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**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING
ON TUESDAY, AUGUST 18, 2015,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:02 PM.**

MEMBERS PRESENT: Chairman Jack Archer, Commissioners Joe Pitti, Liz West, Mike Marriott, Randy Taylor, Allan Staker, and Jack Burns from Zion National Park

ALSO PRESENT: DCD Tom Dansie. Please see attached list for citizens signed in.

EXCUSED: Town Clerk Darci Carlson

Approval of Agenda: Motion made by Joe Pitti to approve the agenda; seconded by Mike Marriott.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion and announcements: Due to the absence of Town Clerk Darci Carlson, Mr. Dansie requested anyone speaking during the Public Hearing state their name clearly into the microphone. This will allow her to accurately transcribe the minutes.

Mr. Dansie announced the Town lighting audit is underway. There are four lighting reviewers visiting properties within Town and documenting lights that may or may not be in compliance. The lighting ordinance becomes fully effective August 2016. Results will be compiled and letters sent to property owners indicating what lighting may need to be changed to be compliant. Examples of compliant light fixtures will be also be available as a resource for the community.

- Mr. Staker commented that even property owners who are compliant would likely appreciate knowing. Mr. Dansie said the Town can send out letters to everyone.
- Mr. Taylor asked if the audits were being conducted at night and what happened if lights were not on. Mr. Dansie said each reviewer is visiting each property. If lights are not on, they go back several times to check. The goal is to be as thorough as possible to ensure each developed property in Town is adequately reviewed.

Regarding the street light project, Mr. Dansie said the Town will be initiating an RFP for the purchase of fixtures and poles. Final selection will be made in September and the installation process will begin in December. The goal is for the project to be complete by Easter of 2016.

- Throughout most of Town the height of the poles will be 25' which is equivalent to the current poles. From Lion Boulevard to the Park entrance, poles will step down from 25' to 18'. Taller lights are more beneficial to the night sky because there are fewer total lights and less bounce-back from the ground.

Mr. Marriott questioned the timing of the SR-9 rehabilitation in conjunction with the street light project. Mr. Dansie said there are several concurrent projects including a transportation master plan, the SR-9 corridor study and the reconstruction of SR-9 that will start fall 2016.

- Mr. Marriott said given this was it prudent to wait on the street light project. Mr. Dansie said in order to comply with the ordinance; the Town is obligated to change out the street lights by the same deadline that applies to everyone. In addition, the Town lighting engineer has been coordinating with UDOT to ensure there won't be a conflict once the other projects are initiated.

- Mr. Dansie said the Town will be installing LED fixtures which allow the light to be directed more precisely on the street and sidewalk and avoid spill on to other property.

Ms. West asked about the status of discussions with Zions Bank and their drive-through window. Mr. Dansie said as a follow-up to the franchise restaurant ordinance repeal, the Town Council has asked the Planning Commission to review the drive-through window ordinance for all businesses. In the next Planning Commission work meeting, review of this ordinance will be on the agenda. This will include discussion of how to handle the bank's drive-through window. Local branch personnel expressed a desire to remove the window, but the decision will likely come from bank management higher up.

Mr. Taylor inquired about the status of the geologic hazards ordinance. Mr. Dansie said the Commission reviewed this several months ago. The request was also made for an attorney's review. This item will come back on the next work meeting agenda. It has been delayed due to many other recent issues on the Commission's plate.

Action Items

Public Hearing – Zone change request: Requested zone change from Valley Residential (VR) to Village Commercial (VC) on a 3.08 acre property located at 1401 Zion Park Boulevard (parcel number S-HBF-2): Mr. Dansie said this application request was for a change in zoning from Valley Residential to Valley Commercial. The proposed use on the property is for ten cabin-style duplex transient lodging units. The General Plan Future Land Use Map identifies this area as a transition residential area.

- Mr. Dansie wanted to be sure Commissioners had all the public comment letters that were received. He read the names of people who submitted comments: Brion Sabbatino, Eileen Crookes, Tyler Young, Nancy Guardabascio, Shauna Young, Nancy Goodell, Steven Parker, Steve Burton, Lisa Zumpft, Julie McKown, Cornelia Kallerud, Kiersta Nofsinger and Chris White. Mr. Dansie said the comments all basically convey the same message. The applicant also provided additional clarification and responses to the public comment.
- Mr. Dansie reminded the Commission they would not be approving or denying the zone change request, they will be making a recommendation to the Town Council. The Council appreciates Planning Commission recommendations be backed up with findings and justifications so they understand what information led to the decision.

