



Memorandum

To: Planning Commission
From: Niall Connolly, Director of Community Development
Date: September 11th, 2026
Re: Design Development Review for Parking Lot Expansion at 50 Zion Park Blvd

Background

At the Planning Commission meeting on August 19th 2026, the Commission denied approval of the Design Development Review (DDR) application for the parking lot expansion of 15 additional spaces at 50 Zion Park Blvd. The motion was as follows:

Terry Kruschke made the motion that the Planning Commission denies the design development review application for expansion of the parking lot at 50 Zion Parking Boulevard as discussed at the August 19th, 2026, meeting. This motion is based on the following finding:

- 1. The mobile business proposed to fulfill the integrated commercial use requirement does not meet the requirements of title 10 chapter 23-10 paragraph D of the Springdale Town Code. Which states that the commercial use must be developed on the same property as the public parking area.**

The motion was seconded by Paul Zimmerman.

Vote on Motion:

Kruschke: Aye

McCulloch: Aye

Zimmerman: Aye

Bhatti: Aye

The motion passed unanimously.

On August 24th, Mr. Wilson submitted a new DDR application. In this application, he has sought to address the reason for denial of the first application. Instead of proposing a mobile business to fulfill the requirement for a commercial use, he is now proposing to convert an existing structure on the property into a retail kiosk. The kiosk would be unattended, and would sell visitor oriented products such as hiking supplies, hats, sunscreen and first aid items. It would also be a rental location of nonmotorized recreational equipment, such as trekking poles, daypacks etc.

Other than the change in the proposed commercial use, the proposal is the same as the Planning Commission reviewed in the previous DDR application.

Code Compliance Summary

Code Requirements	Applicant's Submission
Section 10-18-6C: <i>Parking areas:</i> Parking areas with more than 15 parking stalls must be landscaped according to the following standards: 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 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. 4. Landscaping in and around parking areas shall be protected from damage by vehicles with a continuous, anchored concrete curb, railroad ties, headers,	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. 1. A landscaped area is shown at both ends of the new aisle of parking spaces. Both of these landscaped areas exceed 80 sq ft. 2. The new head to head spaces do not have a 4 ft wide planter between them. The applicant has suggested that this landscape buffer could be provided vertically, by providing hanging landscape. 3. There is a substantial setback between the new spaces and the property lines. Because of the sloping terrain of the property, there is a substantial buffer from neighboring properties. 4. The parking lot is asphalt, and so loose chippings are not an issue. There are also wheel stops in place.

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.	
Section 10-23-10: Off-street public parking areas must meet the following standards: 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. B. <i>Trash and recycling:</i> The owner of a 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. <i>Public parking lot size:</i> Public parking areas must provide at least 25 parking spaces, and not more than 100 parking spaces. D. <i>Integration with commercial use:</i> 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	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. It is proposed to be screened by rusted metal panels. B. The plan does not show trash and recycling receptacles. It appears that the location where these receptacles were going to be will be needed for the retail kiosk. 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 building a retail/ rental kiosk on the property.

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. <i>Maximum number of public parking spaces:</i> 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 not less than every five years, to determine if this limit needs to be increased or decreased based on current public parking demand.	E. The inventory shows that there are about 385 public parking spaces in Town. These additional 15 spaces will not exceed the maximum.
10-16-4: Proposed Building Materials	The proposed materials of the kiosk are barnwood vertical siding, with a glass door. These are approved materials
10-11A-6: Minimum Setbacks	The location of the proposed retail/ rental kiosk is identified on the plan. 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. The kiosk will not exceed 18 ft in height. Therefore, the proposed location of the kiosk complies with

	minimum setback standards. (Note: the shade structure which will be converted into the kiosk is already in place).
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Outdoor Lighting

No outdoor lighting is proposed, however the rendered images of the retail/ rental kiosk show some lighting. It would be appropriate for the Commission to clarify this question by using a planning condition.

Surface Water Drainage

Mr. Wilson provided some information relating to storm drainage, which is appended to this staff report. In summary, there is an existing storm drain which traverses the site. The Engineers have proposed to upsize this drain to provide the additional capacity and detention volumes. This has been reviewed by the Town Engineer. The Town Engineer has confirmed that this would be an acceptable solution and would mitigate the extra surface water runoff arising from new asphalt.

