

Dear Tom Dansie, AICP, DCD,

I am writing to you to express my strong input on an upcoming item on the Town of Springdale's agenda. The item is scheduled for discussion on Wednesday, August 15 as "Addition of section 10-22-16 to the Town Code prohibiting the long-term placement of storage containers on property in the town."

I am greatly concerned about the impact to our family business Zion Rock & Gem from this prohibition. We have used both storage containers and sheds for many decades to store the large, heavy stock needed for our retail business. Having to lay a foundation and build a new large permanent storehouse in place of our current storage will be a great burden to us.

I object to this blanket prohibition for a few logical and fair reasons. Although prominent violations to current town regulations on storage containers have occurred, many users—including our business—have worked with the Town Planner every step along the way to comply with the rules. In our case, this includes going to great time and expense to both obtain a specific container type legally permitted by the Town and to promptly screen our storage container from street view as soon as the town requested we do so. People who have followed the rules should not be punished with the massive expense of replacing their containers with permanent storage buildings. As such, I have included a recommendation below that would apply to those who have containers up to code at the time any prohibition would enter into force.

We strongly request that the town include a grandfather-clause that will grant an exception to already in place storage containers and storage structures without a permanent foundation. Owners of these containers must maintain them as was previously required i.e. screened from view etc. Of course, Owners must comply with the new Town storage regulations upon replacing their storage container.

Please consider making these changes before implementing the prohibition on storage containers currently under consideration. It is not even-handed of the Town to treat those who have flaunted Town rules and requests for their storage practices the same as those who have upheld those rules and always complied with them. It also sets a bad precedent for the Town when it makes future compliance requests. It risks creating a mindset of "why bother making BLANK compliant when in two years I will be forced to get rid of the items I went to great expense to make compliant." That benefits no one.

Sincerely,

Tyler Young

Springdale Resident and Businessman

