



**MINUTES OF THE SPRINGDALE PLANNING COMMISSION SPECIAL MEETING ON
WEDNESDAY, JUNE 03, 2026, AT 5:00 PM
AT THE CANYON COMMUNITY CENTER,
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 5:00 PM.

MEMBERS PRESENT: Chair Jennifer McCulloch, Commissioners Terry Kruschke, Paul Zimmerman, Kashif Bhatti, Mellisa LaBorde, and Matt Fink from Zion National Park.

EXCUSED: Commissioners Rich Swanson and Tom Kenaston

ALSO PRESENT: Town Manager Thomas Dansie, Director of Community Development Niall Connolly, and Deputy Town Clerk April Raddatz recording. See the attached sheet for attendees.

Ms. McCulloch designated Ms. LaBorde and Mr. Bhatti as voting member in the absence of the excused Commissioners.

Approval of the Agenda:

Motion made by Paul Zimmerman to approve the agenda. The motion was seconded by Terry Kruschke.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

LaBorde: Aye

The motion passed unanimously.

General Announcements:

No general announcements were made.

Declaration of Conflicts of Interest: There were no declared conflicts of interest.

A. Action Items

1. **Public Hearing:** Mr. Luke Wilson requests Design Development Review for approval for an expansion to the parking lot at 50 Zion Park Blvd. Staff contact: Niall Connolly

Staff Presentation:

Mr. Connolly explained that the application was retrospective, as the additional parking spaces had already been constructed and the applicant was seeking to bring the project into compliance with Town Ordinances. The expansion included 15 additional parking spaces and a landscaped seating area identified on the plans as a public lounge and landscape area.

Mr. Connolly noted that the original parking lot was developed in 2016 and that the Town's parking lot standards had changed since that time. As a result, the proposal was required to comply with current standards, including integration with a commercial use, specific landscaping requirements, trash and recycling facilities, and restroom facilities.

He stated that the Commission should review the proposal to determine whether those requirements had been satisfied. To meet the commercial use requirement, the applicant proposed the use of a food truck or coffee truck.

Applicant Presentation:

Mr. Wilson explained that he had purchased the parking lot approximately one year earlier, along with two homes located across from his coffee shop. He stated that he had improved those properties by grading and cleaning the sites, constructing rock walls, landscaping, and renovating the homes. He later undertook similar improvements at the parking lot property.

Mr. Wilson explained that while grading the site, Town staff informed him that the area was sensitive due to steep slopes. Work was paused, and he obtained detailed engineering analysis, installed fencing, and complied with all grading permit requirements. He stated that he followed the approved grading plan precisely, remained outside of the 30% slope areas, constructed a rock wall, and added the parking spaces.

Mr. Wilson stated that he was unaware of newer code requirements related to restroom facilities, recycling and trash facilities, and integration with commercial use when the parking lot expansion was completed. He believed the project complied because it remained outside of restricted slope areas and had been completed under a valid grading permit. He acknowledged that he had added more paving and parking spaces than originally discussed with staff and, after being notified that additional review was required, began working with Town staff to bring the project into compliance.

He noted that the primary compliance issues involved head-to-head parking, landscaping requirements, restroom facilities, and the commercial use requirement. He expressed a willingness to comply and stated that solutions could be found for the parking and landscaping concerns.

Regarding restroom facilities, Mr. Wilson explained that sewer service was not available at the property. He stated that the nearest sewer connection was several hundred feet away and at a higher elevation, making a conventional connection impractical. As an alternative, he indicated he was willing to provide a self-contained restroom facility, sealed tank system, or other sewerless option that would meet code requirements.

To satisfy the commercial use requirement, Mr. Wilson proposed a mobile coffee business or similar operation that would not require sewer service. He also discussed the possibility of a future e-bike rental business, but clarified that it was not part of the current proposal.

