



Darci Carlson &lt;dcarlson@springdale.utah.gov&gt;

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**Planning Commission ITEM A1 for meeting on 18 August 2021**

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Patricia [REDACTED]

Sun, Aug 15, 2021 at 3:38 PM

Reply-To: Patricia [REDACTED]

To: dcarlson@springdale.utah.gov, tdansie@springdale.utah.gov, ssmith@springdale.utah.gov, bbruno@springdale.utah.gov, rrioux@springdale.utah.gov, jburns@springdale.utah.gov, dmccomb@springdale.utah.gov, tkenaston@springdale.utah.gov, ktopham@springdale.utah.gov, nbenson@springdale.utah.gov, susan\_mcpartland@nps.gov

Cc: [REDACTED]

14 August 2021

*ATTN:* the Planning Commission for the meeting on 18 August 2021*RE:* ITEM A1: Conditional Use Permit: Transient Lodging Facility at [1200 Zion Park Blvd](#)

First, I want to say that the Gifford Park HOA and I, as a resident at [REDACTED] for 22 years, strongly object to this Permit. The most important thing about living here is the quiet and totally dark environment. I hear some activity from the Bit & Spur but it is rare, doesn't rise to a significant decibel level, doesn't last very long, and there is no light emanating from there.

The Frontier Plunder property has always been rather unsightly but it has been fairly quiet. They have recently removed any vegetation that provided some relief from the visual landscape, the noise, and the light. And now they are planning to add a huge addition with a pool. And a pool is always noisy.

I doubt that we have any power to prevent this plan but we do want to express certain requirements that we feel are extremely important:

--There should be at least a 10-foot setback between the Business and Residential zones.

--A six-foot fence is not adequate to reduce the impact of the noise and activity. We feel that the fence should be a minimum height of 10 feet. And the fence should be metal, completely opaque, and attractive. An example is the fence that Stephen Roth built between his house and the fire station.

--None of the access entrances should face our Residential Zone.

--The noise ordinance should be very strictly enforced.

--There has never been any planned landscaping on this property. We assume that there are Town requirements for the size of the landscaping area and the appearance.

Thank you for your time and attention.

Sincerely,

Patricia Vail-Blackett, and the  
Gifford Park HOA