

Dear Tom, Planning Commission, Town Council and Residents of Springdale.

I would like to express my concern about the application for Design / Development Review – Small Hilltop Building (Transient Lodging Unit) at 358 Zion Park Boulevard.

I'm assuming the applicant has gone through the necessary legal processes for approval. If that is the case then these are some of my comments, questions, and concerns.

Do we as the Town of Springdale, in Washington County of the state of Utah want to be responsible for social media and national news feeds stating Zion National Park's south entrance is closed due to a geologic hazard from a small hilltop building? Rains will come, the grounds will saturate, and hazards may occur, causing debris fields.

Agree, technical expertise (Geologist and Geotechnical Engineer) has provided methods to construct and reduce damage from geologic hazards (landslide and slope failures, earthquake ground shaking, problem soils and rock fall) for the transient lodging unit (TLU) proposed on this site. However, "no mitigation may be feasible to reduce risk to the proposed development should the historical landslide reactivate and advance" (Bill Black, Report: Geologic Hazards Evaluation, October 29, 2021). The risk from geologic hazards cannot be reduced to an acceptable level and the site should be abandoned.

Inasmuch as the site is fraught with geologic hazards, I would like to suggest the Town of Springdale enter into a Development Agreement with specific requirements, such as:

- Require geotechnical engineering expertise to be on-site during major construction phases (drilling and implementing micropiles, grading and drainage control) and to require an "as-built" report from the geotechnical engineer certifying the project was constructed as approved.
- Require active monitoring of the site and of risk-reduction structures during build and throughout the life of the TLU. The agreement should stipulate that

risk-reduction structures built be required to have continued monitoring and maintenance as needed to fulfill their purpose for the life of the TLU.

- Given, there are numerous geologic hazards that may impact the site/structure it would be prudent for the town to require that the developer/contractor implement real-time monitoring (active and passive) of geologic hazards (landslide and slope failures, earthquake ground shaking, problem soils and rock fall). This real-time data should be used by an emergency response/disaster preparedness system to alert the public of a possible emergency/event.

Additional risk and work.

Please do not continue to leave your fire hose and the Town of Springdale's water meter connected to the fire hydrant for weeks on end. This hinders and or delays emergency response time should it require usage.

Also, please refrain from cleaning out the cement buckets and draining onto the adjacent property which requires additional cleanup by me.

There is nothing simple with this project!

Thank you in advance for giving me the opportunity to voice my opinion. Feel free to contact me if you would like to discuss further.

Regards,

Greg McDonald

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