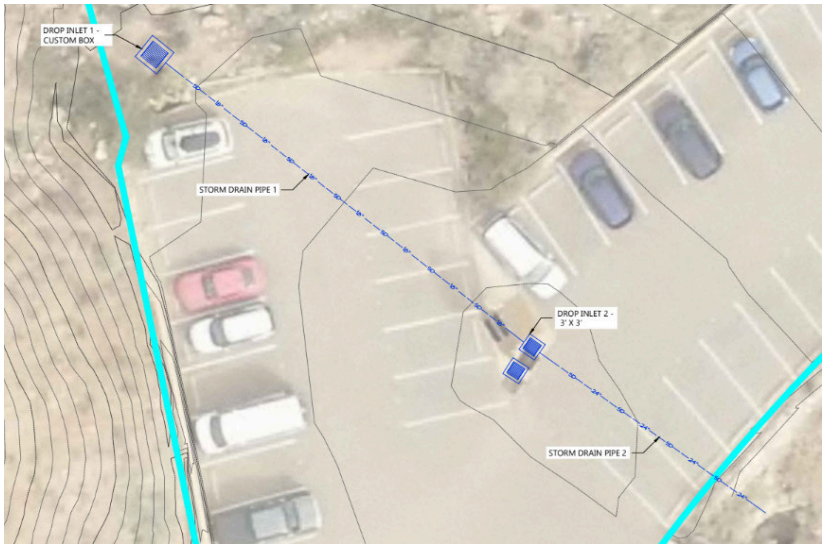


Figure 1. Pipe which is proposed to be upsized to deal with additional runoff

Geologic Hazards

The property is located entirely within the high rockfall hazard area, and partially within the very high landslide hazard area. During the review of the previous DDR application, the Commission discussed whether or not a geotechnical report should be provided. The Commission also heard various opinions from members of the public on this point, as well as Mr. Wilson’s position. This new application does not include a geotechnical report.

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. Any outdoor lighting on the retail/ rental kiosk must be compliant with the Town's outdoor lighting ordinance. The applicant shall provide relevant details to Town staff for approval.
2. The proposed surface water drainage improvements must be completed to the Town Engineer's specifications, prior to the new parking spaces being used.
3. Trash and recycling receptacles must be provided in the parking lot, as required by the Town Code.
4. The mobile business shown on the site plan is not part of the approved site plan.

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 September 16th, 2026 meeting, based on the following findings:

FINDINGS



Know what's below.
Call before you dig.

NOTES:
PARKING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE
OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE
FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE
FOUNDER'S DESIGN AND PROTECTION OF ALL UTILITIES ARE SHOWN
ON SEPARATE DOCUMENTS.



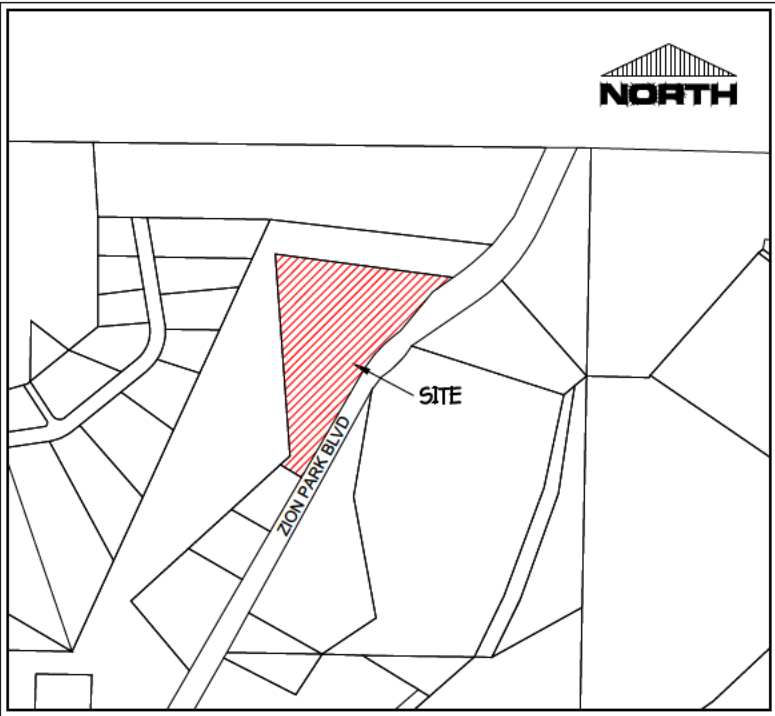
0 10' 20'
SCALE: 1"=10'

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.

LEGEND

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



VICINITY MAP
SCALE: NONE
SPRINGDALE, UTAH



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

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St.
George, Utah 84790
Ph (435) 674-8888; Fx (435) 674-8397
www.rscivil.com

SITE PLAN
FOR
SPRINGDALE PARKING LOT
SPRINGDALE
UTAH

APPLICATION FOR AUTOMATED RETAIL AND RECREATIONAL EQUIPMENT RENTAL KIOSK

50 Zion Park Boulevard, Springdale, Utah
Village Commercial (VC) Zone

1. PROJECT DESCRIPTION

The applicant proposes to enclose and utilize an existing approximately 10' x 10' (100 sq ft) freestanding steel structure located within the existing parking lot at 50 Zion Park Boulevard.

