



Darci Carlson <dcarlson@springdale.utah.gov>

RE: Comments on Springdale Town Council Public Hearing on Wednesday, Jan 12, 2022

2 messages

Brad Alford [REDACTED]

Sun, Jan 9, 2022 at 5:41 PM

To: tdansie@springdale.utah.gov, dcarlson@springdale.utah.gov

Cc: Charles Alford [REDACTED], D K [REDACTED], Angie Alford [REDACTED]

Tom Danse, and Springdale UT Town Council:

I am once again sending a formal complaint about your additional restrictions to short term housing development in Springdale UT associated with Ordinance 2022-01. My previous one is listed below, which I did not get any response for! Personally, I do not think it is fair for the town council to continue to make changes to the city ordinance and restrictions to make people like me and my family pay for your previous bad decisions. You have allowed many new hotels to fill the city and now you want me to be forced to provide long term housing to keep affordable housing for workers at these hotels. I believe the hotels and those profiting for their hundreds of hotel rooms should provide those – this should not be my problem. It is also not acceptable for you to make changes that will significantly affect the value of my property because your town council has decided to start making restrictions. I also believe that at this point that your restrictions are being done to benefit those already in power and limit competition.

As mentioned below, my family has played a big part in establishing the National Park and the city of Springdale. We owned a large section of downtown Springdale at one time, and not the part that we have kept is being forced to these limitations. Why would anyone want to own property in Springdale when you guys feel you can change the rules at any time as long as it benefits those in power. If you are going to force me to have long term housing on my property, then the city should provide a monthly payment to me to provide me the difference in income that I am being subjected to by your regulations.

Brad Alford

[REDACTED]

[REDACTED]

From: Brad Alford [REDACTED]**Sent:** Sunday, August 8, 2021 9:07 PM**To:** 'tdansie@springdale.utah.gov' <tdansie@springdale.utah.gov>; 'dcarlson@springdale.utah.gov' <dcarlson@springdale.utah.gov>**Cc:** 'Charles Alford' [REDACTED] 'D K' <[REDACTED]> Angie Alford [REDACTED]**Subject:** Comments on Springdale Town Council Public Hearing on August 11, 2021

August 8, 2021

Springdale UT Town Council:

In regards to the Springdale Town Council meeting to be held on Wednesday, August 11, 2021, I have the following comments:

One issue to be discussed in this meeting is in regards to the change in definition for Transient Lodging Units for short term rentals. The new wording is "Short Term Rental: Every bedroom in the short term rental counts as one transient lodging unit".

My understanding is that this new requirement is being imposed on all new developments. However, we recently learned that some properties are "grandfathered in" and will be exempt from this new restriction. This is despite the fact that some of those properties have no actual new development at the moment.

We purchased the property at [redacted] Zion Park Boulevard several years ago from the estate of my uncle, Rupert Ruesch in order to keep the property in our family. The property is next door to my mother's house, and we planned to build several units so that we could continue to use this for our extended family in the future. With none of us currently living in the area, the best way for us to finance this venture is to rent the units out on a short-term basis when we are not there.

We have talked to builders and Tom Dansie in the past regarding our plans for this property. We have not yet made definitive decisions, so it may not in the end violate the total number of TLUs on the new requirements, but it seems unfair for the city to suddenly make a change that would impose a differing limitation on us. I would think it is appropriate to allow a period of time for those developments that are in process to be grandfathered out of the new rules. I understand the property behind ours (that was previously owned by my family) is considered "grandfathered in", yet there has been no development for longer than I have owned our property.

It is important to note that my property has been in our family since the beginning of Springdale. This piece of land has been in my family for four generations. We feel that in all fairness we should be grandfathered in to the old TLU codes. Furthermore, homes that are existing such as my mother's next door should be "grandfathered in" as a single TLU as well.

Your consideration in this matter is appreciated,

Brad Alford

[redacted]
[redacted]



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Darci Carlson <dcarlson@springdale.utah.gov>

Sun, Jan 9, 2022 at 6:17 PM

To: Brad Alford [redacted]
Cc: Angie Alford [redacted], Charles Alford [redacted], D K [redacted] >, tdansie@springdale.utah.gov

Hi Brad,
Thank you for taking time to make public comment. Your remarks will be shared with the Town Council for their consideration during the upcoming public hearing.

Best regards,
Darci Carlson
Springdale Town Clerk
[Quoted text hidden]

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DARCI CARLSON, CMC