



Memorandum

To: Planning Commission
From: Niall Connolly, Director of Community Development
Date: June 26th, 2026
Re: Parking Lot Expansion at 50 Zion Park Blvd

Introduction

The Planning Commission reviewed Mr. Luke Wilson's retrospective Design Development Review application at the June 3rd meeting. This application is seeking approval for 15 additional parking spaces which were developed without approval on his parking lot at 50 Zion Park Blvd. The Commission decided to table the application, and requested more information from the applicant. Mr. Wilson has submitted additional information in response to this request. The Planning Commission should review this new information, in addition to the information that has already been submitted.

Additional Information

The Planning Commission's motion from the June 3rd meeting is as follows:

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.*

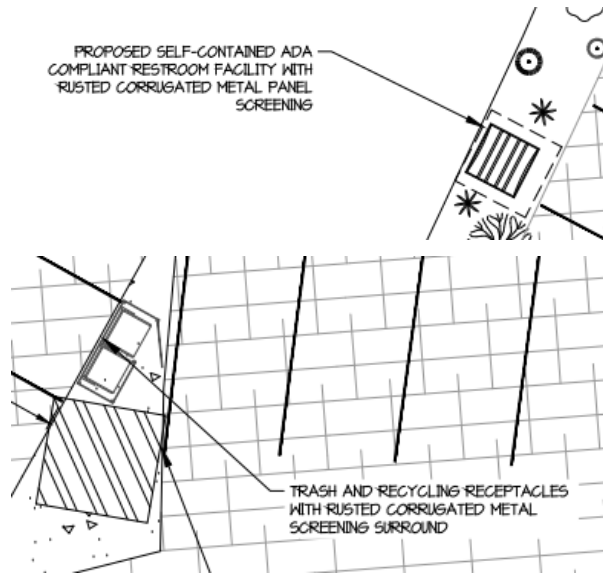
Conditions:

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

Mr. Wilson's latest submission includes the following information:

Information on screening of restrooms and trash receptacles

The plan shows the location of the proposed restrooms and trash receptacles (see screenshots below). The plan states that these areas will be screened with rusted corrugated metal panels. A photo showing a sample of the proposed material is included.



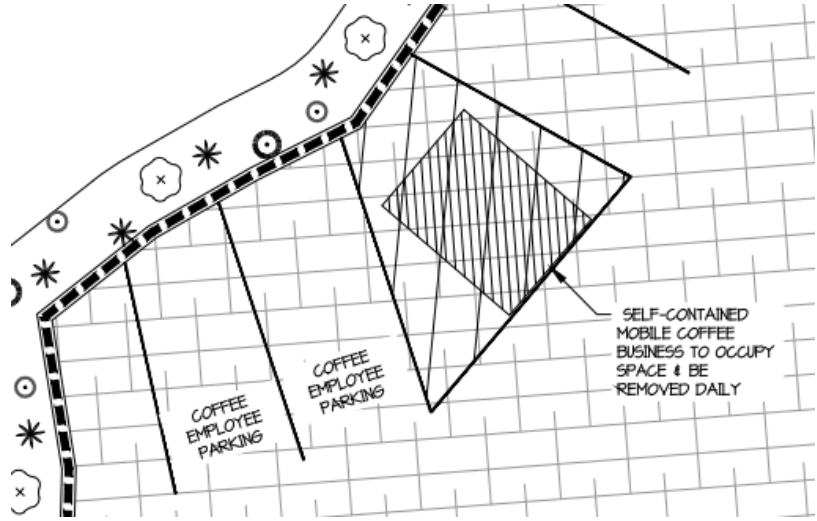
Information on the “integrated commercial use”

Mr. Wilson proposes to have a mobile coffee business to fulfill the requirement for a commercial use. The commercial use requirement set out in Section 10-23-10(D) of the Town Code is as follows:

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.

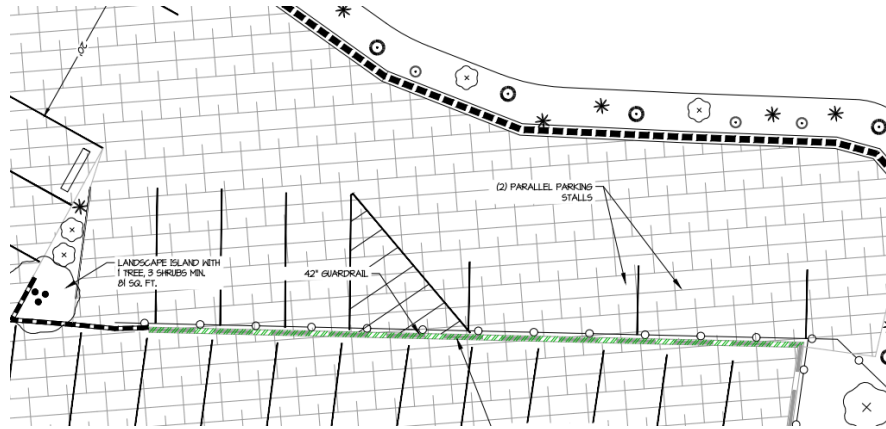
The location of the proposed mobile business is identified on the plan, along with two employee parking spaces. It is setback approximately 48 ft from the front property line. The minimum front setback in the Village Commercial zone is 30 ft for structures up to 18 ft in height, and 50 ft for structures exceeding 18 ft in height. Although dimensions of the mobile business have not been provided, it is most likely that a mobile coffee truck would not exceed 18 ft in height. Therefore, the proposed location of the mobile business complies with minimum setback standards.

