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From: **Jim and Carol Riley** [REDACTED]
Date: Tue, Nov 9, 2021 at 3:18 PM
Subject: Concern about Ryan Lee's proposed development
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 greatly affect the natural quiet and peace that drew us to purchase a home on Gifford Park Drive, not to mention the increased lighting and loss of a dark night sky 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 [REDACTED] 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. 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. I realize that zoning laws are in play here - however, residents of Gifford Park were threatened that any rental of less than 30 days was strictly prohibited and yet just steps away from our homes a builder/developer is being allowed to build a two-story, multi unit complex where a single night's rental is allowed? With a swimming pool? Why? 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.

Gifford Park 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. Frankly, they are a blight on the landscape of Springdale.

We strongly believe that this project violates several town codes and should be denied as incompatible with the aesthetics of neighborhood and the town of Springdale.

Sincerely,

James and Carol Riley, [REDACTED]