

From: Hans Dunzinger [REDACTED]

Date: Mon, Jun 20, 2022 at 1:22 PM

Subject: Mixed use and Ordinance proposal

To: Barbara Bruno <bbruno@springdale.utah.gov>, Lisa Zumpft <lzumpft@springdale.utah.gov>, Tom Dansie <tdansie@springdale.utah.gov>

Hi Barbara and Lisa.

As you requested, here is what I talked about with Tom.

This are the Sq ft that sound reasonable to me to require for a mixed use in Type 1 development.

20 to 50 rooms= 2,500 sq ft

51 to 80 rooms= 3,500 sq ft

81+ rooms = 4,500 sq ft.

Keep in mind that this are minimums, so any developer that has a need or project that will have more sq ft will have no restrictions to build them. (Cable Mountain, Flanigan's, Bumbleberry)

Also, I would like to take the opportunity to add some comments and concerns. You can share this with all council members.

Per ordinance proposal, Employee housing will not count toward mixed-use

- Employee housing should count toward mixed-use because the lack of affordable housing in town already makes it difficult to staff business locations. If you require more business space to be built and then don't allow housing to count toward the mixed-use requirement potentially you will have some empty shops because they won't be staffed. Passing an ordinance requiring mixed zone is one step to encourage more diversity but not a magic solution. The need to have a chance to be successful. Town council may restrict the amount of sq ft devoted to employee housing but to not count at all or penalizing by adding an additional 50% of mixed use is not right.

Restrictions in general,

The more restrictions Springdale puts on lodging in Springdale the more units will be built in Laverkin and other towns which will increase traffic and tourists that just pass-through Springdale. With lodging units in Springdale, more opportunities tourists will have to stay in Springdale and spend their money in town instead of just having negative impacts by passing through. By my experience, visitors parked in town do not visit our restaurant, Kings Landing. People staying in town do. That even goes back to the time the Driftwood offered free parking on premises.

## Type 1/Type 2

The taskforce acknowledged that type 2 lodging is the use that has the potential to harm Springdale the most because of the conversion of small lots (including commercial, long-term residential, and workforce housing) to type 2 lodging is the most lucrative and possible under Springdale's zoning. The idea of having Type 1 as an overlay zone because someone could purchase smaller properties and convert them into a bigger lodge is more based on fear and general idea than facts. Please consult with Tom where those potential are, if there are. I don't believe there is much. Also, to remind all council members, very few properties are going to be affected, (potentially two, Driftwood and Bumbleberry) the fact that most of the rest have either a settlement or development agreement. (Desert Peal, Ferber Resort, Best Western, Marriot, Montclair, Majestic View.) Or they are maxed out. (Pioneer, Flannigan's) I strongly believe that the task force proposal with an overlay zone for Type 2 is what town council should pass.

I hope this helps. Feel free to call me for clarifications.

Best regards,

Hans Dunzinger

Driftwood Lodge