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## Comments on Springdale Town Council Public Hearing on August 11, 2021

**Brad Alford** [REDACTED]

Sun, Aug 8, 2021 at 8:06 PM

To: tdansie@springdale.utah.gov, dcarlson@springdale.utah.gov

Cc: Charles Alford [REDACTED], D K [REDACTED], Angie Alford [REDACTED]

August 8, 2021

Springdale UT Town Council:

In regards to the Springdale Town Council meeting to be held on Wednesday, August 11, 2021, I have the following comments:

One issue to be discussed in this meeting is in regards to the change in definition for Transient Lodging Units for short term rentals. The new wording is "Short Term Rental: Every bedroom in the short term rental counts as one transient lodging unit".

My understanding is that this new requirement is being imposed on all new developments. However, we recently learned that some properties are "grandfathered in" and will be exempt from this new restriction. This is despite the fact that some of those properties have no actual new development at the moment.

We purchased the property at [761 Zion Park Boulevard](#) several years ago from the estate of my uncle, Rupert Ruesch in order to keep the property in our family. The property is next door to my mother's house, and we planned to build several units so that we could continue to use this for our extended family in the future. With none of us currently living in the area, the best way for us to finance this venture is to rent the units out on a short-term basis when we are not there.

We have talked to builders and Tom Dansie in the past regarding our plans for this property. We have not yet made definitive decisions, so it may not in the end violate the total number of TLUs on the new requirements, but it seems unfair for the city to suddenly make a change that would impose a differing limitation on us. I would think it is appropriate to allow a period of time for those developments that are in process to be grandfathered out of the new rules. I understand the property behind ours (that was previously owned by my family) is considered "grandfathered in", yet there has been no development for longer than I have owned our property.

It is important to note that my property has been in our family since the beginning of Springdale. This piece of land has been in my family for four generations. We feel that in all fairness we should be grandfathered in to the old TLU codes. Furthermore, homes that are existing such as my mother's next door should be "grandfathered in" as a single TLU as well.

Your consideration in this matter is appreciated,

Brad Alford

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