

Sprindale, January 10, 2022

To: Mayor Bruno, Town Council Members, Planning Commission Members, Town Manager Rick Wixom, Director of Community Development Tom Dansie

From: Hans Dunzinger, New Zion Investments, LLC

Re: Town Council Meeting January 12, 2022, Legislative Action Item D1.

I'm opposed to the proposed Moratorium and to the long term proposal to limit the development of nightly rentals on commercial land.

- 1) The town is mostly developed and there is not much open land left. We own one of them, the Hosey's parcel that would be impacted in a very negative way.
- 2) The town has development agreements that would supersede any change and therefor not be affected. If I'm correct the Desert Pearl can build 300 rooms, Ferber Resorts can built 40 rooms, Best Western some more rooms, the Marriot group can develop the parcel north of the Springhill Suites (and I'm aware they have plans for that).
- 3) The economic impact by diminishing the value would be substantial for everyone affected.
- 4) The problem with traffic in town is here to stay regardless. The surrounding towns and the city of SGU continue to grow and will add to the flow of cars heading to ZNP and creating congestion, pollution and noise.

Best regards,

Hans Dunzinger
New Zion Investments, LLC