



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: October 16, 2020
Re: October 21, 2020 Planning Commission Meeting
 Design / Development Modification – Parking Area on Parcel S-56, Kurtis Maxwell

Executive Summary

Kurtis Maxwell, representing Rally Stop, has applied for a Design/Development Review for a parking area on Winderland Lane. The parking area will be used by employees and customers of businesses on Winderland Lane. The lot is in the Central Commercial zone and is currently undeveloped.

The proposal complies with all applicable Town standards. The Commission may wish to use the following language to make a motion on the application:

The Commission approves/denies the Design / Development Review for a parking area on parcel S-56. This motion is based on the following findings:

[List findings]

Applicable Ordinances

The Commission may wish to review the following code sections prior to the meeting:

1. Chapter 10-11A: Central Commercial Zone
2. Sections 10-23-6, 10-23-7, and 10-23-9 of the Parking Ordinance

Staff Analysis

The following chart details the proposal’s compliance with applicable land use standards.

Standard	Requirement	Proposal	Comments
<i>Lot Area</i>	The minimum lot size is 0.25 acres.	The subject lot is 9,630 square feet, 0.22 acres.	The property does not comply with minimum size requirements. However, the lot was created prior to 1992. Lots created prior to 1992 are not subject to lot size requirements (see section 10-11A-4).
<i>Setbacks</i>	See section 10-11A-6	Front setback is 15 feet, side and rear is 10 feet.	In compliance.
<i>Building Size</i>	Maximum allowed building size is 8,500	No buildings are proposed.	In compliance.

	square feet. May be increased up to 12,500 square feet if criteria from section 10-11A-5 is met.		
<i>Building Height</i>	If any portion of a building or structure is within 30 feet of SR-9 right of way, the maximum height is 20 feet. If the building is set back 30 feet or more from SR-9, the maximum building height is 26 feet.	No buildings are proposed.	In compliance.
<i>Lighting</i>	Outdoor lighting must be down directed and shielded. Outdoor lighting is only allowed to illuminate the entrances of buildings, outdoor gathering areas, and walkways.	No lighting is proposed.	In compliance.
<i>Landscaping</i>	Must retain 30% of the lot as natural open space or landscape. One tree and four shrubs required for each 1,000 sf of landscape.	The site plan shows 2,889 square feet of lot (30% of area) in landscape. The site plan shows 6 trees and 12 shrubs with a note all will be selected from the Town's plant list.	In compliance.
<i>Colors and Materials</i>	Colors must conform to the color palette regulations. Building material must be compatible with the surrounding environment as per section 10-16-4.	No building is proposed.	In compliance.
<i>Parking Spaces Required</i>	See section 10-23-4 Parking spaces required.	The proposed parking is not intended to fulfill the code requirements for any business. It is supplemental parking for businesses on Winderland Lane.	In compliance.

Other Issues

In addition to the items reviewed above, the parking lot must meet the standards for construction and design on parking areas contained in Chapter 10-23 of the Town Code. The site plan contains notes demonstrating compliance with these standards.



118 Lion Blvd PO Box 187 Springdale UT 84767 435-772-3434

DESIGN/DEVELOPMENT REVIEW APPLICATION

Application is hereby made to the Planning Commission of Springdale, Utah for Design / Development Review pursuant to Section 10-15-5 of the Springdale Town Code, for the following:

APPLICANT INFORMATION

Name Kurtis Maxwell rep. Lower Willow LTD
Street Address 1100 W. 200 N. Cedar City, UT 84720
Mailing Address 1100 W. 200 N. Cedar City, UT 84720
Email kurtis@rallystops.com
Phones: (Home) _____ (Cell) 435-559-0965 (Business) 435-586-1101

PROJECT INFORMATION

Briefly describe the proposed project Proposed improvements to be made for a parking area to be used by employees of adjacent businesses

Project Address Parcel number S-56
Tax Code _____ Number _____ Zone Central Commercial

APPLICATION FEE

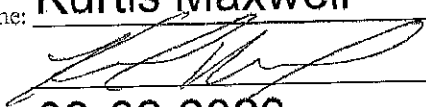
This application will not be considered complete until the appropriate filing fee has been paid.

