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Planning Commission Meeting August 18, Item A1 Transient Lodging Facility, 1200 Zion Park Blvd

Leslie Breckon [REDACTED] Mon, Aug 16, 2021 at 3:56 PM
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Cc: Patricia [REDACTED], Bruce McMullin [REDACTED], Ron Reber [REDACTED], SWEETHEART [REDACTED]

RE: August 18 meeting, Item A-1, Conditional Use Permit Transient Lodging Facility, at 1200 Zion Park Blvd.

In reviewing the proposed Transient Lodging Facility at 1200 Zion Park Blvd, we understand development in Springdale is inevitable. As a Gifford Park homeowner it is with concern and extremely important that we make the following requests to the Planning Commission for this proposed development. We request:

- Have an additional 10 foot setback between Business and Residential Zone.
- designate that the units do not face the Gifford Park Residential Zone.
- The proposed 6 foot fence is not adequate to diminish the additional noise, lighting, pool noise, parking lot lights, and traffic. We as homeowners in Gifford Park request that the Planning Commission require a 10 foot opaque fence. This will allow Gifford Park the deserved privacy and ambiance that was created in the initial development. (There is an example of a fence on the property owned by Stephen Roth placed between the fire station that is beautiful and adequate).
- Require natural landscaping inherent of Springdale Town requirements.

Thank you for your consideration and attention.

Respectfully,
Leslie Breckon
Gifford Park Home Owner