

David J. West Gallery

Dear Town Council,

I just wanted to voice my opinion concerning the front setback requirements for Valley Residential and Village Commercial zones. I did write in earlier to the work meeting for the planning commission concerning this ordinance. I must have missed that it was on the agenda for planning commission again, but I wanted to clarify that my concerns were emailed to the planning commission.

My property unfortunately falls into the category of being in Village Residential and being over 3/4 of an acre so the setback would be contingent on the height of the home. I am also in the middle of wanting to build, but waiting to see where the building prices and interests rates are so this ordinance will definitely make an impact on what I do.

My issue with this requirement is the 18 feet height and the 50 feet setback with Valley residential. There are not very many single story homes that are 18 feet in height, unless it has a flat roof. I would invite you to go online and look at house plans, 20-25 feet is what I found to be normal for a single story home. My other concern is I have an odd shaped property. If I set my house back 50 feet... because I do want to have 9-10 feet ceilings and a gable roof so it will be taller than 18 feet... then I wouldn't have a back yard and I would be squished up with one of my back neighbors. I would have a HUGE front yard for all the visitors along SR9... but no back yard to enjoy and also I don't think my back yard neighbors want my house to up against their property.

Also, something to think about... there are already 2 story homes surrounding my property., Most of the properties surrounding mine would be exempt by the increase of the setback and could build up to 26 feet and 30 feet to the edge of their property, so it doesn't really make sense that this ordinance would help with saving the views of Zion Canyon because properties would be able to build with a normal 30 foot setback. Also, on saving the views of Zion Canyon, shouldn't this ordinance be then applied to all zones?

Solutions:

Do not pass this ordinance on increasing the setback to 50 feet.

Increase the height to 22 feet before the 50 feet is enforced.

Decrease the setback to 40 feet.

Have this be applied to all zones. Why is this only targeting valley residential and village commercial zones?

I thought the General Plan encouraged a village atmosphere that is pedestrian friendly. I've seen so many cute towns where there are residential homes sprinkled along the main street. Why are we trying to hide the residential homes with a 50 foot setback? Why is this 50 foot setback not for all zones? If we are truly trying to save the views in town then this 50 foot setback should be applied to all zones?

I just want all of you to know I love Springdale, and I understand we all want to keep the community a beautiful inviting town, but, a 50 foot setback is pretty extreme for a property to then have a private back yard. I'm frustrated that there are so many new ordinances that minimize what we are allowed to

build on our properties. I want to have a nice community, but I think we also need to have some balance to all the recent restrictions especially when it applies to residential homes.

Thank you for reading my concerns,

Kindest,

MJ West