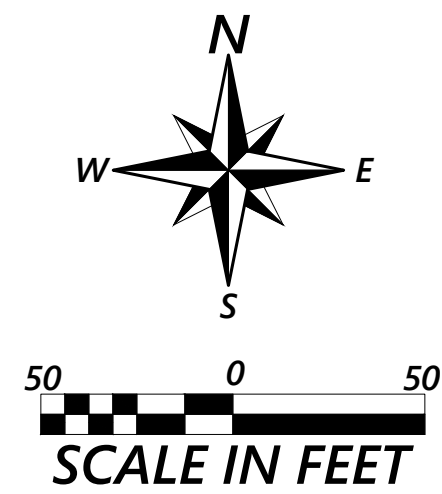
- \$125 for projects reviewed by the DCD.
- \$500 for projects reviewed by the Planning Commission.
- \$150 for revisions to approved Design/Development Review.
- \$25 for fence permit

This Application must be accompanied by a completed Site Analysis before it can be found complete.

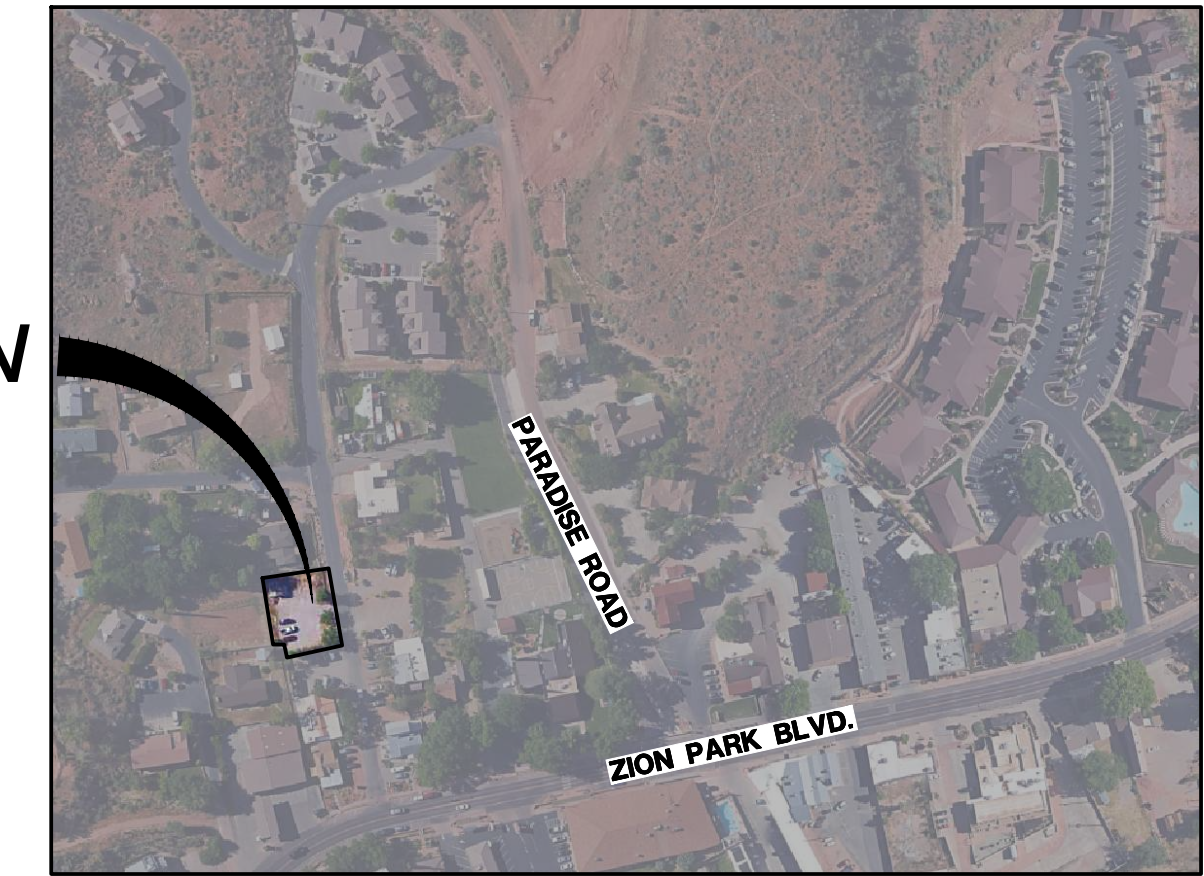
APPLICANT CERTIFICATION

I certify that the information contained in this application and in the attached Site Analysis is true and correct.

Printed Name: Kurtis Maxwell
Signature: 
Date: 09-02-2020



LOCATION



VICINITY PLAN

SCALE: N.T.S.

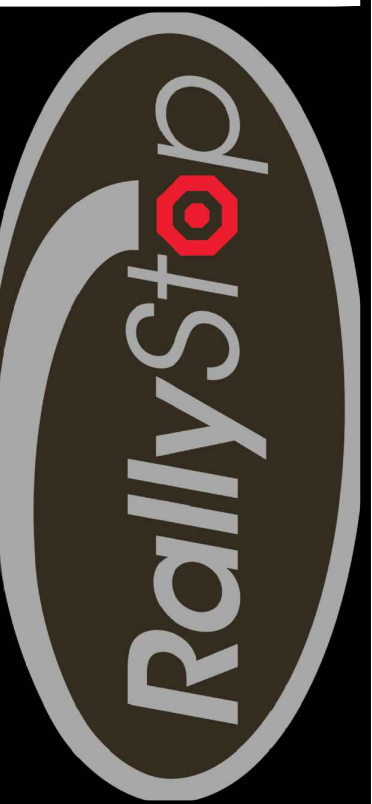


SITE PLAN

SCALE: 1" = 10'

GENERAL NOTES

