

To Whom it May Concern:

We have been a residents of Springdale since 2013, but have been traveling here to enjoy its spectacular scenery and ambiance our entire lives. Our pioneer ancestors helped settle this part of Southern Utah, so Springdale/Zion National Park has had a place deep in our hearts for many decades. We have been in the business of building and land development most of our lives in Northern Utah, but have also done some small building projects in and near Springdale.

It has come to our attention that you are considering a proposal to change zoning near our home on [REDACTED] in order to accommodate the wish of Bit & Spur owners to build affordable housing units behind their restaurant. While we are sympathetic to the need for affordable housing for employees in Springdale, we have some definite concerns about the location that has been chosen. Here are some of our strong feelings on the matter:

1. We bought our home as did others in our PUD because we felt somewhat isolated from the traffic and business areas of Springdale while being right in town. We have noticed many projects along Main Street that have surprised us in their random, unplanned transient appearance. They, sadly, detract from the beauty of Springdale which has always had a laidback pastoral feel for tourists driving in. We hope you don't approve more of these, including the ones proposed on the hillside behind Bit & Spur.
2. Once you start making exceptions in zoning for the projects of certain individuals in Springdale, the floodgates will be open for legal action by others. You will lose control of your ability to make sense of expansion in Springdale and give wealthy developers who have big budgets for legal action to do whatever they please based on precedent. In our estimation, this would, be a tragedy, for the authority invested in the Planning Commission and the City Council, and for all residents of Springdale.
3. The back yards in [REDACTED] are not fenced due to our CC&R's, the purpose of which is to preserve the feeling of openness and connectedness to our beautiful desert and its wildlife occupants. We were specifically interested in feeling part of the nature around us when we bought our home. We were also drawn to the village atmosphere of Springdale. The additional car and foot traffic, as well as the light and noise pollution caused by these units in a business rather than residential area will considerably affect our privacy and the views of ourselves and our neighbors.

With this in mind, we are firmly against any changes in zoning for additional housing proposed by the Bit and Spur Restaurant and suggest that you keep a close eye on other developers who may apply for changes in order to build affordable housing that will likely turn into transient housing later on.

Thank you for your consideration and for your diligent work in planning for and protecting Springdale and its residents.

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Springdale

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