

**From:** [Pat Cluff](#)  
**To:** [Darci Carlson](#)  
**Subject:** Re: Mike Marriott request for zone change to build cottages. Please share with Council and Planning Commission  
**Date:** Tuesday, November 13, 2018 10:00:01 AM  
**Attachments:** [image002.png](#)

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Hi Darci,  
Thank you for the clarification.  
However....This has never worked before. Those 'affordable' homes usually go to second home buyers because there is no way to limit who buys them causing unforeseen issues.

On Tue, Nov 13, 2018 at 9:53 AM Darci Carlson <[dcarlson@springdaletown.com](mailto:dcarlson@springdaletown.com)> wrote:

Hi Pat,

Good morning. Thank you for your comments. I will be sure the Council is forwarded a copy.

To help clear any misconception, the purpose of the Cottage Housing Overlay Zone (CHD) is to promote lower cost housing in the private market by encouraging modest sized houses. The goal is to diversify the Town's housing stock and make available a type of housing that will be more affordable than standard single family alternative. It is a zone change allowed in the VR, VC, and CC zones, but transient lodging ('rooms') of any kind is not allowed in the CHD.

I hope that better explains the intention of the overlay zone.

Thanks again Pat for taking time to get involved. We appreciate it.

Kind regards,

Darci



**DARCI CARLSON, CMC**

Town Clerk

435.772.3434 x305

[dcarlson@springdaletown.com](mailto:dcarlson@springdaletown.com)

**From:** Pat Cluff <[REDACTED]>  
**Sent:** Sunday, November 11, 2018 2:47 PM  
**To:** Darci Carlson <[dcarlson@springdaletown.com](mailto:dcarlson@springdaletown.com)>  
**Subject:** Fwd: Mike Marriott request for zone change to build cottages. Please share with Council and Planning Commission

I don't know if TC received this email. If not please share with them. I don't see why we are considering zone changes for more rooms. . .

Pat

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

**From:** Tom Dansie <[dcd@infowest.com](mailto:dcd@infowest.com)>  
**Date:** Fri, Nov 2, 2018 at 4:18 PM  
**Subject:** RE: Mike Marriott request for zone change to build cottages. Please share with Council and Planning Commission  
**To:** Pat Cluff <[REDACTED]>

Thanks Pat. I will pass your comments on to the Commission.

Tom

**From:** Pat Cluff <[REDACTED]>  
**Sent:** Friday, November 2, 2018 11:09 AM  
**To:** [dcd@infowest.com](mailto:dcd@infowest.com)  
**Subject:** Mike Marriott request for zone change to build cottages. Please share with Council and Planning Commission

I respectfully oppose the change of zone for building more rooms in Springdale. Springdale now has many more rooms than full-time residents. We citizens are already overwhelmed

with the number of tourists visiting Zion stretching the season every year. This town has changed from a friendly and relaxed place to visit and LIVE to

.waiting in line

.paying to park

.Seldom seeing neighbors

.not being that COMMUNITY that cares and shares

.loss of town character

How much is enough?

I used to say that changing zones should take “an act of a God”. It’s that important!

When we talked about buildout in the future, we did not include zone changes. Let’s keep it that way.

I can’t believe how our town has changed in attitude in only 5 years. Many citizens are unhappy.

Slow down!

Please consider turning down zone changes for more rooms !

Pat Cluff

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