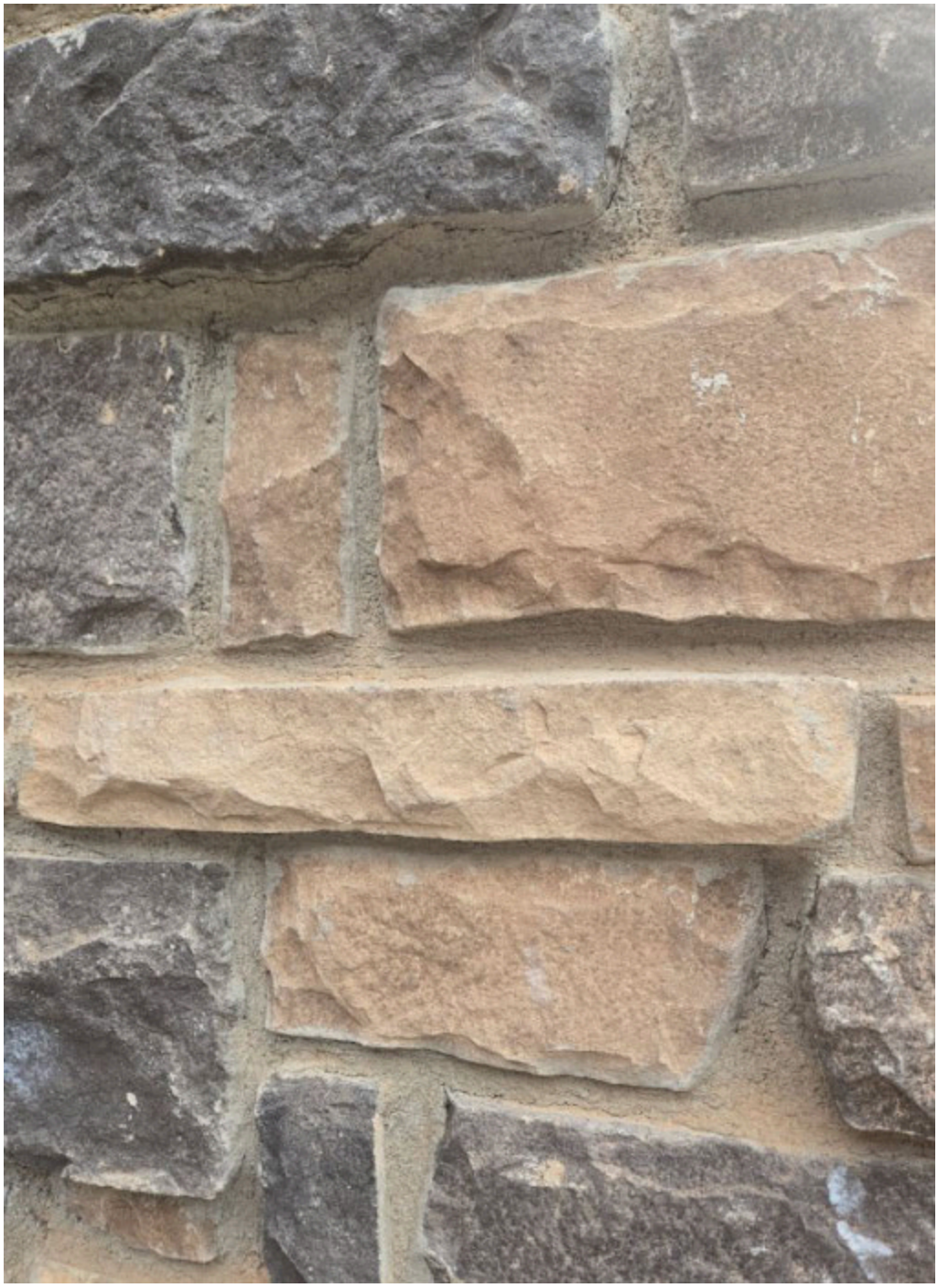
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR T PROTECTION OF ALL EXISTING UNDERGROUND UTIL CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CIT ALL IMPROVEMENTS RELATED TO THIS PROJECT

D CUTTING UNDERGROUND
TY LINES. IT'S COSTLY

Material Samples (note, these colors and materials are indicative, and will not be confirmed until DDR stage.

Fascia and Rail Samples:

Rock samples:



Stucco:

March 30, 2026

«FIELD5»
PROPERTY «TAX_ID»
«FIELD6»
«FIELD8», «FIELD9» «FIELD10»

Subject: Neighbor Notice, Transient Lodging Overlay Application

I am writing to inform you that I am submitting a request to the Town of Springdale for Transient Lodging Overlay Zone approval on the property at 975 Zion Park Boulevard, Springdale, Parcel S-MMIS-1. The property is zoned Central Commercial and owned by Trista and Matt Rayner, Canyon Vista.

We hope to rebuild the vacant building on our property in a more park-like architectural style with rock, metal and stucco materials. Design elements including smaller residential windows, an internal breezeway and internal walkways will help benefit the night sky ordinance. As part of the rebuild, there will be two long-term residential units and four one-bedroom transient lodging units.