The existing structure will not be relocated, enlarged, or expanded. No additional grading, excavation, foundation work, sewer connection, or plumbing is proposed.

The enclosed structure will operate as a small, unattended visitor retail and nonmotorized recreational equipment rental kiosk. Automated retail and rental systems will be located inside the structure. Customers will access the systems from outside through an exterior-facing interface; no indoor occupancy is proposed.

2. PROPOSED USES

- Automated general retail of visitor-oriented products (hiking supplies, sunscreen, hats, first-aid items, etc.)
- Automated rental of nonmotorized recreational equipment (trekking poles, daypacks, etc.)

3. SITE AND OPERATIONS

- No employees or customer occupancy inside
- No seating, restroom, food preparation, plumbing, or wastewater
- Low-voltage systems with solar/battery power
- Periodic servicing/stocking only

4. ZONING

The applicant requests approval of the use as a General Retail Store with Rental of Nonmotorized Recreational Equipment as an additional component. Both uses are permitted within the VC zone. The kiosk will provide small-scale visitor services complementary to the existing parking use and Springdale's tourism-oriented commercial character.

5. EXISTING STRUCTURE

Approval is requested to enclose and reuse the existing 10' x 10' structure without increasing its footprint. Existing condition photos and proposed renderings are provided.

EXISTING STRUCTURE PHOTOS

EAST (FRONT)



SOUTH



WEST (BACK)

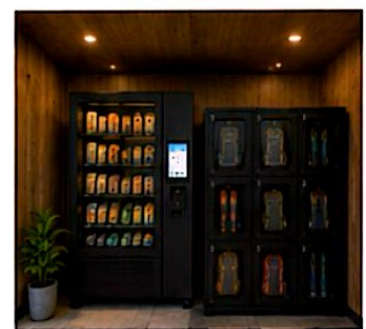


PROPOSED RENDERINGS – AUTOMATED RETAIL & RENTAL KIOSK

EAST (FRONT) – GLASS DISPLAY ELEVATION



INTERIOR VIEW (EXAMPLE)



FEATURES

- Attractive barnwood vertical siding with recessed lighting
- Glass front for retail display and inviting appearance
- Automated retail and rental systems inside – customer access from outside
- Solar powered with low-voltage systems
- No plumbing, no indoor occupancy

SOUTH ELEVATION



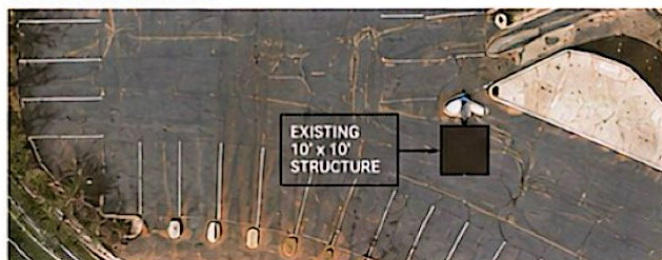
WEST ELEVATION



REAR ELEVATION



SITE PLAN (EXISTING)



REQUESTED APPROVAL

Approval is requested to enclose and utilize the existing 10' x 10' structure for the Automated Retail and Recreational Equipment Rental Kiosk as described above. No increase in footprint, grading, or utilities is proposed.

ATTACHMENTS

1. Existing Structure Photos (East, South, West)
2. Proposed Renderings (Elevations and Interior View)
3. Existing Site Plan



DROP INLET 1 -
CUSTOM BOX

STORM DRAIN PIPE 1

DROP INLET 2 -
3' X 3'