Mr. Archer asked Mr. Dansie to clarify how Bed & Breakfast establishments located in residential areas came to be. Mr. Dansie said until about 2002, the Town allowed B&B's as a conditional use. Since that time the ordinance has changed and transient lodging is no longer allowed in residential zones. Three B&B's were operating legally prior to the ordinance change; therefore they are allowed to continue as a non-conforming use.

Of the five residential parcels in proximity to the subject property, Mr. Taylor asked about their zoning. Mr. Dansie said they are all Valley Residential; however the three parcels on Evie Lane also have a planned development overlay. The planned development overlay allows for different lot configurations.

Zone boundaries were established in 1992 by the Town Council and Planning Commission. The property containing the Holiday Inn Express, Hampton and proposed Springhill Suites were originally zoned Valley Residential, but were given development concessions through a settlement agreement. The Town subsequently changed the zoning in this area to match up with this settlement agreement.

- Mr. Dansie said you often hear that the justification behind the zones was to create pockets of commercial development instead of a continuous commercial strip.

Community questions: Alan Jensen asked what ordinances say regarding a zone change of this type. Mr. Dansie said the ordinances are very specific on the circumstances that allow a zone change. The three justifications are: 1) some substantial change in condition that warrants a change in the zoning designation; 2) some error made in the original zoning designation that needs to be corrected; 3) the proposed zone change will promote the goals and objectives of the General Plan and the land use ordinance.

Alan Staker came to the podium to answer questions. Luke Wilson, a friend and likely builder of the proposed development, was also in attendance to answer questions. Mr. Staker referenced a Town map to illustrate many properties along SR-9 from the Chevron Station north to the Post Office are zoned commercial but have residential units built on them. Mr. Staker pointed out his property was adjacent and identical to these properties, the only difference being the zoning designation.

He agreed a zone change is controversial. He acknowledged the 12 public comment letters voicing opposition but to him this meant 489 people like the project or don't care enough to write in. He highlighted many of the points made in the public letters and provided explanation as to why the zone change actually supported and tied to their points. He considers himself a steward of the property and knows the land will far outlast anything that is built. This project is small, taking up only 10.6% of the property and is village-scale. It is in contrast to the larger hotel chains in Town. He felt his proposal contained pertinent facts that addressed many of the public concerns.

- Mr. Taylor referenced page 15 of the proposal and questioned the number of buildings. Mr. Staker confirmed there are more units on the plan than they will actually have.

Mr. Staker said since he and his wife bought the property they have labored to improve it with grass, trees, gardens and irrigation. They want to maintain the sacredness of the property and share it with others.

Mr. Taylor noted there was a historic structure on the property and asked if it would remain. Mr. Staker said 'yes'. Based on his conversations with Della Higby he believed it was a visitor cabin brought down from Zion many years ago which had been remodeled. There was also an old concrete granary. The property definitely has history.

Mr. Staker said the property was purchased in 2008, it was zoned residential, and it was not his initial intent to develop this project. The plan has evolved as he has seen the need to create village scale development that fits with the Town's General Plan.

Luke Wilson said he is sure the Town is defensive about potential zone changes. They open up the possibility of sprawling developments that have negative impacts on neighbors. Transitional properties go from residential and agricultural to a high density area. He assured the Commission this development was not a 'bait and switch' scenario. The proposed project is small, quaint and built into the orchard. It will have less of a visual affect than a residence. If the zone change is granted, they are open to use being limited and severely conditioned.

Mr. Taylor expressed concern about the inclusion of a pool. He noted the Commission often hears how pools affect neighbors. Mr. Wilson said a pool can be conditioned or shielded in some way.

Mr. Marriott asked if the two neighboring properties provided feedback. Mr. Staker indicated Ms. Higby did not object and Ms. Johnson expressed support of individual property rights.

- Mr. Archer said Pearl Johnson gave him permission to speak on her behalf. She expressed concern in wanting to be a good neighbor but was actually against the project.
- Mr. Staker said if any neighbor had concerns about noise he would address them and make adjustments to mitigate.
- Mr. Wilson said residences are allowed to build pools. Condos or large homes could be built on the property and each could have a pool. He also said controlling the design of residences would be more difficult. This project provided a uniform design constructed with local materials and parkitecture look.

