

What's Wrong with Open Space?

Some questions follow.

How many more than one ADU? 3? 5? Or maybe we should take California's lead and allow 10? What is enough?

I mention California because I have seen first-hand the rapid destruction of single family neighborhoods that is going on there as every single tree in sight is bulldozed to make way for maximum density housing with no open space on lots where a single home once stood. You might think that we're just going to start with a few ADUs, but this is headed in the exact same direction as California in time. And while all of this is going on, did housing become more affordable in California? No, quite the opposite.

Will there be setback requirements? How close to the lot line are you planning on letting homeowners build these multiple ADUs? Will there be a percentage of land that cannot be developed? How many stories are you going to allow each structure to be? You are proposing a rezoning that would mean lots that currently have privacy will no longer exist.

What about parking? How will the excess cars that come with each unit be handled? Because the likelihood that each unit will come with only one car is slim. Will they have to provide parking for more than one car? If so, where? Enclosed garage space? Or just piled up in a driveway? If not, are the neighbors supposed to be okay with countless cars parked along the street?

And what about infrastructure? Do we have an electrical grid capable of supporting this? How about water? Aren't we already hearing talk of water conservation? How about our sewer capacity?

Is the town expecting these to be used as short-term rentals? If not, how are you going to manage that? Presently, I have two neighbors just on my own street that each have their homes listed on VRBO – and neither one is listing their property at the current regulation of greater than 90 days. And one of those has had their property listed on VRBO this way for well in excess of a year. Given this, it seems the town already is unable to manage rentals that do not meet regulations. How do you propose to manage this when you've opened this up to every single homeowner with multiple structures on their property? You can say we have a regulation of more than 90 days, but if that regulation is not going to be enforced – for whatever reason – then it really is a meaningless regulation.

There has been so much building and development in just the past two years. And yet, it isn't enough? And with all of this development, what amenities have been brought to the town? New restaurants? Anything that makes the lives of the residents who live here better? Let me quote some tourists that I overheard at one of our coffee shops this past summer, “This town is nothing but a bunch of E bike rentals.” I don't disagree with them. Springdale has become a town full of rentals for tourists and overrun with E bikes.

I am so saddened by what Springdale has turned into in just the past two years. I never expected this town to turn into this when I decided to buy here – never. But at least I still had open space and privacy being in FR. And now you're proposing eliminating that too and turning it into more of what is lining SR9. You've turned Springdale into a mini Los Angeles or San Jose, minus any of the amenities that come with those cities.

And let's at least be honest with the residents of Springdale – this is rezoning without going through any kind of rezoning process. You are taking a residential area – whose original intention was to maintain some open space with its acreage requirements and limits on housing size – and turning it into multi-family dwellings.

And let's be further honest, none of this will do a single thing to make housing affordable for any employee who works in the park or in Springdale. These are just going to be used as yet more rentals – for tourists.

Enough is enough. I am absolutely opposed to this rezoning of FR to become yet another area filled with multi-family dwellings and strongly suggest that we do not allow any external ADUs in FR.

Sue Swanson