- THE PARKING SURFACE IS TO BE GRAVEL. GRAVEL SHALL BE A MINIMUM OF 3/4" IN DIAMETER. GRAVEL LAYER SHALL BE A MINIMUM OF 2" DEEP, OVER A SUBSTRATE OF 4" COMPACTED ROADBASE.
- A TRANSITION OR BARRIER SHALL BE CONSTRUCTED TO PREVENT CARS FROM DRIVING ON THE LANDSCAPING.
- ALL PARKING SPACES WILL HAVE A WHEEL STOP TO IDENTIFY PARKING STALL LOCATION.
- THE LANDSCAPED AREA (30% OF TOTAL LOT MIN.) WILL BE SHOWN ON THE PLAN AND WILL ALSO HAVE THE REQUIRED 1 TREE AND 4 SHRUBS PER 1,000 S.F. OF LANDSCAPING.
- THE MINIMUM LANDSCAPED AREA REQUIRED FOR THIS PROJECT IS 2,889 S.F. THE HATCHED AREA ON THE PLAN SHOWING LANDSCAPING TOTALS AT 4,287 S.F. ANY ADDITIONAL LANDSCAPING PAST THE REQUIRED 2,889 S.F. SHALL BE AT THE DISCRETION OF THE OWNER/ CONTRACTOR.



