

Rubber Chickens and Gunfights

1 message

Andrew Green <andy@canyondevelopmentsservices.com>

Mon, Apr 18, 2022 at 8:27 PM

To: Barbara Bruno <bbruno@springdale.utah.gov>, Ric Rioux <rrioux@springdale.utah.gov>, Tom Kenaston <tkenaston@springdale.utah.gov>, ktopham@springdale.utah.gov, nbenson@springdale.utah.gov, Pam Inghram <pinghram@springdale.utah.gov>, Pat Campbell <pcampbell@springdale.utah.gov>, ahyatt@springdale.utah.gov, Randy Aton <raton@springdale.utah.gov>, selger@springdale.utah.gov, Lisa Zumpft <lzumpft@springdale.utah.gov>, jburns@springdale.utah.gov, Tom Dansie <tdansie@springdale.utah.gov>, springdale@infowest.com, susan mcpartland@nps.gov, Darci Carlson <dcarlson@springdale.utah.gov>

Cc: Tracy Dutson [REDACTED], Alex Pelton [REDACTED], Aspen Tiger [REDACTED]

Ladies and Gentlemen,

I am writing this as a resident of Springdale and someone who moved to the canyon over thirty years ago, not as a representative of the Bit and Spur or Trish and Alex. This cannot be overemphasized.

I thought it would be fun to respond to some of the letters you have received in advance of the Planning and Zoning meeting on Wednesday.....sounds like it's going to be a real hoot.

I was going to address each one individually, but the effort required to address the lack of knowledge, indifference to the facts, and deafening knee-jerk reactions would most certainly lead to some kind of breakdown.

A few random thoughts:

- 1) If you purchased a home at the entrance to a National Park which has seen a consistent rise in visitation since its creation in 1919 thinking that it would remain pastoral and quaint, you may have exercised poor judgement or not made a fully informed purchase decision at the time. I'd love to get the name of your realtor.
- 2) According to the Housing Strategy Plan commissioned by Springdale and released in 2020, over 1000 workers drive into Springdale each day to work. You think traffic and light pollution is going to be worse if they're walking and riding their bikes around town? Spending their paychecks in our community rather than St. George? Want to talk about the traffic and carbon footprint implications of 2000+ vehicle trips a day?
- 3) Most of the comments express concern about the nature of town changing. The current ratio of Springdale resident to tourist? Roughly 1 to 10,000. I look forward to seeing you at all future Planning and Zoning meetings and to hearing you vehement opposition to future transient rentals, hotel rooms, single family residences, stores, restaurants, park visitation, etc. Maybe we can carpool.
- 4) Most of the comments talk about how long they have lived here. Guess what, many were here before you. You're not the last local.
- 5) What have you done today to better your community? Last year? Over the past three decades? How many people do you employ? How many Planning and Zoning or City Council meetings have you attended. How many hours or dollars have you invested in community service? Let me fill you in....not enough.
- 6) Zoning change does not "open the door" to litigation. Planning and Zoning members are charged with making informed decisions based on existing ordinances that fulfill the goals of the General Plan. Diametrical opposition comes to mind. Sometimes people don't get their way, and they sue. So what? Isn't it better to show courage and support for the people serving our food, cleaning our sheets, making our coffee, working in the park?
- 7) Some examples of the overlay zones that have been applied have ended catastrophically. We have moderate housing income owners that live in Hawaii and have been using their house as an income property for years. Thanks to Beau, we now have our first time-share development instead of market rate housing. There are plenty of examples of good intentions going south. But, there are plenty of examples of rezoning working to better the community. We've been working with people in Summit County, Moab, Santa Barbara, and elsewhere that have had tremendous success with legally enforceable deed restrictions and development agreements....that have severe repercussions if not followed.

The Bit and Spur has all of the required approvals to proceed with housing that suits their needs. They have decided to take on this fight to at least try to solve a small piece of the housing problem for a few more folks that work in town and the park. It's a long shot at best. Bringing a rubber chicken to a gunfight comes to mind.

A win means that they take on more debt and more public ire, but get to see workers enjoying this amazing place. To them, it's worth it.

A loss means that they have their needs covered....no additional debt, no frustration, no problems. A sentiment consistent with the letters you've received. I've got mine, to hell with the rest.

Ryan Lee, you've made a lot of offers on land in town. Had they sold to you, I imagine town would be graced with twice as many of your pastoral and quaint transient rental units. How many locals do you employ and house? What have you done for the community that lines your pockets, but yet isn't your home?

You seem to speak with ease about the world of unscrupulous developers running roughshod over quaint towns with the looming threat of endless litigation. Your hypothetical scenarios have a certain post-apocalyptic feel to them. You arrived on the scene a few years back. You have developed your properties in a method and manner consistent with existing ordinances. You have profited well.

I wish you would have put in one or two workforce housing units so the people that wash your sheets could live in town. Why not get more involved in working on the problem than inciting hypothetical propaganda? You certainly have the intelligence and resources to make a meaningful difference. Many thoughtful, conscientious, intelligent people have been fighting this fight for years. I'm sure they would welcome your insight. Get involved. Help.

Finally, to Joe Pitti, please don't take my words out of context. My point was that if more local business and developers followed in the footsteps of the excellent community stewardship of Stu Ferber, Max and Julie, Jonathan, Trish and Alex, and many others, our community would be a better place. Zion National Park can't even house their workers. With your tenure on Planning and Zoning, you have insight into how the process can work. I would appreciate you taking the time to educate people that are misguided. Let's discuss over pickle ball how to make our community more diverse, inclusive and aesthetically pleasing.

Cheers,

Andy Green