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Fwd: Planning commission

Thomas Dansie <tdansie@springdale.utah.gov>
To: Planning Commission <pc@springdale.utah.gov>

Fri, Apr 15, 2022 at 6:48 PM

Commissioners-

See the comments below from Stew Ferber regarding his DDR modification proposal.

Tom

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

From: **stewart ferber** <ferberresorts@yahoo.com>

Date: Fri, Apr 15, 2022, 6:42 PM

Subject: Planning commission

To: Tom Dansie <tdansie@springdale.utah.gov>, Stewart Ferber <ferberresorts@yahoo.com>

Tom, I won't be able to attend the meeting 4/20/22 so can you forward this to the planning commission.

Thank you, Stew

Planning commissioners; I apologize for not being able to attend this meeting for a revision request to my employee housing plans at 5 west temple. I have made a commitment to my children not to miss important events in their lives, therefore I will be at my sons final project presentation as a senior graduating from UNLV.

First why am I wanting a revision?

- I currently have 12 homes, and 12 apartments all used for employees in this area. The first 4 units of this project are already built and occupied, and what I have realized is that I have plans for 8 more additional 1-2 person units planned for the La Quinta property, I have no more family sized units available, and have several families that work for me that need the bigger space. This project, by just putting in a walkout basement under the same size buildings that I originally applied for, would create 6 family sized units, and fill a need for my business. Parking is already plentiful and these units would be a great addition to my housing.

Is this a permitted use?

Yes, this use was jointly created in a 2015 development agreement that allows me to have (10) employee housing units.

What is the visual impact being located on the hill in the middle of town?

That was a concern of mine, although I could legally put two story units per the deal and with no language prohibiting it, I, from the beginning only wanted single story low impact units, so the walkout basement idea came to me, and this is where I am.

Will I impact the slope?

No, we are prepared to leave the slope and cut behind it, lessening view impact even more.

How about colors, lighting, etc.?

All the colors, lighting and look of the units will mirror the currently existing units.

Again, I am sorry that I can't attend this meeting, but I am always available to meet on the phone or in person. I will be in town Monday and Tuesday, and I can be reached at 818-919-9524.

Thanks again,

Stewart Ferber