

From: Brant Warner
To: [dcd; Darci Carlson](#)
Cc: [jpitti@springdaletown.com](#)
Subject: Planning Commission DDR for 112 space public parking, Parcel S-ZPH-3 / September 19, 2018
Date: Monday, September 17, 2018 7:02:25 PM

Town of Springdale Planning Commission Members,

I would like to express my concern and opposition to the proposed 112 parking space lot along Canyon Springs Rd. between the Switchback restaurant and the Hampton inn.

At the August 15, 2018 Planning Commission meeting there was considerable discussion and opposition to approval for this project. At that meeting on the same agenda was an item to limit further development of public parking lots. It was decided and approved to limit any future public parking lot to the existing lots only. That resulted in Ordinance 2018-14 revising standards for off-street public parking areas and establishing a specific cap on the total number of off-street public parking. That Ordinance was passed and approved by the Town Council on September 5, 2018.

While there are currently several pending applications for paid public parking including this 112 space project, the now 450 space cap should be observed regardless of so called "vested applications". The Town Council, Town planning Commission and Town Staff should be well aware of the rapid proliferation of paid public parking in Town of Springdale. I can't understand the term "vested application". Should we exceed the 450 space cap just because someone has an application on file? It is similar to the the past argument for a Conditional Use permit. CUP's were granted to almost any one who wanted one with no regard for the Ordinance in question. It was deemed necessary by the Town Council, and the town code changed to eliminate CUP's altogether just to avoid the abuse.

This current application for the 112 parking spaces uses the Amended Settlement Agreement dated 14 April 2010 as authority and justification to develop 112 parking spaces. The parking area does not comply with the original or amended Zion Park Resort Settlement Agreement. In the original Settlement Agreement dated 13 July 1994, under section B II 2 "Additional Permitted Uses" for Parcel 2 & 3, is specific on what would be considered "Addition Permitted Uses". They are as follows: Restaurants, Transient Lodging, Lounges and Bars, Recreational Facilities, Clubs, Liquor Stores, Catering, Banquet, Conference and/or Convention facilities. Paid public parking lot is not mentioned. Additional Permitted Uses Clarified: (Sec 3) in the First Amendment dated 14 April 2010 has been modified but again paid public parking lots are not included.

Exhibit A "Concept Master Plan", attached to the Settlement Agreement, depicts the Hampton Inn orientation on the property fronting SR9 (Zion Park Blvd) and the southern most building adjacent to Canyon Springs Rd. This is not "As Built". All of the parking would have been along Zion Park Blvd. By changing the orientation of

the building it created the area in question to allow the proposed 112 parking spaces. The proposed 112 public parking lot was never intended per the amended Settlement Agreement . I have attached Exhibit A to this e-mail.

All of the proposed hotel parking and traffic for the Hampton Hotel would have had ingress and egress to SR 9 from the hotel parking area and did not rely on Canyon Spring Rd. The intersection of SR9 and Canyon Springs Rd. now provides access to the Springhill, the new proposed restaurant at the Switchback and Canyon Springs Estates. It is unreasonable to expect Canyon Springs Rd to also provide access to a paid public parking lot.

Lastly I question the need for more public parking in Springdale. On almost any given day or weekend no paid parking area is full. The Town of Springdale is now in competition with private parking and neither are full to capacity. Springdale Town has already removed parking meters because of the lack of use. The Town still has an obligation to pay for the instillation of the parking meter system and not projected to do so for at least another year. It would not be wise to allow more private parking lots that do not meet the requirements of the Settlement agreement or town Ordinance.

Sincerely,
Brant Warner

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.