STORM DRAIN PIPE 2



PROJECT NO: 2824-24-002

PROJECT: Springdale River Park BY: WJP DATE: 8/5/2026

SUBJECT: Detention Calculations CHKD: JWB DATE: 8/5/2026

DETENTION FOR 100-YEAR, 3-HOUR STORM
Pre-Developed Peak Flow: 1.4 cfs

Date	Time	Peak Flow Exist LOT (cfs)	Peak Flow Pro LOT (cfs)	Detention Volume (cu ft)
1-Jan-00	12:00	0	0	0
1-Jan-00	12:05	0.6	1.6	60
1-Jan-00	12:10	1.4	2.1	210
1-Jan-00	12:15	1.3	1.7	90
1-Jan-00	12:20	1	1.2	0
1-Jan-00	12:25	0.6	0.7	0
1-Jan-00	12:30	0.5	0.5	0
1-Jan-00	12:35	0.3	0.4	0
1-Jan-00	12:40	0.3	0.3	0
1-Jan-00	12:45	0.2	0.2	0
1-Jan-00	12:50	0.2	0.2	0
1-Jan-00	12:55	0.2	0.2	0
1-Jan-00	13:00	0.1	0.1	0
1-Jan-00	13:05	0.1	0.1	0
1-Jan-00	13:10	0	0	0
1-Jan-00	13:15	0	0	0
1-Jan-00	13:20	0	0	0
1-Jan-00	13:25	0	0	0
1-Jan-00	13:30	0	0	0
1-Jan-00	13:35	0	0	0
1-Jan-00	13:40	0	0	0
1-Jan-00	13:45	0	0	0
1-Jan-00	13:50	0	0	0
1-Jan-00	13:55	0	0	0
1-Jan-00	14:00	0	0	0
1-Jan-00	14:05	0	0	0
1-Jan-00	14:10	0	0	0
1-Jan-00	14:15	0	0	0
1-Jan-00	14:20	0	0	0
1-Jan-00	14:25	0	0	0
1-Jan-00	14:30	0	0	0
1-Jan-00	14:35	0	0	0
1-Jan-00	14:40	0	0	0
1-Jan-00	14:45	0	0	0
1-Jan-00	14:50	0	0	0
1-Jan-00	14:55	0	0	0

1-Jan-00	15:00	0	0	0
1-Jan-00	15:05	0	0	0
1-Jan-00	15:10	0	0	0
1-Jan-00	15:15	0	0	0
1-Jan-00	15:20	0	0	0
1-Jan-00	15:25	0	0	0
1-Jan-00	15:30	0	0	0
1-Jan-00	15:35	0	0	0
1-Jan-00	15:40	0	0	0
1-Jan-00	15:45	0	0	0
1-Jan-00	15:50	0	0	0
1-Jan-00	15:55	0	0	0
1-Jan-00	16:00	0	0	0
Total				360



PROJECT NO: 2824-24-002

PROJECT: Springdale River Park BY: WJP DATE: 8/5/2026

SUBJECT: Detention Calculations CHKD: JWB DATE: 8/5/2026

DETENTION FOR 100-YEAR, 24-HOUR STORM

Pre-Developed Peak Flow: cfs

Date	Time	Peak Flow Exist Sub Area A (cfs)	Peak Flow Pro Sub Area A (cfs)	Detention Volume (cu ft)
1-Jan-00	12:00	0	0	0
1-Jan-00	12:30	0	0	0
1-Jan-00	13:00	0	0.1	0
1-Jan-00	13:30	0.1	0.1	0
1-Jan-00	14:00	0.1	0.1	0
1-Jan-00	14:30	0.8	0.9	30
1-Jan-00	15:00	0.4	0.4	0
1-Jan-00	15:30	0.2	0.2	0
1-Jan-00	16:00	0.1	0.1	0
1-Jan-00	16:30	0.1	0.1	0
1-Jan-00	17:00	0.1	0.1	0
1-Jan-00	17:30	0	0.1	0
1-Jan-00	18:00	0	0	0
1-Jan-00	18:30	0	0	0
1-Jan-00	19:00	0	0	0
1-Jan-00	19:30	0	0	0
1-Jan-00	20:00	0	0	0
1-Jan-00	20:30	0	0	0
1-Jan-00	21:00	0	0	0
1-Jan-00	21:30	0	0	0
1-Jan-00	22:00	0	0	0
1-Jan-00	22:30	0	0	0
1-Jan-00	23:00	0	0	0
1-Jan-00	23:30	0	0	0
1-Jan-00	0:00	0	0	0
1-Jan-00	0:30	0	0	0
1-Jan-00	1:00	0	0	0
1-Jan-00	1:30	0	0	0
1-Jan-00	2:00	0	0	0
1-Jan-00	2:30	0	0	0
1-Jan-00	3:00	0	0	0
1-Jan-00	3:30	0	0	0
1-Jan-00	4:00	0	0	0
1-Jan-00	4:30	0	0	0
1-Jan-00	5:00	0	0	0
1-Jan-00	5:30	0	0	0

1-Jan-00	6:00	0	0	0
1-Jan-00	6:30	0	0	0
1-Jan-00	7:00	0	0	0
1-Jan-00	7:30	0	0	0
1-Jan-00	8:00	0	0	0
1-Jan-00	8:30	0	0	0
1-Jan-00	9:00	0	0	0
1-Jan-00	9:30	0	0	0
1-Jan-00	10:00	0	0	0
1-Jan-00	10:30	0	0	0
1-Jan-00	11:00	0	0	0
1-Jan-00	11:30	0	0	0
1-Jan-00	12:00	0	0	0
Total				30



