

# Springdale Town Council

Concerning the business license and conditional use permit at 696 Zion Park Boulevard.

History: The residence is in the CENTRAL COMMERCIAL ZONE. The house was in the process of some minor repairs in preparation for nightly rental use. An application for a business license was submitted several years ago for the nightly rentals at 180 Zion Park Blvd including the additional address at 696 Zion Park Blvd. The house was rented nightly for a short time. There was some confusion on what the town required for its use as a nightly rental. (A separate business license or conditional use permit.) After this process started, COVID interrupted business operations and it was not a priority to continue at that time.

It has come to my attention the town is in the process to severely restrict properties throughout the town as nightly rentals.

I am requesting the conditional use permit and business license (if a separate license is required) for 696 Zion Park Boulevard.

The property is located in the commercial zone, within walking distance to the majority of businesses in the town. It is bordered completely by other businesses.

The Zion Prospector and apartment that is rented is in front of the property. To one side and the back by the Best Western (previously Canyon Ranch Motel) and the towns property acquired for a museum. The other side is bordered by two nightly rental units, which border a second hotel, La Quinta. A third hotel, Desert Pearl and a restaurant across SR9. The expansion of two of the hotels has greatly impacted the enjoyment of living at this property as a residence. Best Western guests look directly from the balconies and rooms into the property, the laundry facility is built against the property line filling the yard with the smell of detergent and fabric softener. Trash dumpsters are close to the property line, breeding flies and loud in the early morning when dumped. Car horns from alarms and guests locking automobiles can be heard every hour of the day. The proximity of the property to SR9 also impacts the quiet enjoyment as a residence from the National Park Service shuttles squeaky breaks and other automobile noise. This property is no longer in a neighborhood as the years past. The use of it as a nightly rental will not impact any of the neighboring properties or town in a negative way, quite the opposite. Guests will find the location convenient not needing to drive anywhere, this will support the restaurants and shops nearby.

By allowing this use, the town will benefit from the added tax revenue.

Shouldn't the towns interest also be to promote business revenues?

The town has had an established zoning plot map for an extensive amount of time. The town should not have a position on what commercial uses are allowed within the central commercial zone and village commercial unless there are moral considerations.

Regarding the towns history with restrictive business regulations. A moratorium covering the entire town or severely limiting a specific type of business is a reckless position for the town to enforce.

Citizens and property owners within the town should not be subjected to constantly changing restrictions while other property owners (to include council members) are enjoying the same uses within the same or more restrictive zones.

I urge you to not pass this ordinance as it has been prepared and look for a better solution to what you are trying to achieve.

Nightly rentals need to be reviewed on a case by case basis, not a blanket ordinance this limiting.

Thank you for the consideration regarding this request,

Jack Fotheringham