



Darci Carlson <dcarlson@springdale.utah.gov>

Fwd: Zone change for parcel S-161-A-1-A

Thomas Dansie <tdansie@springdale.utah.gov>

Mon, Apr 18, 2022 at 9:50 AM

To: Darci Carlson <dcarlson@springdale.utah.gov>, Aren Emerson <aemerson@springdale.utah.gov>

----- Forwarded message -----

From: **JD Payne** <JD_Payne@outlook.com>

Date: Sun, Apr 17, 2022 at 9:17 AM

Subject: Zone change for parcel S-161-A-1-A

To: tdansie@springdale.utah.gov <tdansie@springdale.utah.gov>, rrioux@springdale.utah.gov <rrioux@springdale.utah.gov>, tkenaston@springdale.utah.gov <tkenaston@springdale.utah.gov>, ktopham@springdale.utah.gov <ktopham@springdale.utah.gov>, nbenson@springdale.utah.gov <nbenson@springdale.utah.gov>, pcampbell@springdale.utah.gov <pcampbell@springdale.utah.gov>, pinghram@springdale.utah.gov <pinghram@springdale.utah.gov>, ahyatt@springdale.utah.gov <ahyatt@springdale.utah.gov>, susan_mcpartland@nps.gov <susan_mcpartland@nps.gov>

Springdale Town Council, Residents of Springdale, Zion NPS, and Visitors to Zion NPS;

I recently heard about the proposal by the owners of The Bit & Spur Restaurant to build affordable housing on property to the rear of their restaurant in Springdale. Their proposal is to build 3 low intensity single story duplexes along with an existing approval for 6 units single story and a two story unit on adjacent property.

I realize there is opposition from the adjacent small residential development as they had hoped that all surrounding undeveloped land would remain as such. My comment to that would be that they could have easily accomplished the intended privacy by purchasing these properties and did not. They have a nice development and I imagine they have the required set backs and green space to buffer them from off site concerns. As such, all properties owners have a complete array of property rights and this should be considered as uses for the subject property are evaluated with this application.

I have been visiting Zion NP for over 35 years and have heard the complaint from visitors about lack of lodging, lack of suitable restaurants, lack of parking, and the overwhelming traffic entering and exiting the park. Over time, many of these issues have been addressed. I have also consistently heard from the lower income service workers about the lack of affordable housing in the area. In a market such as Springdale, where the rocky and hilly terrain prevents the dense development that would normally allow for a full array of complementary uses, the pricing of land has prevented much employee housing from occurring close to the area of need. Employees of the many service establishments in Springdale should not have to drive 30-60 minutes on clogged roads in order to find affordable housing. As I said, this unnecessarily adds to the infrastructure burden. It also gives a negative image to visitors to the park.

Springdale in partnership with Zion NP is in a unique situation in that the lack of available and properly zoning property limits land for housing for employees. Yet, when I prioritize the development priorities, I think they are extremely important and have been neglected. The priorities for a successful long term vision would start with the road network and utilities, then lodging, emergency services, restaurants, employee housing, followed by higher end residential. Note that the adjacent parcel, Gifford Park, was approved as a PD with the same zoning that the applicant is asking (Village Commercial, but with far more depth from Highway 9. The subject application is far less intrusive.

And now this brings me full circle to the applicant where they, as a long term success story and contributor to the Springdale/Zion area are prepared to address the housing need for their employees and others. And this is in lieu of going after more money that would result from higher income housing.

In my review of the application, it shows that the applicant has already agreed to many of the development standards and restrictions normally found in a PD.

I would ask that the City take their time to fully evaluate the needs of the entire community and render their decision accordingly.

As someone that has been visiting the area for over 35 years and a former property owner for 22 years, and as such, a strong advocate of the area, I would recommend approval of this application.

J.D. Payne

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