A mobile business would be subject to the standards set out in section 10-22-11 of the Town Code. Significantly, the mobile business would only be allowed to remain on the property for three hours each day. The Commission should make a determination on whether or not this fulfills the commercial use requirement envisaged by the Code, and the practicality of enforcing this requirement.



Acute angled parking spaces

The layout has been revised to create two parallel parking spaces in the place of acute angled spaces of the previous layout.



The Commission should also review the additional information which has been provided relating to landscape.

Surface Water Drainage

No information on surface water drainage has been provided, as was requested by the Planning Commission.

Planning Commission Action

The Planning Commission should review the application, and determine whether to approve or deny the application. If approving the application, the Commission may wish to apply the following conditions:

1. The applicant must submit a surface water drainage strategy for approval to the Town. The additional parking spaces may not be used until the surface water drainage strategy has been formally approved by the Town Engineer.
2. The mobile business which is fulfilling the integrated commercial use for this property must comply with all relevant standards for mobile businesses.

Sample Motion Language

The Commission may to use the following sample language:

The Planning Commission approves/ denies the Design Development Review application for expansion of the parking lot at 50 Zion Park Blvd, as discussed at the July 1st, 2026 meeting, based on the following findings:

FINDINGS

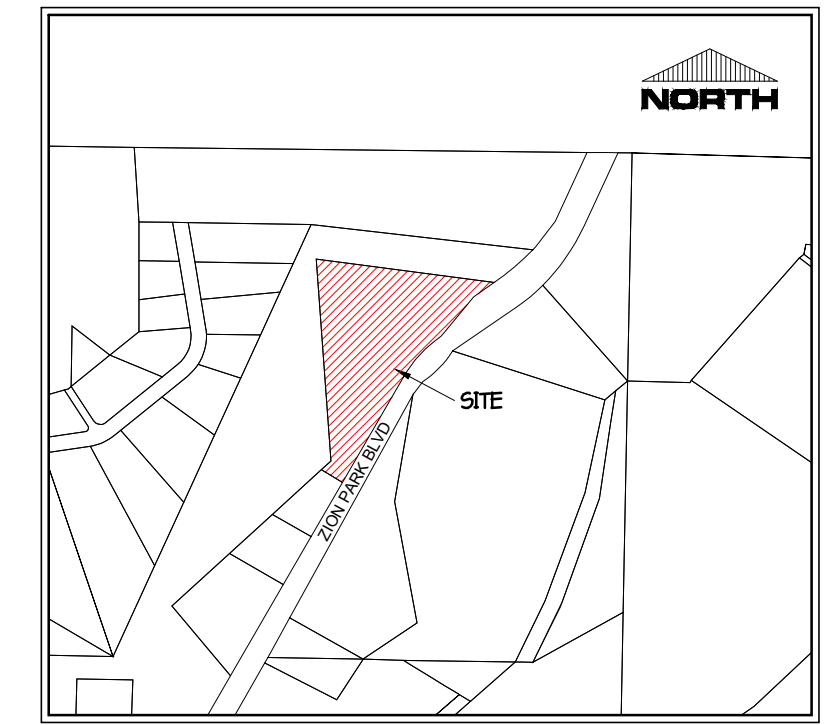


Know what's below.
Call before you dig.

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

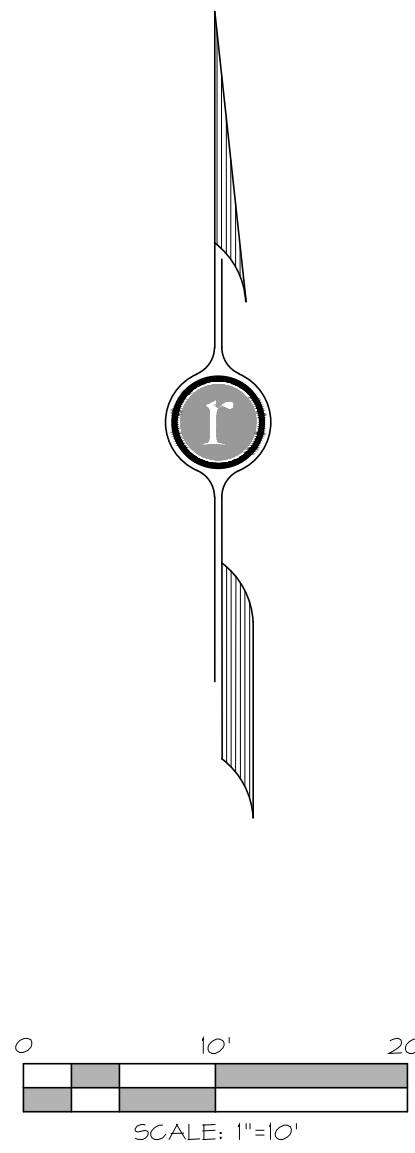
LOCATED IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 10 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SPRINGDALE, WASHINGTON COUNTY, UTAH.



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:	6/11/26
JOB NO.:	15063-25
DESIGNED BY:	ETY
CHECKED BY:	JWB
DWG.:	SITE PLAN
DATE:	
REVISIONS:	

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St.
George, Utah 84798
Ph (435) 673-8388; Fx (435) 673-8397
www.racl.com

SITE PLAN
FOR
SPRINGDALE PARKING LOT
SPRINGDALE
UTAH

METAL SCREENING EXAMPLE

