

From: Terry Kruschke [REDACTED]
Date: Tue, May 17, 2022 at 7:26 PM
Subject: Re: 05/18/2022 Planning Commission Regular Meeting Agenda & Packet Materials
To: Springdale Town <springdale@springdale.utah.gov>

Springdale town clerk,

I am a town resident and I may not be able to attend this meeting to provide comments on agenda item #3 below. Therefore I am sending this email with my comments.

Regarding: Transient Lodging Taskforce Recommendations to the Planning Commission

First I want to let the commission and town council know I support this effort. I am especially in favor of the mixed use requirements. We have lost too many other land uses in commercial zones to transient-lodging-only type facilities. Please move forward with this effort to ensure the completion of this ordinance in a form similar to that described in the memo.

There are a few things I don't see covered in this proposed ordinance. I don't know if they are covered elsewhere in town ordinances. If so, then I am satisfied.

1 - I don't see any lot coverage requirements. It seems to me we should require some minimum amount of open space (not covered by buildings, parking lots, etc.)

2 - I don't see any requirements regarding sidewalks. We should ensure sidewalks are included and meet minimum standards.

3 - I don't see any parking space requirements. We should require sufficient parking to accommodate the expected guests.

4 - There is nothing about signage for either the lodging or non-lodging businesses. Are the lodging and non-lodging business required to have separate signage, combined signage, or whatever the business chooses? Do we require the public non-lodging business be signed or visible such that passersby in front of the facility are able to identify and locate the non-lodging business. I think we would want to make sure the mixed-use businesses are prominent and visible.

5 - I could not tell from the ordinance wording if the public non-lodging business must be operated by the same owner as the lodging business. Or if the owner can lease the public non-lodging facility to another business owner. I am not sure if the ordinance would need to address the possibility of creating a number of empty non-lodging business facilities if owners are not interested in running the non-lodging business themselves and are unable to find a non-lodging business to lease the non-lodging facilities to. The purpose of the ordinance is to maintain a good ratio of active on-going non-lodging businesses, not create more closed or empty business facilities.

Thank you for your consideration,
Terry Kruschke
[REDACTED]