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A S S O C I A T E S
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PROJECT NO: 2824-24-002

PROJECT: Springdale River Park
SUBJECT: Regulating Orifice Calculations

BY: WJP
CHKD: JWB

DATE: 8/5/2026
DATE: 8/5/2026

Orifice Equation $Q = C_d A (2gh)^{1/2}$

Coefficient $C_d =$ 0.61
Design $h =$ 3 ft
Diameter = 5.5 in
Flow = 1.40 cfs

360.991466

ORIFICE PERFORMANCE		
Head (h) above Orifice Centerline	Orifice Flow	
(ft)	(cfs)	(gpm)
0.3	0.44	198
0.4	0.51	229
0.5	0.57	256
0.6	0.63	281
0.7	0.68	303
0.8	0.72	324
0.9	0.77	344
1.0	0.81	362
1.1	0.85	380
1.2	0.88	397
1.3	0.92	413
1.4	0.96	429
1.5	0.99	444
1.6	1.02	458
1.7	1.05	472
1.8	1.08	486
1.9	1.11	499
2.0	1.14	512
2.1	1.17	525
2.2	1.20	537
2.3	1.22	549
2.4	1.25	561
2.5	1.28	573
2.6	1.30	584
2.7	1.33	595

ORIFICE PERFORMANCE		
Head (h) above Orifice Centerline	Orifice Flow	
(ft)	(cfs)	(gpm)
2.8	1.35	606
2.9	1.37	617
3.0	1.40	628
3.1	1.42	638
3.2	1.44	648
3.3	1.47	658
3.4	1.49	668
3.5	1.51	678
3.6	1.53	687
3.7	1.55	697
3.8	1.57	706
3.9	1.59	715
4.0	1.61	725
4.1	1.63	734
4.2	1.65	742
4.3	1.67	751
4.4	1.69	760
4.5	1.71	769
4.6	1.73	777
4.7	1.75	785
4.8	1.77	794
4.9	1.79	802
5.0	1.81	810
5.1	1.82	818
5.2	1.84	826



PROJECT NO: 2824-24-002
8/5/2026

Regulated Outflow 1.40 (cfs)
5.5 in Orifice h=3.00
Sub-Basin Detention 360.99 Cu. Ft.

[illegible][illegible][illegible]



PROJECT NO. 13757-23-001

PROJECT: JKP Parcel Plate 1

BY: WJP 7/3/2024

SUBJECT: Pipe Volume Capacity

CHKD: JWB DATE: 7/3/2024

Plate 1

Volume of Pipe			
Length (ft)	Size (ft)	Area	Volume (cu ft)
79	2.5	4.91	387.79
		Sum	387.79

Fwd: FW: Springdale Parking Lot Addition - Luke Wilson

1 message

Luke Wilson [REDACTED] >

Wed, Jul 29, 2026 at 8:18 AM

To: Niall Connolly <nconnolly@springdale.utah.gov>, Thomas Dansie <tdansie@springdale.utah.gov>

----- Forwarded message -----

From: **Jared Bates** <[REDACTED]>

Date: Wed, Mar 18, 2026 at 7:16 AM

Subject: FW: Springdale Parking Lot Addition - Luke Wilson

To: [REDACTED]

Luke,

See below. It looks like we need to upsize one of the pipes to achieve the required detention for the parking lot. We feel that option 1 is the most strait forward. Please review and discuss w me when you have some time.

Thanks,

Jared Bates, P.E., CFM

Principal Engineer



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Wesley [REDACTED]**Sent:** Friday, March 13, 2026 2:17 PM**To:** Jared Bates [REDACTED]**Subject:** Springdale Parking Lot Addition - Luke Wilson

Jared,

See the attached layout for quick reference.

Option 1: Upsize Storm Drain Pipe 1 (18") that runs from Drop Inlet 1 to Drop Inlet 2 to a 30" pipe. An orifice plate would then be placed inside Drop Inlet 2 on Storm Drain Pipe 2.

Option 2: Place orifice plate inside Drop Inlet 2 on Storm Drain Pipe 2. Upsize Storm Drain Pipe 2 (24") to 30". Place custom box on the downstream side of Storm Drain Pipe 2 within the open pit area and add a new pipe and orifice plate on the southeast side of the new box.

Wesley Pickett

Staff Engineer



 **Sketch.pdf**
505K