Mr. Staker said the property had the possibility of being subdivided into four three-quarter acre lots. Each lot could build a 5,000 square foot house with a 5,000 square foot basement, or duplexes. The impact of traffic would be about the same for homes as it would be for the proposed cabins. Also transient lodging guests would be encouraged to park their cars and ride the shuttle. The height of the cabins is about 14' versus the maximum height of a residence in this zone is 26'. The impact of the cabins would be much less than homes.

To summarize, Mr. Staker said he felt they met every specification in the General Plan and Town Code as it relates to being a small local operation that is village-scale and promotes village atmosphere. The development would be readily approved in any other locale in Town. It was the antithesis of the large hotels being built. He said commercial property owners maximize development and don't down-scale. A project of this small size and scale will never happen on a commercial piece of property in this Town.

Mr. Marriott said if the zone change was approved, they could build over thirty transient lodging units, however this development would be capped at a smaller number. Mr. Staker agreed and said the maximum cap was 17 buildings and 34 rooms. As with Gifford Park they are voluntarily reducing the density. They realize the value in having a development that is not maxed out.

- Mr. Marriott asked if they would be open to entering into a development agreement. Mr. Staker said 'absolutely'.
- Mr. Wilson said there is a less expensive way to build bungalows, but this development would be built with timeless materials to make them look iconic and synergistic with Park structures.

Mr. Archer agreed with the comment that the project would likely be approved on almost any other commercial land in Town. It is a good project.

Mr. Wilson said the process to make a zone change is very clearly prescribed and this project has been designed to follow what has been asked for. They feel this is a good option to avoid sprawling commercial development.

Public questions: Tyler Young asked if there was a zoning overlay that allowed Mr. Staker to build high-density small residential units, or pocket neighborhoods, similar to the design of this proposed transient lodging project, would he do so. Mr. Staker said he has the option to do this now. He chooses not to live in a neighborhood with big homes but quaint bungalows as these are designed.

Shauna Young said the Housing Committee created a road map for owners of large residential property to build pocket neighborhoods. This concept is pretty much the same as what is being proposed with this development but they are transient lodging units instead of residential units. To her, this was the perfect kind of project for someone compelled to develop their residential property.

- Mr. Dansie said the Planning Commission had discussed this concept but had not finalized the number of units allowed per acre under this scenario. The topic may be discussed again in the future.
- Mr. Staker replied and said he would prefer to not live in an area where there was a high density of residences.

Motion made by Joe Pitti to open public hearing; seconded by Liz West.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Public comment period: Shauna Young said the Planning Commission needs to be very careful with what they do with this request. Twelve letters were received in opposition and to her the residents of Springdale have spoken. The people of Springdale do not want more commercial development, especially residential property rezoned. She recommended the Planning Commission take up the discussion again about the residential zone overlay map.

- Ms. Young indicated she lives on SR-9 and her property butts against commercial property. If the zoning of her residential property changed to commercial it would greatly increase its value. She said when the Staker's purchased the property they paid residential rates, not commercial rates.
- She implored the Commission not to let any of the Town's residential property be rezoned to commercial. She asked that they listen to the Town.

Lisa Zumpft asked if Town Code defined 'transitional'. Mr. Dansie said the term transitional residential is a designation in the General Plan. The General Plan was a planning document only.

Ms. Zumpft felt Mr. Staker's comment about residents who did not write in to oppose the project was flawed. It did not necessarily mean they supported the zone change. She said not being a member of the LDS Church she was not sure about the social fabric of this organization. It had been suggested to her however that some LDS members do not support this project but would not speak out against it. She felt this was a social issue that should be brought up.

- Ms. Zumpft said she loved the design of the project but did not want it to be transient housing. The plans could be converted to a pocket neighborhood and she assumed many people would love to purchase them. She supported the project being developed in a commercial zone.
- Given the stated reasons of a zone change, Ms. Zumpft felt there was not sufficient justification other than it was something the applicant wanted. She suggested the Town work with the Staker's to make the proposal a nice residential development.

Alan Jensen said any homeowner has leverage with the Town to build a residential development that is less desirable than a commercial alternative. He is concerned about any zoning change. It establishes a precedent. He has mixed feelings about the proposal, but would rather see a commercial development of this sort than four large houses in this area, especially if conditions were established and enforced.

Tyler Young thanked the Commission for letting him to speak. He said the zoning in Town is the local law and it is his opinion that no man is above or below the law. Only in extraordinary circumstances should a law change. The property in question allows for residential development. Mr. Staker is requesting a change to the law that only applies to him. Mr. Young asked if there was an extraordinary circumstance in this case that allowed the change. Despite the reasons given by Mr. Staker, Mr. Young did not feel they were extraordinary enough for an exception. He asked the Planning Commission not grant any person special exception under the zoning law.