PROPOSED PARKING LAYOUT
 SPRINGDALE PARKING LOT
 FOR
 RALLYSTOP/ JENKINS OIL
 951 WINDERLAND LN, SPRINGDALE, UT 84767

CHECKED BY: KLM
 DRAWN BY: KNM
 DATE: 9-5-20
 SCALE: 1" = 10'

SHEET NO:

1 OF 1

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. A 10.0 FOOT WIDE PUBLIC UTILITY, ROADWAY AND SIDEWALK EASEMENT EXISTS ON ALL FRONT LOT LINES, AND A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENTS EXISTS ON ALL SIDE AND BACK LOT LINES. (AS PER RECORDED FINAL PLAT)
4. THE FIELD WORK WAS PERFORMED ON AUGUST 8, 2018.

SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 9481170, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

DATE

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

PARCEL 1
 BEGINNING AT A POINT NORTH 89°59'33" WEST 939.96 FEET AND NORTH 695.76 FEET TO A POINT ON THE NORTH LINE OF STATE HIGHWAY 9, FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT 55.31 FEET THROUGH A CENTRAL ANGLE OF 9°30'58" AND A RADIUS POINT WHICH BEARS SOUTH 52°15' EAST TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID HIGHWAY 9 AND ALONG THE ARC OF SAID 333.00 FOOT RADIUS CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS S 44°20' EAST AN ARC LENGTH OF 96.64 FEET TO A POINT ON THE EXTENSION OF THE WEST PROPERTY LINE OF THE HOLMSTEAD PROPERTY AS RECORDED IN BOOK 968, AT PAGE 177, OF OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID WEST LINE AND ITS EXTENSION, NORTH 10°38'26" WEST 142.04 FEET, MORE OR LESS, TO A RETAINING WALL; THENCE SOUTH 78°00'00" WEST ALONG SAID RETAINING WALL, 106.67 FEET TO THE EAST LINE OF WEST TEMPLE DRIVE, AS SHOWN ON THE WEST TEMPLE DRIVE ROAD DEDICATION MAP PREPARED BY MARK A. SCHRAUT, LAND SURVEYOR, UTAH LICENSE NO. 187849; THENCE ALONG SAID EAST LINE OF WEST TEMPLE DRIVE, SOUTH 11°23'47" EAST, 6.91 FEET; THENCE SOUTH 12°06'59" EAST, 165.77 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 120°32'56", A DISTANCE OF 21.04 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 9 AND THE POINT OF BEGINNING

PARCEL 2
 BEGINNING AT A POINT SOUTH 79°30' WEST 62 FEET FROM THE SOUTHEAST CORNER OF LOT 21, SPRINGDALE TOWNSITE SURVEY TO THE SOUTHWEST CORNER OF THE HOLMSTEAD PROPERTY AS RECORDED IN BOOK 968, AT PAGE 177, OF OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, AND RUNNING THENCE NORTH 10°35' WEST ALONG SAID WEST LINE A DISTANCE OF 47.50 FEET; THENCE NORTH 84°30' EAST A DISTANCE OF 9.17 FEET; THENCE SOUTH 16° EAST A DISTANCE OF 46.1 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF HOLMSTEAD PROPERTY; THENCE SOUTH 78°50'49" WEST A DISTANCE OF 12.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

PARCEL 3
 EXCEPTING FROM PARCELS 1 AND 2 ANY PORTION LYING WITHIN THE BOUNDS OF STATE HIGHWAY SR-9 ALONG THE SOUTH SIDE THEREOF

PARCEL 3
 BEGINNING AT A POINT SOUTH 78° WEST 62.0 FEET AND NORTH 10°35' WEST 125.0 FEET FROM THE SOUTHEAST CORNER OF LOT 21, OF THE SPRINGDALE TOWNSITE SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID SURVEY, AND RUNNING THENCE NORTH 10°35' WEST 83.0 FEET, MORE OR LESS, TO A POINT SOUTH 10°35' EAST 90.0 FEET FROM THE NORTHERLY LINE OF SAID LOT 21; THENCE SOUTH 84°30' WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 100.0 FEET; THENCE SOUTH 10°35' WEST 91.0 FEET, TO A POINT NORTH 10°35' WEST 125.0 FEET FROM THE SOUTHERLY LINE OF SAID LOT 21; THENCE NORTH 78° EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 21, A DISTANCE OF 99.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