The vacant building cannot be remodeled because it was built of recycled aerated concrete blocks. That is part of the reason it has been vacant for so long.

The new building will sit 8 feet lower than Zion Park Boulevard, 5 feet lower than MeMe's Café, and 3 feet lower than the Canyon Offerings Property. The rebuild will keep the natural sky line and vistas unaffected and will blend in more harmoniously with surrounding properties and buildings.

The original property was over 2 acres and subdivided when the 18 townhomes were built in 2014 providing much needed residential housing in town. The remaining 1.18 acre central commercial lot has MeMe's Café, 6 vacation rental units, and the vacant building.

This improvement will beautify the property and create much needed residential housing within the walkable downtown central commercial area. The property will be lower than Springdale Town Code Limits by 20% for transient units and 35% for the new building size.

We hope to also install electric charging stations for public use at the front of our existing parking area. Additionally, there will be a huge reduction on infrastructure and traffic when compared to a second restaurant down Juniper Lane or another large commercial project.

If you have any feedback or comments, I can be reached by email at [redacted] or phone [redacted]. All feedback and comments will be summarized and given to the town as part of the application process.

Thank you,

Trista Rayner
Canyon Vista
POB 10
Springdale, Utah 84767

Canyon Vista – Good Neighbor Guidelines

Thank you for choosing to vacation in Springdale. We hope you enjoy your stay. These Good Neighbor guidelines help ensure that Springdale remains safe, enjoyable, and beautiful for everyone who lives, works, and plays here.

BE CONSIDERATE OF YOUR NEIGHBORS

● Respect your neighbors, their property, and their privacy - treat your neighbors as you would like to be treated.
● Pick up after yourself and keep the property clean, presentable, and free of trash and debris.
● Place all trash in approved containers. Ensure containers are closed to keep out animals.
● Park only in designated parking spaces on the property. Do not park in the parking lots on adjacent properties.
● Keep noise to a minimum, especially during the quiet hours of 8pm- 7am. Refrain from using amplified music outside the rental unit at all times. Quiet hours apply to outdoor areas as well.
● Parties and gatherings involving people who are not guests of the rental unit are prohibited. The maximum capacity of the rental unit must not be exceeded.

TRANSPORTATION

● Most destinations in Springdale are within walking or biking distance, or are accessible on the free shuttle service operated by Zion National Park. We encourage you to leave your vehicle at the rental property and walk or bike to destinations in Springdale, and to take the shuttle when visiting Zion National Park. Doing so avoids hassles with parking and reduces traffic in Town.
● When you must drive your vehicle, drive slowly and courteously on all streets and obey all traffic and parking regulations.
● Be aware that all on-street parking is either in a pay parking zone or a residential permit parking zone.

RESPECT OUR NATURAL ENVIRONMENT

Zion Canyon's spectacular scenery is enjoyed by millions of people each year. Here are some ways you can help keep the scenery and environment spectacular:
● Protect our night sky. Turn off outdoor and indoor lights when not in use.
● Respect wildlife. Do not feed or approach local wildlife.
● Fire and Firework Restrictions – Fires and Fireworks are not allowed on the property. Utah has been in a period of extended drought. Please be fire conscious. Depending on the time of year and the conditions, firework and fire restrictions may be in place in the town of Springdale and Zion National Park. Even if fire restrictions are not in place, only use approved devices and never leave a fire unattended.

PETS

● Pets are not allowed on the property or in rental units.

Gmail

Trista Kelin Rayner <[redacted]

TLO Submission - Canyon Vista

Trista Kelin Rayner <[redacted]>
To: [redacted]

Tue, Mar 31, 2026 at 3:03 PM

Hello Kyndal. Thank you for taking the time to speak with me today.

This email is to summarize my confusion with the TLO submission. I have been working on this project for months, referencing Town Code 10-13F-7, Application Standards (see attached) and planning to submit by 3/31/2026. As I mentioned, the link to the Transient Lodging page on the Town Website was broken. Last week when I clicked on "Zone Map Amendment Application" to start my submission, I then saw the links to the newly created checklists specifying the neighbor letter to be sent two weeks prior to submission. The checklists were not visible until you clicked to start the application. I am sorry for any confusion on my part, but I did not recall that nor was it on the portion of the town code I was utilizing as a checklist. The letter has been mailed out and I will summarize any feedback received to the town in the next two weeks, or later if additional feedback is received. We did not have any feedback to the letters mailed in 2024 with our first application.

I think separating the links so they all show on the main page, as well as adding wording to the section 10-13F-7 section 7 specifying the 2 week advance mailing will help eliminate any future misunderstandings. I will submit my submission as planned and look forward to feedback and working with the town on this project.

Thank you,
Trista Rayner
Canyon Vista

10-13F-7-7 Application Standards.pdf
398K

10-13F-7: - APPLICATION STANDARDS:

All applications for the Transient Lodging Overlay zone shall include sufficient information and detail to allow the Planning Commission and Town Council to make informed findings regarding the review criteria listed above. Applications must include preliminary development plans and details for the proposed development on the property.