- People who live in residences make an investment to care and maintain their property. Visitors may love it here and think it a very special place, but they don't have an investment. New owners may not value the open space and Zion-esque feel of the development and potentially litigate their way into changing it despite conditions. The temptation to fully develop commercial property is too great. He pleaded with the Commission not to make the zone change.

Alan Jensen said his concerns were the Town's look and feel and affordable housing. He wanted to reiterate that if approved, any attached conditions should be long-lasting

Motion made by Liz West to close public hearing; seconded by Randy Taylor.

Taylor: Aye

Archer: Aye

West: Aye

Pitti: Aye

Marriott: Aye

Motion passed unanimously.

Commission discussion: Mr. Pitti thanked those who were in attendance and who wrote letters. He felt it was an important part of the process to hear from the community. To him the question was not about the design of the project but whether the request for the zone change meets the criteria of 10-3-2 of Town Code.

- He agreed with Tyler Young's comments regarding an extraordinary circumstance under which to make a change. This request appeared to be more of a desire. Maintaining current zones with limited growth is important to the community in general. The Commission keeps hearing about the need for more housing in Town. Both the General Plan and Town Code emphasize this.
- Specifically Mr. Pitti quoted objective 3.2.1 from the General Plan which reads "to the greatest extent possible, avoid rezoning properties from residential to commercial". He felt this was a formidable statement. He felt this project would benefit the community if planned in a commercial zone.

- Creating village character and village atmosphere was more about neighborhoods and schools and activities; not about village architectural pieces.
- Mr. Pitti agreed strongly we don't want to set a precedent for residential land owners along SR-9 to convert properties for economic gain.
- There are other pockets along the SR-9 corridor where commercial properties are separated by residential zones. It is designed this way to create a natural transition from the community into the downtown commercial area. There are places designated as commercial but people are choosing to live there in residential houses.
- Conditional language can be created to prevent future development but Mr. Pitti said potential litigation could come into play later. Once the zone is changed, it is gone and does not come back. In summary, he felt the plan is right; it's just not in the right place.

Mr. Marriott said the map does capture an important part of the argument. What is compelling is the substantial change in conditions which has occurred around this property. This land is fit to be commercial. The areas to the south and north have developed hotels. His opinion has not changed since the Commission's 2010 future land use discussion. He said more than anywhere else in Town this property has been substantially affected by development.

- When zoning was established back in 1992 there was no development to the north of the subject property. In fact it was zoned residential. With the advent of the settlement agreement, a substantial change in condition followed. The subject property is now surrounded by commercial property.

Mr. Archer said the open property is a benefit to the area rather than commercial along that entire length of roadway.

Ms. West said the design of the development was spot on for what the General Plan and community calls for. In looking at the future land map she noted there was a lot of property that could be changed to commercial. If this is approved, she felt it could initiate the start of legal challenges from others wanting similar consideration.

- Reading the General Plan, Ms. West said "The single major road through Town SR-9 has nodes of additional business activity separated by residential lots. Open areas are interspersed throughout the Town". She said information from surveys and the General Plan indicate Springdale is trying to avoid a big long stretch of commercial property.

Mr. Taylor said mention of village-scale and boutique hotels in the General Plan is in reference to what is encouraged for existing commercial properties. It never considered we would rezone residential properties to build boutique hotels. He does not see any compelling reason to zone the subject property commercial and noted there are many properties along SR-9 with huge acreage and homes behind. He felt it a bad precedence to rezone residential to commercial. The zoning stays with the land and anything that can be built on village commercial in the future could be entertained.

Motion made by Joe Pitti that the Planning Commission recommends denial of the zone change on parcel S-HBF-2 as presented in the application based on the following findings: the Commission determined the proposed zone change does not promote the goals and objectives of the General Plan and is appropriately zoned as-is. Specifically objective 3.2.1 which states "to the greatest extent possible avoid rezoning properties from residential to commercial. This suggests the Town should be cautious in approving zone changes particularly in those that change residential zoning into commercial. Town Code section 10-1-2(b) purpose states "to guide the growth and development of Town to assure suitable balance between sound economic activity and the most satisfactory residential lifestyle". The future land use map designates the subject property as transition residential. The General Plan defines a transition residential designation as follows: this area features primarily residential uses on smaller lots; the area is a transition between low density conservation or agricultural areas and more intensely developed commercial core and mixed use area. These areas should continue to be primarily residential uses on smaller lots, pocket neighborhoods and multi-family housing can be appropriate for this area. Multiple options exist with the current zoning of the subject property that provide the applicant the opportunity to develop a project that would better benefit the community without un-do hardship

to the applicant. The Commission has determined the current zone better suits the transitional residential use that strikes a balance between economic activity and residential lifestyle as described in the Town Code and General Plan; seconded by Randy Taylor.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: No

Motion passed.