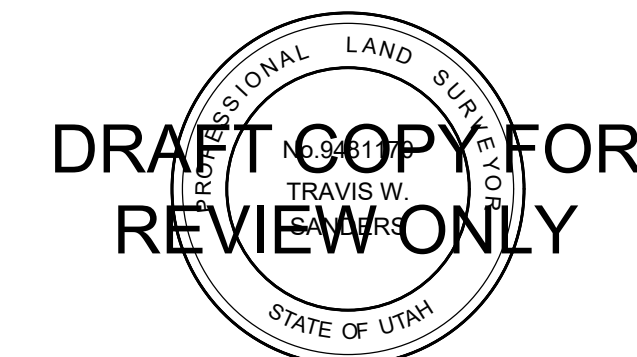
PARCEL 4
 BEGINNING AT A POINT NORTH 10°35' WEST 288.42 FEET FROM THE SOUTHEAST CORNER OF LOT TWENTY-ONE (21), OF THE SPRINGDALE TOWNSITE SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID SURVEY ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, RUNNING THENCE SOUTH 84°30' WEST 62.25 FEET; THENCE SOUTH 10°35' EAST 115.0 FEET; THENCE NORTH 84°30' EAST 62.25 FEET; THENCE NORTH 10°35' WEST 115.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

LESS AND EXCEPTING THEREFROM
 BEGINNING AT A POINT NORTH 10°35' WEST 173.42 FEET FROM THE SOUTHEAST CORNER OF LOT 21, SPRINGDALE TOWNSITE SURVEY, AND RUNNING THENCE SOUTH 84°30' WEST 62.25 FEET; THENCE NORTH 10°35' WEST 10.25 FEET THENCE N 79°30' EAST 62.0 FEET; THENCE SOUTH 10°35' EAST 15.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

PARCEL 5: "DIMENSIONS NOT LABELED"
 BEGINNING AT THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE SECTION LINE, 1360.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SAID SECTION 29, THENCE ALONG THE 1/16 SECTION LINE, SOUTH 89°59'03" WEST 1333.09 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4); THENCE SOUTH 0°15'47" WEST ALONG THE 1/16 SECTION LINE, 234.87 FEET; THENCE SOUTH 70°00' EAST 107.50 FEET; THENCE SOUTH 65°13' EAST 61.41 FEET TO THE POINT ASSUMED TO BE THE NORTHWEST CORNER OF LOT 21 OF THE SPRINGDALE TOWNSITE SURVEY; THENCE NORTH 83°20' EAST 285.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 83°20' EAST 1.17 FEET; THENCE NORTH 80°54' EAST 76.67 FEET; THENCE SOUTH 10°39'26" EAST 115.00 FEET; THENCE SOUTH 79°25'34" WEST 62.00 FEET; THENCE SOUTH 10°38'26" EAST 194.42 FEET; THENCE SOUTH 79°25'34" WEST 106.66 FEET; THENCE NORTH 12°08'06" WEST 133.50 FEET; THENCE NORTH 11°24'54" WEST 98.58 FEET; THENCE NORTH 83°03'28" EAST 95.86 FEET; THENCE NORTH 10°03'26" WEST, 86.33 FEET TO THE TRUE POINT OF BEGINNING

