



Darci Carlson <dcarlson@springdale.utah.gov>

Ryan Lee Townhomes

2 messages

Robin Palmer [REDACTED]

Mon, Nov 8, 2021 at 4:53 PM

To: dcarlson@springdale.utah.gov

Dear Town Council Members,

We are writing in opposition to the request for Ryan Lee's current townhome plans as proposed. We believe that this project will create loss of natural quiet, increased lighting and loss of a dark environment, loss of privacy, excessive noise, and increases in traffic and is in violation of 10-7A-1 and 10-1-2 of the Springdale code. To further this position we have tried to lay out more specifics as follows.

As owners and residents of 109 Gifford Park we would be directly impacted by Mr. Lee's project. Our home is elevated and from our front porch our current views to the southeast would be negatively impacted. As sound travels upward we would also be impacted greatly by the noise from the swimming pool and from the comings and goings at all hours by the occupants of so many nightly rental units. Being the owners of a transient lodging facility we know first-hand how much noise lots of people in a swimming pool can create. Mr. Lee has personally told us that his LaFave rentals run at full occupancy almost every night. If that is the case, there may be as many as 52+ occupants each night. All one has to do is look at the photos of Mr. Lee's LaFavre townhomes (submitted as an exhibit in his packet) to see how much light pollution would be created from the homes in this project. Transient guests do not care about turning off the lights in one or another room when unoccupied, as they do not have to pay the electrical bill and two stories of brightly lighted rooms definitely would emit light pollution toward Gifford Park. Overall the movements of nightly rental guests are not compatible with residential occupants. They are very different.

Being residential, Gifford Park homes are not allowed nightly rentals in order to maintain the peace and quiet of the neighborhood and to maintain high property values. Allowing a commercial project of nightly rentals directly adjacent to Gifford Park will only lessen the value of our homes as they now offer unobstructed, quiet views of the canyon and dark skies which will not be the case if the townhomes are constructed.

Additionally, Gifford was created as a high end residential community of one story homes designed with natural materials that set the standard of Parkitecture for what is now the required look for all Springdale buildings and Mr. Lee's homes do not comply with this style.

Although we strongly believe that this project violates several town codes and should be denied as incompatible with the neighborhood, should the council feel that they must allow Mr. Lee his project, we would ask that with their ability to require certain conditions of a project before granting a conditional use permit, that Mr. Lee be required to do the following:

- To leave all mature trees that would buffer his project from our homes.
- Not allow a swimming pool in order to reduce the noise pollution, as his guests could have use of the new large swimming pool at LaFave.
- Minimize the buildings to one story to closer match the building heights of Bit & Spur and Gifford Park homes thereby reducing numbers of guests to lessen noise pollution from so many people coming and going at all hours to reduce intrusive light pollution.

- To require an 8' – 10' sound wall adjacent to Gifford Park to reduce noise.

Sincerely,

Kent & Robin Palmer

Darci Carlson <dcarlson@springdale.utah.gov>
To: Robin Palmer [REDACTED]

Mon, Nov 8, 2021 at 6:48 PM

Dear Kent and Robin,
Thank you for taking time to submit public comment. Your remarks will be shared with the Mayor and Council.

Best regards,
Darci Carlson

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DARCI CARLSON, CMC

Springdale Town Clerk

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