A brief break was requested. Discussion resumed at 7:10PM.

Discussion/Information/Non-Action Items

Discussion of revisions to the General Plan: Chapter 4 Economic Development: Mr. Dansie said what worked well in previous discussions was for the Commission to first look at big picture issues; then they can review specific language. He created a spreadsheet which outlined the larger items from the Economic Development chapter and recommended they discuss the pace, scale and addition of commercial development.

- Mr. Dansie acknowledged there has been a significant change recently with the settlement of the Subway lawsuit. Language regarding formula restaurants and formula business will be impacted. Visitation to Springdale and the Park has also dramatically increased. Current language promotes tourism but Mr. Dansie suggested the Commission may consider alternative language that focuses on strategies to ensure the quality of the visitor experience over sheer numbers of people.

Mr. Archer asked if Commissioners were comfortable with the revised language regarding formula business. They indicated they were.

- Ms. West noted the sales tax rate had changed and should be updated. She also asked if formula businesses could be discouraged in favor of local, mom and pop business. Mr. Dansie said you can encourage local business but they cannot regulate against a business.
- From survey responses and public input, comments focus on a desire to slow commercial development. Mr. Dansie said deciding how much development the Town wants versus how soon that development should take place are two different issues for the Commission to consider.

Instead of having the goal to expand tourism, Ms. West questioned if it better to solve problems.

Mr. Marriott wanted to see a way for the Town to benefit from the increase in traffic and activity. With smart street planning and metered parking, the Town could generate economic benefit to offset recent fee increases. This would also target visitors who come but don't stay in hotels.

- Mr. Archer agreed with a pay and park concept. Mr. Dansie said this was likely an inevitable scenario.
- Mr. Archer said there was concern how parking meters would look in Town, so they would have to consider alternatives. Given the amount of traffic, Mr. Marriott felt it would be a very lucrative business. The financial impact could benefit residents.
- Mr. Pitti thought the SR-9 widening and addition of bike paths would likely diminish some of the parking. He acknowledged there was a delicate balance between having visitors help pay for the infrastructure and use, and encouraging their visitation. The state, county and local tourism boards have done their jobs, but they could likely back off on the promotion given the unprecedented number of people. He felt the Commission's primary focus should be on the residents.
- Mr. Marriott agreed they need to take care of the residential culture, but said there are escalating costs. There are many people coming to the area and not contributing anything. He said paid parking was one avenue that could be explored to minimize this.
- Mr. Burns said the Park was hosting a collaboration clinic which included people from the Utah Office of Tourism, St. George Office of Tourism, Kane County and Iron County. The intent is to keep Zion Canyon in the "Mighty Five" campaign. They are considering relief valves for Zion. Kane County and Dixie National Forest welcome more visitors.

- Mr. Pitti suggested they develop language that promotes Springdale as their hub but encourages visitors to travel outside the area too.
- Mr. Marriot said that no one knows what the future holds therefore it is important to promote the Town at some level. They don't want to stop all marketing. Mr. Archer agreed.

Mr. Burns said the last two years the Park has been tracking visitor comments on social media. Visitors have definitely expressed an increase in the amount of frustration. He agreed to send the Commissioners a compilation of these comments (Attachment #1).

- Mr. Burns said the Park is also promoting other areas, but Bryce Canyon and Cedar Breaks are also experiencing unprecedented visitation. Pipe Springs was the opposite.

Mr. Pitti said Springdale is unique because it is nestled up against the National Park with restaurants, hotels and a walkable community. That will keep visitors coming. Many visitors are choosing to stay longer.

Ms. West said the Visitor's Bureau is working on a new tear sheet with one side containing information on local restaurants and shops and the other with a map showing options outside the Canyon.

Consent Agenda

Motion made by Randy Taylor to approve the Consent Agenda and minutes from July 21st and August 4th; seconded by Jack Archer.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Motion to adjourn at 7:30PM made by Liz West; seconded by Mike Marriott.