Mr. Wilson highlighted several improvements he had made to the property and surrounding area, including construction of approximately 2,000 square feet of sidewalk, installation of a bridge over the historic headgate, landscaping along SR-9, and maintenance of irrigation for public planters. He also described plans for a public lounge area with seating, tables, safety railings, and scenic views where visitors could gather and relax.

He concluded by stating that his intent had been to improve and beautify the property, not to create compliance issues, and that he was actively working to satisfy the requirements identified by staff.

Commission Questions and Discussion:

Mr. Kruschke asked about acute angle parking and referenced Town Code 10-23-7, which states acute angle parking shall be designed for one-way traffic only. Mr. Wilson mentioned that he was aware of that, and that he would be willing to reconfigure the parking spaces. There was discussion with Mr. Wilson and Commissioners about different options for what that reconfiguration could look like.

Ms McCulloch clarified that Mr. Wilson would be the owner of the business of the coffee place that is proposed to be in the parking lot. Ms. McCulloch was concerned about the stability of a business staying. Mr. Wilson stated that he would like to have a well established, well-built building to be there and not a trailer.

Motion made by Paul Zimmerman to open the Public Hearing and move into the Public Comment period. The motion was seconded by Terry Kruschke.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

LaBorde: Aye

The motion passed unanimously.

Public Comments:

Gil Kiefer spoke and was not supportive of this project.

Motion made by Paul Zimmerman to close the Public Hearing period. The motion was seconded by Terry Kruschke.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

LaBorde: Aye

The motion passed unanimously.

Commission Questions and Discussion:

Mr. Kruschke said that he felt like there were a few things that needed to be modified to meet Town Code. He mentioned the acute parking spaces and landscaping. He mentioned heat islands, and wondered if the current design would take care of that. There was also discussion about the trash and recycling, and the bathrooms.

Motion made by Terry Kruschke that the Planning Commission requests to table the Design Development Review application for an expansion of the public parking lot at 50 Zion Park Boulevard as discussed in the Planning Commission meeting dated June 3rd, 2026 based on the following findings:

- 1. The acute angle spaces require one-way traffic lanes per the Town Code 10-23-7-E and 10-23-7-F. This section will have to be reconfigured.**
- 2. The additional landscaping within the asphalt area will need to be sized to meet the requirements of the landscaping, but it has the flexibility to not be in exactly the same positions because of the configuration of the lot. This refers to Town Code 10-18-6-C and 10-23-9-B.**
- 3. The self-contained restroom needs to meet the Town Code and is also to be screened. We would like to see what the screening material will be.**
- 4. The Applicant will also provide trash and recycling receptacles on the property, and we'd like to see them noted as to where they will be.**
- 5. Planning Commission would like more details on the mobile business space dedications, specifically how much space, how many parking spaces, and where.**
- 6. Planning Commission would like to see the drainage strategy for surface water submitted to the Town for approval by the Town Engineer.**
- 7. Commissioners would like drawings for materials and plants being used for the vertical landscaping of the wall.**

Conditions:

- 1. Please provide the required information within two months of the date of this motion.**

Second by Paul Zimmerman.

Discussion of the motion: There was no additional discussion

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

LaBorde: Aye

The motion passed unanimously.

B. Consent Agenda

1. Approve minutes from March 18, April 01, April 15, May 06, 2026

Motion made by Paul Zimmerman to approve the Consent Agenda. The motion was seconded by Terry Kruschke.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

LaBorde: Aye
The motion passed unanimously.

C. Adjourn

Motion made by Paul Zimmerman to Adjourn at 5:43 PM The motion was seconded by Terry Kruschke.

Vote on Motion:
Kruschke: Aye
McCulloch: Aye
Zimmerman: Aye
Bhatti: Aye
LaBorde: Aye
The motion passed unanimously.

April Raddatz, Deputy Town Clerk

APPROVAL: _____ **DATE:** _____

A recording of the public meeting is available on the Town’s YouTube Channel at youtube.com/@SpringdaleTownPublicMeetings. For more information, please call 435-772-3434 or email springdale@springdale.utah.gov.