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**Conditional Use Permit Transient Lodging Facility : 1200 Zion Park Blvd**

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Clark Smith &lt;[REDACTED]&gt;

Mon, Aug 16, 2021 at 6:18 PM

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In reviewing the proposed Transient Lodging Facility ([1200 Zion Park Blvd](#)), as a homeowner next door (Gifford Park) I feel the impact to this small community has not been adequately considered. My major concerns are as follows:

1- The impact of a two-story structure will not be mitigated by a 6 foot fence. The issues of privacy, noise pollution (especially with a swimming pool), and the light pollution concerns seem to be ignored. I would suggest a 10ft fence (starting from the street entrance and continuing to the end of our shared property lines) at a bare minimum. In tandem, is the need for a set-back of at least 10'.

2- Also, I would hope you will consider the new structures (s) to be designed facing away from our small community.

I am not against all development in Springdale, but if not diligent, we all may be living with something substandard for the community, detrimental to the experience of the visitors and the natural wonders we are surrounded by.

Thank you for your consideration and attention.

"Peace & Privacy"

Clark Smith  
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