

**From:** Brant Warner  
**To:** [Darci Carlson](#); [dcd](#)  
**Cc:** [REDACTED]  
**Subject:** Wednesday, Aug. 15 th Planning Commission and Sept. 5 th Town Council Meeting and / or revised meeting dates regarding 112 parking space request for JMMarriott  
**Date:** Thursday, August 9, 2018 5:01:15 PM

---

Dear Springdale Planning Commission and Town Council

We are current residents of Canyon Springs Estates and oppose the proposed 112 space parking area adjacent to the Hampton Inn as requested by Mr. Jon Michael Marriott. There is already parking allotted for the hotels and with the proposed Jon Michael Marriott Restaurant, there will be too much congestion, asphalt and pedestrian traffic to safely manage unless a traffic signal at that intersection is installed, which currently goes against the ambiance of Springdale. What happened to our green space and open areas of our small rural community and the promises to keep the open area where the parking lot is now proposed?.

Along with the 3 Hotel businesses and Mr. JM Marriott's proposed Restaurant on Canyon Springs Rd., the multiple tour bus parking and the Town Transit Shuttle buses that turn around on Canyon Springs Rd., the Town would be creating a unsafe situation of congestion by allowing all 112 parking spaces. There would be a consolidation of too much traffic and people in one small area, not to mention the on-going wedding ceremonies and catering business, Black Walnut, which are both owned by the Marriott's / The Switchback Restaurant, that have popped up at the Big Springs pond area and Canyon Springs Rd. and which can also bring in hundreds of people at one time.

Canyon Springs Rd. is not only owned and controlled by the Marriott's. It is a legal easement road shared by the residents of Canyon Springs Estates. We as residents of CSE are contractually obligated to pay Mr. Marriott 30% of the maintenance costs of the Canyon Springs easement road, between the Canyon Springs Estates bridge and SR-9 and therefore should have rights to its non-congested access and have some say of its use or abuse. In consideration of the Settlement agreement and the Easement Agreement with Canyon Springs Estates, Mr. Jon Michael Marriott is currently Vice President of the Canyon Springs Estates HOA. To my knowledge, no notice has been sent to the owners in Canyon Springs Estates from the HOA Board or Management Company notifying owners in Canyon Springs Estates of the potential of Mr. Marriott's request to the Town of Springdale or disclosure of concerns of the "over-burdening" of the easement and Easement Agreement of Canyon Springs Rd. We question if a conflict of interest is not in motion here between Mr. Jon Michael Marriott and the owners in Canyon Springs Estates. Hopefully Mr. Marriott will recuse himself from this item while serving on the Springdale Planning Commission.


If this parking is allowed, installation of a traffic signal should be considered at the Town or Mr. JM Marriott's expense, not at the Canyon Springs Estates owners or HOA expense. Otherwise it is apparent traffic jams will become normal with no recourse for Canyon Springs Estates owners and residents but to alter driving (ingress and egress) to Big Springs Rd. or through all three adjacent Hotel parking

lots. In the recent past it has been noted by many Canyon Springs Estates residents that it has already been nearly impossible to turn left from Canyon Springs Rd onto Sr-9 and especially during summer daytime hours. As now is fact, Big Springs Rd. and Canyon Springs Rd. will both also likely be impacted when the Marriott planned & approved condos/town-homes are constructed at the end of Big Springs Rd.

I believe Mr. Dansie, Springdale Town Planner, mentioned recently that Mr. Marriott was maxed out on his commercial developmental use for this property. Is this not true?

Please table Item #2 , Mr. JM Marriott's application for 112 parking spaces, until Item #5 "Ordinance Revision on Parking" is clarified and decided by both Planning Commission and Town Council and please allow at least 60 days for all Canyon Springs Estates impacted residents and owners to comment. Hopefully, Mr. Jon Michael Marriott, Canyon Springs Estates Homeowner Association Vice-President will transparently disclose to all Canyon Springs Estates owners, which he has an obligation to represent as CSE HOA Vice Pres., give full details of his parking request with the Town and present a full impact study on the Canyon Springs Estates easement shared by both parties prior to any Town approval. Full disclosure and representation before any approvals Please!!

Thank you  
Brant Warner

  
Springdale

---

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.

---