

Dear Tom Dansie, AICP, DCD,

I am writing to you to express my input on an upcoming item on the Town of Springdale's agenda. The item is scheduled for discussion on Wednesday, August 15 as "Luke Wilson requests a zone change from Valley Residential to Valley Residential-Cottage Housing Dev. Overlay on parcel S-CCWS-2 (1775 Zion Park Boulevard) for the purpose of building a 9-unit cottage neighborhood development."

Myself and my family have no objections to Mr. Luke Wilson's development request IFF it is intended for owner occupied housing or long-term rental i.e. rental periods of at least 1 year or more. However, I object to it if the goal is to build quasi-commercial lodging for tourists.

This development would add value to our community if it helps ease the current housing crisis. The Town is in desperate need of more affordable housing for our older residents to avoid being pushed out of the community, for young families to maintain our community into the future, and for employees of the many businesses in town.

There is some tangible value to our community in this development if the houses are built out of quality materials and designed with charming individual exteriors that fit into and contribute to a village atmosphere for Springdale. Given the location along the main SR-9 route through town, an attempt to build cheap cookie-cutter and sterile looking housing lacking any charm of a true cottage would uglify our town and prick the eye of both visitor and resident alike. It is my hope that if approved, the Town will clearly articulate a desire for the former over the latter to the developer. This unfortunately did not occur with the recent development adjacent to the town's cemetery, and steps should be taken when approving this development to achieve a more appealing cozy village-aesthetic.

I am respectfully requesting a response to the following inquiry from yourself either in writing to my personal email ([REDACTED]) or verbally during the meeting mentioned above, which I will attend. (A) Is the cottage neighborhood development intended for owner occupied housing, for rental housing, or for vacation rental i.e. Air BnB short term occupation? (B) In granting a zone change for an overlay development like that requested by Mr. Luke Wilson, may the Town specify whether the housing may be rented out, and in what way? (C) If housing-use restrictions are possible, will the Town specify any, and what will they be? (D) How do the internal square-footage and plot size of a cottage residential development differ from a valley residential development?

Sincerely,

Tyler Young

Springdale Resident & Businessman

[REDACTED]