

Hello Town Council and Town Staff,

I would like to submit some comments toward Wednesday's meeting as I will not be able to attend in person.

ZNP - Superintendent Comments:

1. When will the park make a determination on the next South Entrance stations and traffic flow?
2. Why is the Park so understaffed for fees? We hear about rangers being understaffed, pedestrian entrance closing mid-afternoon, why is this so?
3. What is the biggest hold-up on the Ebuses?
4. What is the status of the proposed Pa'Rus trail extension to the Temple of Sinawava?

Legislation Action Items:

1. I know the town has worked hard on finding the best ordinance to keep the town village scale, but if the town wants a permanent moratorium on transient lodging this is it! This will stop hotel development in its tracks - EXCEPT for your settlement and developer agreement properties such as Desert Pearl, Zion Park Development, Ferber Resorts, and now the Garn Development Group (LQ). It is very hard to digest that the town made recent agreements with such big players and are basically shutting down every potential small player in town. This ordinance change favors large scale hotels only or developers with deep pockets who are not owner-operators. This is the exact opposite of the general plan. I feel strongly the town's position should be supporting small business owners if they want a small village atmosphere, but instead the ordinance will shunt any small hotel development and favor the Town's settle and developer agreement entanglements and in the end result will only be large branded hotels in town.

Administrative Action Items:

1. Regardless of the settlement agreement, if the property was actually zoned correctly for the future development, this lot line adjustment would not be necessary, and they could build what they want today. If they can build what they want now, then this lot line adjustment is a pathway to bypass the current ordinance and their settlement agreement. The current zoning does not permit this lot line adjustment. If they can't build it now, then this lot line adjustment should not be approved. I do not believe this is a foregone conclusion as described by town staff. No more changes to the settlement agreement.

2. After reviewing the Planning Commission submittals, this non-conformity should not preclude an approval from the TC, as addition will not result in an expansion of any existing non-conformities or creation of new non-conformities.

3. I am not in favor of the town going into any more debt. The town is creating ordinances strangling small businesses and ultimately reducing their budget with less sales tax collection. Unless this facility is 100% grant money or donations, it should not be built until the town has a surplus budget of \$4,822,000.00.

Thank you for your time, considerations and responses.

Jonathan Zambella

