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**Bit and Spur Zone Change**

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To: dcarlson@springdale.utah.gov, Thomas Dansie &lt;tdansie@springdale.utah.gov&gt;

I am writing the Planning Commission to deny the zone change request from Foothill residential to village commercial for parcel S-161-A-1-A. While the applicants are outstanding members in our community, the decision should not be granted based on personalities, but rather on the merits of the request.

Springdale residents for years have not been in favor of re-zoning requests because of the negative impacts of changing the nature of neighborhoods they invested in and the potential consequences of how it will impact other zones with the same designation. Re-zoning one parcel needs to be looked at as how it will not only affect the zone change requested, but also how it will potentially impact the other zones in our town with the same designation.

Years of survey after survey, public comment after public comment all result in the same conclusion. The re-zoning of properties that create higher density are not favorable.

As pointed out at the presentation meeting I attended by the applicants, the already approved six units of employee housing will satisfy the needs of the Bit and Spur. Perhaps the most disturbing comment by one of the applicants at that meeting I heard is that it would be great if Springdale were to use the Bit and Spur's application as a template to repeat zone changes for workforce housing throughout town. Indeed, the approval of this proposal in my opinion will leave residentially zoned properties vulnerable to future zone change challenges.

My takeaway from the meeting is that a zone change requirement is a self imposed problem created by the applicant. It is my understanding that the Bit and Spur property can accomplish their goals under the current conditions without a zone change by building moderate income housing. Moderate income housing is the target goal for the majority of Springdale Town workers. These additional units will not be attainable for that population. Also, if the Bit and Spur were to procure more acreage from the 19.5 acre neighboring property, they could build more units without a zone change. Foothill residential has a two acre minimum to build one single family dwelling. I believe they can also have an ADU.

Like the Bit and Spur's already approved six units, businesses are solving the workforce housing problems on their own. Most of the hoteliers have units on their properties for employees. Stewart Ferber has upwards of 40 units mixed throughout town and on his hotel properties. Outfitters like Zion Guru and Zion Adventure Company have property in Springdale and the canyon corridor for employee housing. Sol Foods has a number of units for employees as well. All of these examples by the way have been granted and built without zone changes.

The applicant has also posted on social media that, "rezoning has a bad rep." The reason why is because negative outcomes have resulted when we have. The current zoning map of mixed zones is the only way we get to hold on to our village character that is slowly slipping away from us.

Objective 3.2.1. "To the greatest extent possible, avoid rezoning properties from residential to commercial."

Please deny this zone change request. It will not create further hardship for the applicant as they will have 6 employee housing units to satisfy their internal goals for employees and ultimately create hardship for the Town of Springdale's sensitive residential zones.

Respectfully,  
Joe Pitti