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF PARCELS 1 THRU 4 ABOVE
 BEGINNING AT A POINT S 0°55'11" W 1360.61 FEET ALONG THE EAST LINE OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND S 89°05'46" W 1333.95 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4), ALSO BEING THE NORTHWEST CORNER OF WINDERLAND SUBDIVISION 1-A, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE COURSES, S 1°10'58" E 234.87 FEET AND S 69°04'49" E 107.50 FEET AND S 64°17'49" E 61.41 FEET, TO THE POINT ASSUMED TO BE THE NORTHWEST CORNER OF LOT 21 OF THE SPRINGDALE TOWNSITE SURVEY AND N 84°15'11" E 285.19 FEET CONTINUING ALONG SAID BOUNDARY, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) THENCE N 84°15'11" E 1.17 FEET, (2) THENCE N 81°49'11" E 76.67 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF WINDERLAND LANE; THENCE S 8°39'49" E 97.38 FEET, TO THE NORTHEAST CORNER OF A BOUNDARY LINE AGREEMENT SHOWN ON RECORD OF SURVEY, DOCUMENT NO. 3763-03, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING EIGHT (8) COURSES, (1) THENCE S 77°31'32" W 63.79 FEET, (2) S 10°34'07" E 162.33 FEET, (3) THENCE N 80°31'04" E 2.92 FEET, (4) THENCE S 13°13'24" E 5.26 FEET, (5) THENCE N 78°55'47" E 4.60 FEET, (6) THENCE S 13°44'11" E 25.07 FEET, (7) THENCE S 82°19'25" W 10.93 FEET; THENCE S 10°15'04" E 18.43 FEET, TO A POINT ON A 333.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 25°08'13" E, POINT ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY OF HIGHWAY 9; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY, 96.64 FEET THROUGH A CENTRAL ANGLE OF 16°37'40", TO A POINT ON THE EASTERLY RIGHT OF WAY OF WEST TEMPLE DRIVE, POINT ALSO BEING ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 21.04 FEET THROUGH A CENTRAL ANGLE OF 120°32'56", (2) THENCE N 11°25'7" W 165.77 FEET, (3) THENCE N 10°29'43" W 73.63 FEET, TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 560327, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) THENCE N 10°29'43" W 24.95 FEET, (2) THENCE N 84°27'37" E 95.86 FEET, (3) THENCE N 9°44'15" W 86.33 FEET, TO THE POINT OF BEGINNING.

