

DATE: June 2, 2022

TO: The Mayor of Springdale and the Town Council  
cc: Tom Dansie

FROM: Laura Doty

SUBJECT: TRANSIENT LODGING ORDINANCE

My background for those of you who do not know me: I am a long time owner (28 years) of property located in the Central Commercial Zone in Springdale; I own and operate a small retail gift store, Zion Canyon Offerings, and I live in a home on my property. My property is surrounded by restaurants, retail, a hotel and vacation rentals. I have open space on this property that I have intended to build vacation rental units on for the past 3 years. COVID and other circumstances have delayed my proceeding with this plan. I even have a development packet from the City from 3 years ago.

I am devastated that this town is now prepared to eliminate my ability to develop my central commercial property into anything other than a restaurant, bike rental or outfitter. My property is not suitable for any of these uses, however, a nightly rental would be a better blend with my neighboring properties.

I have the following questions for the Town Council to consider and answer before passing this ordinance which will have a long lasting impact on the future of this town, its commercial property owners and me personally.

1) Why do the town representatives favor hotel type lodging units and obviously have an aversion to apartment-type nightly rentals? I have never had any issues with noise from the 6 neighboring nightly rentals next to my property. I lived in Park City, Utah where both residential and nightly vacation rental apartments/condos blended just fine within the same complexes and even within neighborhoods (Old Town and Park Avenue are examples). Hotels are more likely to contribute a noise factor for their neighbors with bus tours and swimming pools.

2) Why is the town targeting the Central and Village Commercial Zones and not the Residential Zones? Personally, I would be more concerned about having a nightly rental operating out of a neighbors house if I lived in a residential area in this town. I can appreciate the town trying to encourage other mixed uses within the commercial zones and I thought this was the intended goal for establishing this new ordinance. In fact, I was told my property would not be affected by this new ordinance since I already have a mixed use in place.

3) Why is the following provision necessary if the existing property already has a mixed use in place or will have a mixed use? Why is this even necessary?

“ In the Central Commercial Zone no property may be placed in the Type 2 transient lodging overlay zone if there are already three or more properties within 250 feet of the subject property already being used as Type 2 transient lodging.”

I have worked long and hard in this town for many years and struggled to keep my retail business going. I will personally be adversely affected by this 250' guideline. It will prevent me from developing my property and it will instantly devalue my property as well.

While I have other concerns about this ordinance as it is currently written, item number 3 above is the most important concern I have at the moment. Please help me survive!

Regards,  
Laura Doty