

LAW OFFICE OF HAYES & WELSH

Attorneys at Law

199 N Arroyo Grande, Suite 200

Henderson, NV 89074

(702) 434-3444

(702) 434-3739 (Fax)

www.lvlaw.com

Garry L. Hayes
Martin L. Welsh
Megan K. Mayry McHenry
(Of Counsel)
Larson A. Welsh

U.S. Mail
 Certified Mail
 Facsimile
 Overnight
 Hand Delivery
 Email

January 14, 2022

Via Electronic-mail

Thomas Dansie, AICP
Director of Community Development
tdansie@springdale.utah.gov

Darci Carlson, CMC
Springdale Town Clerk
dcarlson@springdale.utah.gov

Re: ***Conditional Use Permit/Transient Housing – 1460 Zion Park Boulevard***
Springdale Planning Commission Meeting – January 19, 2022

Dear Mr. Dansie and Ms. Carlson:

I am the owner of parcel, [REDACTED] adjacent to the applicant's property. I share the "historic access" lane with the applicant.

The applicant has failed to provide adequate information in his application concerning how many rooms will be converted to transient housing and how many guests he expects. Without this information it is impossible to determine the impact of this conditional use permit on my property and what mitigation should be placed on the use permit. For example, depending on the number of guests commercial access might be required instead of access from the private lane.

The existing private access, Dillyholler Drive, is inadequate in its current condition to service a commercial parcel. If this application is approved, the applicant should be required to provide paved access to his commercial development. Failure to provide paved access will result in dust and damage to the road as well as increased dust in the community. The only solution is to provide paved access.

If approved, I also request that the approval be conditioned as recommended "Access and entrances to the guestrooms (including rear patios and balconies) must be placed and oriented to have as minimal an impact on surrounding properties as possible." This condition will be met by orienting entrances, etc. in a direction other than towards my property. The designation of the rooms and access to be used should be made now.

The applicant should also be required as part of this process to address parking including the location of parking, will parking be paved and how many cars are expected.

Thomas Dansie, AICP
Darci Carlson, CMC
Re: Conditional Use Permit/Transient Housing
January 14, 2022
Page 2

If approved I also request that the outdoor gathering areas be in that area away from and not visible to my property.

I also support an administrative condition to provide for enforcement of any limitations on occupancy.

I further request that before approval, the applicant will provide to me and his other neighbors additional details regarding design and mitigation measures including fencing. I also request that there be a one-year review of the use permit following commencement of the use.

Sincerely,

/s/ Garry L. Hayes

Garry L. Hayes
*Trustee of the Hayes-
Matkin Family Trust*

GLH:kb