Taylor: Aye

Archer: Aye

Pitti: Aye

West: Aye

Marriott: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL: *Jack Archer* DATE: 9-15-15

Timestamp	Comment Type	Comment	Type of comment
6/15/2015 16:23:35	2	Too crowded, go early to park.	A general comment
6/15/2015 16:25:28	3	(Memorial Day Weekend Post) we visited on Wed, and it was very busy already	About a specific post we made
6/15/2015 16:25:55	2	(Memorial Day Weekend Post) hate traffic- sigh only bad thing about travel	About a specific post we made
6/15/2015 16:26:41	3	(Memorial Day Weekend Post) I remember those lines in October 93	About a specific post we made
6/15/2015 16:27:31	1	(Memorial Day Weekend Post) We just tried visiting & even with the rain, the parking areas were full. We turned around & left. 1 We visit enough during the year that there was no reason to tough out the crowds.	About a specific post we made
6/15/2015 16:28:09	3	(Memorial Day Weekend) But wont shuttles b stuck in traffic too	About a specific post we made
6/15/2015 16:28:52	4	(Memorial Day Weekend) I think we made the right decision to wait....	About a specific post we made
6/15/2015 16:29:33	3	(Memorial Day Weekend) Thanks for the info. But is it guaranteed the shuttle wont be stuck in this traffic?	About a specific post we made
6/15/2015 16:30:06	3	(Memorial Day Weekend) "busiest weekend of the year"? No thanks. :-P	About a specific post we made
6/15/2015 16:30:42	3	(Memorial Day Weekend) haha it's just bad getting to the parking area! But then the shuttle is required in the park and it's so great actually!	About a specific post we made
6/15/2015 16:31:23	3	(Memorial Day Weekend) I would highly recommend not going when it's super busy. Zions not going anywhere and I promise it will not disappoint you when you finally do go!	About a specific post we made
6/15/2015 16:32:03	3	(Memorial Day Weekend) Glad we didn't go this weekend!	About a specific post we made
6/15/2015 16:32:40	2	(Fee Increase) So, how much extra is it going to cost me to get a wilderness permit to get away from all of the tourists???	About a specific post we made
6/15/2015 16:33:16	4	(Fee Increase) Going to a national park to get away from tourists? National parks are a shared experience!	About a specific post we made
6/15/2015 16:34:09	2	(Fee Increase) Yes josh, nature was meant to be enjoyed vacuum packed into shuttle busses and nose to butt on anything less than 5 miles	In reference to another visitor comment
6/15/2015 16:34:39	3	(Fee Increase) I go to Capitol Reef to get away from the tourists.	About a specific post we made
6/15/2015 16:35:21	2	(Fee Increase) Serious all the "outdoorsmen" get annoying. Its like a cattle drive on the trail most times.	In reference to another visitor comment
6/15/2015 16:36:05	2	Do you really need to attract more people to the park. @zionnps? ☹ last I heard, you had no attendance problems.	A general comment

6/25/2015 8:42:58	<p>Love the park, but the campground situation needs to be improved. In the first-come, first-serve campground, you have people driving around like piranhas at 7am trying to get sites. Not very pleasant.</p> <p>2</p>	About a specific post we made
Judging by the amount of traffic in there yesterday this comes as no surprise.	3	About a specific post we made
6/25/2015 8:44:22	<p>(Re: Presidents Day Weekend) I went last weekend to avoid the holiday rush, and still saw this. Why not run the shuttles on weekends you know will be nuts?</p> <p>3</p>	About a specific post we made
6/25/2015 10:29:22	<p>(Re: Presidents Day Weekend) They're already in the process of raising fees. I hope extending the shuttles is part of that. And also opening the campgrounds earlier.</p> <p>3</p>	About a specific post we made
6/25/2015 10:30:08	<p>(Re: Presidents Day Weekend) We have seen scenes like this 20-30 years ago when there were no shuttles and not on free days.</p> <p>2</p>	About a specific post we made
6/25/2015 10:30:37	<p>Just not enough rangers to enforce the rules and people ruined it for everybody so now the shuttles are necessary.</p> <p>2</p>	About a specific post we made
6/25/2015 10:31:07	3	About a specific post we made
6/25/2015 10:32:02	<p>(Re: Presidents Day Weekend) A free day would be the LAST day I would visit. I prefer smaller numbers of folks personally.</p> <p>2</p>	About a specific post we made
6/25/2015 10:32:39	<p>(Re: Presidents Day Weekend) A free day would be the LAST day I would visit. I prefer smaller numbers of folks personally.</p> <p>2</p>	About a specific post we made
6/25/2015 10:33:06	<p>(Re: Presidents Day Weekend) Totally surprised someone in the higher ranks of the NPS didn't come up with the idea to double the entrance fee on National Holidays to offset the additional environmental impact of the increased visitation.</p> <p>3</p>	About a specific post we made
<p>(Re: Presidents Day Weekend) Why? For an agency that prides itself on managing one of the nation's greatest resources, this just seems like "America's Worst Idea."</p> <p>First NPS recognize a huge and worsening problem (too much traffic in Zion Canyon); then they solve that problem with innovative thinking that works better than anybody ever imagined; then they promptly re-create the exact same problem that they so effectively solved - for the sake of nostalgia? Why?</p>	<p>Response from visitor: For nostalgia? Far as I know it's just that the shuttles don't run in winter. They need to go to year round -- but I presume it's a budget issue</p> <p>2</p>	About a specific post we made
6/25/2015 10:34:03	<p>(Re: Presidents Day Weekend) These idiots do not belong in national parks disrespecting them like that, they think they can park anywhere they want</p> <p>2</p>	About a specific post we made
6/25/2015 10:34:24		

