
Fwd: Proposed building at 358 Zion Park Blvd

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

Wed, Apr 20, 2022 at 10:30 AM

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

From: **CL Golin** [REDACTED]
Date: Tue, Apr 19, 2022 at 9:24 PM
Subject: Proposed building at 358 Zion Park Blvd
To: <tdansie@springdale.utah.gov>

Attn: PC and TC.

Thank you for reading this email and considering my concerns related to the proposed building at 358 Zion Park Blvd. I list a few thoughts below regarding my concerns.

1. By just looking at this spot, it is easy to see the cause for concern and that it would not be safe to build there. On Balanced Rock Road, there is the area from a previous mud slide and from the Lion Blvd side you can see the hill is already eroding.
2. There currently is a major piece of erosion on the hill from the proposed building spot down to the Feel Love parking lot. It appears to have been reinforced, but it is clearly still compromised. Construction and other things could make it much worse (or simply the next rainfall could cause major damage).
3. Another concern is for tourists arriving at night who are not familiar with the area, with the dark sky ordinance, it's so dark and could be so dangerous for vehicles and people to go over the edge and be put in harm's way. This clearly would put people in an unreasonable risk. It would be a major safety concern.
4. There is an area of clay that seems to be a result from a previous mudslide, next time a mud slide occurs in that area it would likely bring down this building and block balance rock road, which is the only way for Stone Mountain residents to exit.
5. I'm curious why permission for this would be granted when currently a permit for TLU can't be granted (as I understand it).
6. Building on the top of that hill would be a major eye sore from Lion Blvd. A random building high on a tiny precipice seems counter to the Springdale aesthetic (it would probably be intrusive for Stone Mountain community as well).
7. Having transient lodging there would be disruptive to the residential community *right* next door and could impact the privacy of this neighborhood as well.
8. In all of Springdale, there's no logical reason that this tiny piece of land on the top of that tiny precipice should be built upon. If you consider the personal safety issues, the constructions issues, and the aesthetics, it seems like a bad idea. There must be other/better options for the developer to build a small TLU.

Thank you for taking this into consideration.
Sincerely,
Cindy Stanbridge-Golin