A. At a minimum, applications for Type 1 and Type 2 transient lodging must include the following information:

1. Site plan showing:
   i. Property boundaries;
   ii. Topography in one foot contour intervals;
   iii. Existing and proposed access into the property;
   iv. All existing development (if any) on the property;
   v. All proposed transient lodging development;
   vi. All other proposed new development on the property; and
   vii. Parking, landscape areas, and other site details.
2. Conceptual architectural floor plans of the proposed transient lodging development and required long-term residential housing units.
3. Conceptual elevations of the proposed transient lodging development and required long-term residential housing units showing proposed exterior color and materials of the new structures.
4. Number of transient lodging units being requested, nature of the transient lodging units, and expected occupant load of each transient lodging unit.
5. Narrative with details on how the proposed development will satisfy the requirements for the required long-term residential use. Narrative detailing how the proposed transient lodging will be operated in compliance with the requirements of this chapter.
6. Specific details describing how the proposed transient lodging will promote the goals and objectives of the General Plan. The applicant must include a specific response to each of the following General Plan Goals:
   i. Land Use and Town Appearance Subgoal A;
   ii. Land Use and Town Appearance Subgoal G; and
   iii. Economic Development Subgoal I.
7.

Provide evidence of written notices being mailed to owners of all property within 300 feet of the subject property, which written notices must describe in general detail the proposed transient lodging facility and contain a summary of the comments and feedback received from these property owners.

8. Description of strategies used in the design of the project that are intended to protect adjacent properties from the impacts of the proposed transient lodging facility, including a copy of the proposed good neighbor and guest education policies.
9. Any other information the applicant wishes to include that demonstrates how the proposed development will enhance the Town's community character, as outlined in the General Plan.

B. At a minimum, applications for Type 3 transient lodging must include the following information:

1. Site plan showing:
   i. Property boundaries;
   ii. Existing and proposed access into the property;
   iii. All existing development (if any) on the property;
   iv. All proposed transient lodging development;
   v. Location of the owner-occupied housing unit on the property;
   vi. All other proposed new development on the property; and
   vii. Parking, landscape areas, and other site details.
2. Narrative description of how the proposed transient lodging development on the property will be operated.
3. Narrative description of how the proposed transient lodging development on the property will promote the goals and objectives of the general plan.

C. The zone change application fee for Type 3 transient lodging applications shall be 40% of the zone change fee for Type 1 and Type 2 transient lodging applications.

(Ord. No. 2023-08, § 4, 12-13-2023)

10-13F-8: - STANDARDS FOR TYPE 1 AND TYPE 2 TRANSIENT LODGING:

Type 1 and Type 2 transient lodging facilities shall comply with all of the following standards:

A. Transient lodging facilities must be located on a dedicated public road, or a private street that is constructed to the standards for pavement, curb, gutter, and other improvements shown in the Town's Construction Details and Design Standards manual for public roads.

1. *If the transient lodging facility is located on a private street that is not entirely owned by the TLO zone applicant or transient lodging facility developer:*

Gmail

Trista Kelin Rayner <[redacted]

Neighbor notice

Cynthia Smizer [redacted] > Tue, Apr 7, 2026 at 4:08 PM
To: [redacted]

Hello Trista,
We approve of your plan to remove Flying Monkeys and replace it with housing. Hopefully this will solve the MeMe's parking lot problem (used as free parking and sometimes overnight campers). Hopefully also the EV chargers will not allow free daylong or overnight parking as well.
We love living here.
Cynthia and Chris Smizer

Cynthia Smizer
[redacted]

Gmail

Niall Connolly <n[redacted]

TLO Submission

1 message

Trista Kelin Rayner [redacted] Tue, May 12, 2026 at 12:30 PM
To: Niall Connolly <[redacted]

Good morning Niall.

Residential housing is very important in Springdale and has been a priority on our central commercial lot. In 2014, we built 18 two bedroom residential townhomes. Currently, more than 50% of the residential townhomes are leased out long term which is a huge benefit for our local economy, residents and workforce.

For our TLO submission, we have one TLO long term residential unit for the four transient lodging units proposed. Our redesigned submission allowed us an opportunity to propose a much needed second residential unit. Both residential units will be physically separated from the transient lodging units by a hallway allowing for additional privacy for the long term residents.

The second unit will be used as long term housing but not tied to the TLO Covenant on the property. The TLO ordinance has restrictive guidelines and penalties related to employee housing, leases less than 90 days, and other restrictions. Although we anticipate the second long term rental to be leased year round, it would be ideal to have greater flexibility to allow for shorter leases should the need arise. This could be a local remodeling or building a new house, artist residencies, seasonal stays, as well as rangers and other professionals on short term contracts. This would also give us an opportunity to use this housing in the future should we decide to have a property manager on site. The TLO ordinance does not allow for residential units to be used for property managers.

I look forward to meeting with the town to discuss this further and appreciate any feedback you may have.

Thank you,
Trista Rayner