(Re: Presidents Day Weekend) I live in ID and am embarrassed to say that for a large portion of the population this is the norm. They want to "enjoy" the outdoors but on their own terms and with total disregard for others. On the other hand, when we were hiking in Zion last October we had a miserable time on the Emerald Pool trails due the ginormous families that were there with no control over their children. At the lower pools one family must have had at least 10 children, not exaggerating, and they were running through the streams, trying to see who could run up the rocks fastest and falling back into the water, and throwing their plastic water bottles over the rocks at one another, where they would miss and fall in the stream, splashing those of us who were trying to enjoy the beauty. I asked the mother to please control her children and she laughed at me. We saw this on every hike until we got off on the harder, more serious hikes, like Angels Landing. There were a lot of families with a TON of kids that would just take over to the point where others couldn't enjoy it. Later I found out it was Fall break for the Utah schools.

6/25/2015 10:36:49

About a specific post we made

(Re: Presidents Day Weekend) The shuttle buses should run year round. The pollution in the Canyon 2 is terrible. So many people ruin everyone's experience.

6/25/2015 10:37:29

About a specific post we made

(Re: Presidents Day Weekend) I'd rather give the park my money than deal with crowds! The parks 2 are a much quieter place without all the hustle and bustle.

6/25/2015 10:38:23

About a specific post we made

(Re: Presidents Day Weekend) Just please control the crowds. We were at Zion yesterday and it was crazy as over 300 people were ascending Angel's Landing and parking everywhere illegally. That's too much wear and tear all at once. Litter, lady with baby pouring bubble solution right on trail. AND many of these people were in over their heads climbing angel's landing. Maybe charge on a weekend like this where it's Valentine's and President's Day and put it towards more rangers especially one at the Scout's Lookout. Those of us that really appreciate the parks have no trouble contributing for the annual pass. There was more wear and tear yesterday on those trails than a year full of hikers. Free days maybe not such a good idea. Many get on the trails that have no business on them = leaving their trace, hiking way beyond what they should, abusing the areas off the trail., etc. More rangers needed. If they can park the way they did yesterday imagine how they treat the trails, etc. We felt it was like Disneyland there but with no rules 1 or regulations.

6/25/2015 10:40:14

About a specific post we made

(Re: Presidents Day Weekend) Should be too crowded to enjoy...

6/25/2015 10:40:32

About a specific post we made

(Re: Presidents Day Weekend) Year round shuttles...Please! Even if it were 'optional' for winter I 3 would use it!