CONTAINS 34,423 SQ FT OR 0.79 ACRE MORE OR LESS



INFRASTRUCTURE, INC.
 1453 S DIXIE DR, SUITE 150
 ST. GEORGE, UT 84770
 435-986.0100
CIVIL SCIENCE

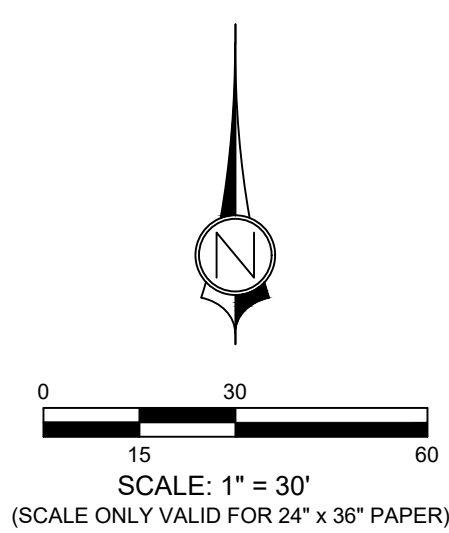
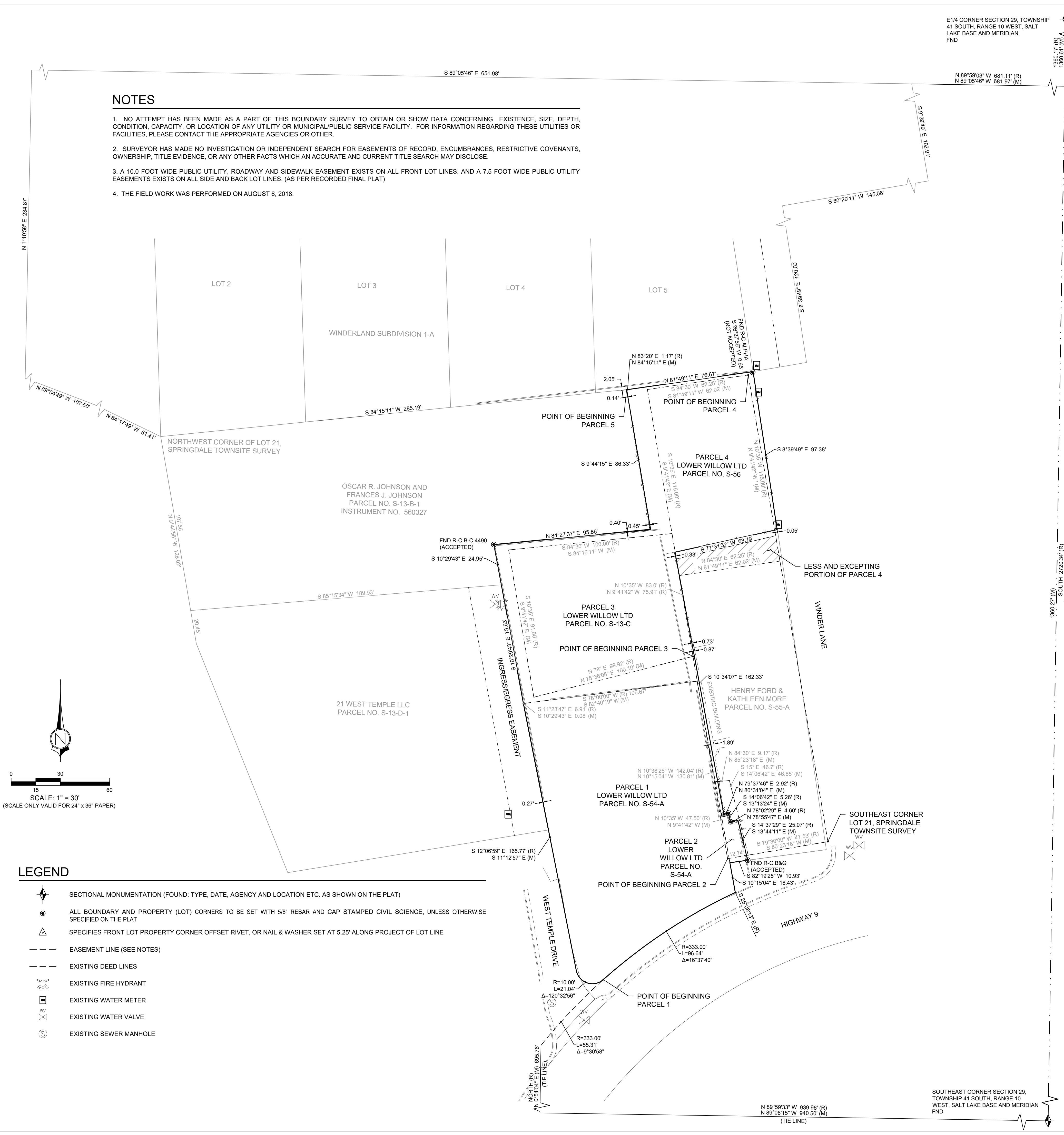
RECORD OF SURVEY PLAT
 LOCATED IN
 SE 1/4 OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 10 WEST,
 SALT LAKE BASE & MERIDIAN

PROJ. #:	FF18179
DRAWN BY:	PJW
DATED:	8-14-2018
CHECKED BY:	TWS
SCALE OF SHEET	HOR SCALE: 1" = 30'

SHEET	1
OF	1

RECORD OF SURVEY PLAT

LOCATED IN
 SE 1/4 OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 10 WEST,
 SALT LAKE BASE AND MERIDIAN
 PREPARED FOR:
RALLYSTOP



- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT
 - SPECIFICS FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECT OF LOT LINE
 - EASEMENT LINE (SEE NOTES)
 - EXISTING DEED LINES
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING SEWER MANHOLE