

From: L.L. Sink
To: [Tom C Dansie](mailto:Tom.C.Dansie)
Cc: "[Darci Carlson](mailto:Darci.Carlson)"; jpitti@springdaletown.com; jgardina@springdaletown.com; astaker@springdaletown.com; selger@springdaletown.com; mmarriott@springdaletown.com; ssmith@springdaletown.com
Subject: CSE - CANYON SPRINGS ROAD - MIKE MARRIOTT PARKING LOT DESIGN, NEW RESTAURANT & 3 RETAIL BUILDINGS = HEAVY CONGESTION OF PEOPLE & VEHICLES
Date: Wednesday, August 15, 2018 1:18:17 AM
Attachments: [CSE - MARRIOTT CSR DRAWING #001 08-14-18.pdf](#)

Dear Tom,

I would appreciate The Town of Springdale Planning Commission to considering my thoughts regarding: Design Development Review: Public Parking Area on Parcel S-ZPH-2 (1145 Zion Park Blvd) – Jon Michael Marriott.

1.) The intersection of Canyon Springs Road and Zion BL is a very busy intersection due to:

- (3) Hotels Daily Pedestrian Foot Traffic**
- (3) Hotels Daily Guests & Employees Vehicle Traffic**
- (3) Hotels Daily Delivery Service Truck Traffic to the Hotels**
- (3) Hotels Daily Landscape Company Vehicle and Employee Foot Traffic**
- (2) Restaurants Daily Pedestrian Foot Traffic, from shuttle stop, to and from hotels and restaurants**
- (2) Restaurants Daily Local & Tourists Vehicle Traffic to and from hotels and restaurants**
- (1) Gift Shop – Daily Vehicle and Pedestrian Foot Traffic**
- (1) State Alcohol Store – Monday thru Saturday Vehicle and Pedestrian Foot Traffic**
- (1) Very Busy ZNP Shuttle Stop – Pedestrian Foot Traffic entering or exiting ZNP Shuttle Stop walk in front of Canyon Springs Road Entrance and everywhere on Canyon Springs Road to get to the ZNP Shuttle Stop Hotel Weddings, Planned Events and Catering Vehicles and Pedestrian Foot Traffic Canyon Springs Estates Daily Residents Vehicle Traffic**

**Canyon Springs Estates Daily Service Companies
Vehicle Traffic**

**Canyon Springs Estates Daily House Construction
Vehicle Traffic**

Between 5:00 pm – 7:00 pm, when I am in my vehicle to enter or exit Canyon Springs Road onto Zion BL, it will take from 4 to 7 minutes to get onto Zion BL. I feel, as if, I am sitting in traffic in downtown Manhattan, NY. There are so many people walking everywhere on Canyon Springs Road. The people are attempting to get to Switchback Restaurant, Hampton Hotel, Springhill Hotel, to the shuttle stop, off the shuttle, get to Zion BL to get to The Bit and Spur or looking up at West Temple and not paying attention to Canyon Springs Road Vehicle Traffic. Too many people in a small area with too many vehicles on Canyon Springs Road and Zion BL!

2.) Another restaurant is planned to be built on Canyon Springs Road in 2018. Three Retail Buildings, A Public Bathroom and a Parking Lot with 112 Metered Paid Parking Spaces are proposed to be built on Canyon Springs Road. This is too much vehicle and pedestrian foot traffic for a small 2-Lane intersection for Canyon Springs Road to deal with at Zion BL! This will look more like a commercial mall area or the surrounding areas of Disney Land. This proposed plan will not provide a "Village Atmosphere" in Springdale. Per the past 2018 TOS Planning Commission Meetings, it, is important to have the look and feel of a village atmosphere.

3.) Instead of 112 Paid Meter Parking Spaces - have 60 Paid Meter Parking Spaces
Instead of (3) Retail Buildings - have (1) Retail Building
Install (1) Public Restroom along with a drinking water station

Please include in the design of this small area, to allow the locals and tourists to enjoy the magnificent views of Springdale's Landscape of The West Temple and The Watchman, and stop Motor Vehicles and Pedestrian Foot Traffic congestion on Canyon Springs Road. Install near or behind ZNP Shuttle Stop more green space for sitting areas (stone benches, stone chairs & tables) for people to sit and enjoy the view of West Temple & The Watchman, creates a "Village Relaxed Atmosphere". There is nowhere in The Town of Springdale on Zion BL, that has an area to sit, relax, and look at these spectacular views.

4.) In order to provide better safety for all Pedestrians, move the majority of Pedestrian Foot Traffic off of Canyon Springs Road on to sidewalks. Install a total of two 6' Wide Concrete Sidewalks on both sides of Canyon Springs Road, from Desert Springs Road to connect to Zion BL sidewalks. This will also provide a "Village Atmosphere" by giving the people a safe wide place to walk, talk and look at the beautiful views. Please review the attached drawing to view my (2) additional Canyon Springs Road sidewalks to Zion BL, marked in black ink.

Thank you,

Laura L. Sink

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

REMEMBER: Never give out your account information, password, or other personal information over e-mail.



Future Buildings
Building 1
Building 2
Building 3

SIDE WALK
2160 BL SIDE WALK

Restroom Building

PARKING LOT – Lot 3
70,227 SQ FT
112 Parking Spaces
Restroom Building 19 x 22 – 418 SQ FT