6/25/2015 10:40:52

About a specific post we made

6/25/2015 10:41:19	(Re: Presidents Day Weekend) I think they should run the shuttles on holiday weekends/free weekends too. It sure gets pack in there.	About a specific post we made
6/25/2015 10:41:52	(Re: Presidents Day Weekend) Aesthetic carrying capacities should limit car entry into the upper canyon. Why not encourage people to park in established parking areas, and walk?	About a specific post we made
6/25/2015 10:43:31	(Re: Presidents Day Weekend) Zion canyon is too beautiful for so many cars like here in the picture :(I know people can be more responsible than this	About a specific post we made
6/25/2015 10:53:44	(Re: Presidents Day Weekend) We went during the summer and took the bus from the visitors center. It was actually great because they give you an informational talk along the way. There are so many parking places just outside of Zion Nat'l park. The bus system has many stopping points to pick those that have to park in town. I have no problem taking a bus - anything to keep what is in the picture from happening to our park!	About a specific post we made
6/25/2015 10:54:18	(Re: Presidents Day Weekend) They should put a max/cap on visitors ! When it's that crowded it takes so much away from your visit !!	About a specific post we made
6/25/2015 10:55:14	Just arrived home from Zion a few hours ago. The weather was cool and nice. The Visitor center was packed----many more people mulling around outside than inside. We went through the tunnel with no delay at 11:50 a.m. on Wednesday and back again at 2:45 p.m. The Mt. CARMEL Junction road was busy but not too crowded. 3 Both campgrounds were full. Still no place more beautiful!	About a specific post we made
6/25/2015 10:56:11	Was extremely disappointed when I called today to try reserve a campsite for May and was told there is nothing left. Thought getting there before school was out for summer wasn't going to be a problem. 2 full. I use to visit there for the day when living in Vegas...it was always packed.	About a specific post we made
6/25/2015 10:56:44	1 Too many people there ruined it for me	About a specific post we made
7/2/2015 8:37:30	The shuttles are hot and over crowded. Just awful. Windows r dark and small so y can't see anything 1 and no air.	A general comment
7/6/2015 8:50:07	Spoke with a shuttle driver last month who told me the traffic was so bad on the Saturday of Memorial Day weekend, the town shuttles couldn't get to the transfer point for the park shuttles. 3	About a specific post we made
7/6/2015 8:50:52	to bad zion isn't like it was years ago when you could drive up through the canyon anytime of the year 2 with out having to ride the shuttle. Love zion my home town(SPRINGDALE)	About a specific post we made
7/6/2015 8:51:21	2 Years ago there wasn't the traffic there is now or the visitor like now .	In reference to another visitor comment

7/6/2015 8:52:10	<p>Sad, too many people...we are loving are parks too death! We need more preservation of wild, open, space</p> <p>1</p>	About a specific post we made
7/6/2015 8:52:41	<p>Tons of little gems in the NPS that need love as well. Nothing wrong with visiting the big parks but if it's too packed, there are awesome monuments and other parks that aren't going to be swarmed with people.</p> <p>2</p>	
7/6/2015 8:53:13	<p>The Zion shuttle system is awesome... one of the best things this park has going for it (beside the hikes and scenery, of course.)</p> <p>4</p>	About a specific post we made
7/6/2015 8:53:38	<p>1 We were there a week ago and the crowd was crazy. Disappointed that it took 2 hours to find parking!</p>	About a specific post we made
7/6/2015 8:54:08	<p>2 I was there with a group in May and it was crazy then!</p>	About a specific post we made
7/6/2015 8:54:29	<p>2 Even on non holiday it is busy</p>	About a specific post we made
7/6/2015 8:55:04	<p>I went back in November. That was about as crowded as I would like. There is awesome beauty regardless of the time of year.</p> <p>3</p>	About a specific post we made
7/6/2015 8:55:38	<p>Memorial weekend was really bad. About 4k people in a single day. Doesn't mean all those people were visiting the park, but that meant 4,000 people actually entered the park.</p> <p>2</p>	In reference to another visitor comment
7/6/2015 8:56:28	<p>2 Just avoid it on holidays; pretty simple! Then you'll get some peace and quiet as well.</p>	About a specific post we made
7/8/2015 8:22:58	<p>We did the top-down 3 weeks ago. It was just great! Except for the kindergarten that started when we approached orderville canyon: people shouting all the time, selfie sticks, ... in comparison to my last visit in 07, it got sooooo crowded.</p> <p>2</p>	About a specific post we made
7/23/2015 11:39:55	<p>2 Wish I could share with one other soul and a dog, instead of 20,000 folks :)</p>	About a specific post we made
8/20/2015 9:51:39	<p>So disappointed in my trip to Zion. I went here as a kid and this trip was my daughters first to Zion. Way too many people and no enforcement of campground rules. Car alarms going off all night. Headlamps burning into your tents at all hours of the night. This is not camping! It might as well be Disneyland. Don't think I'll be going back again. At least to the South campground.</p> <p>1</p>	A general comment
3/29/2015	<p>4 (In response to post about line to shuttles) I'll be waiting in that line this June. :)</p>	About a specific post we made
3/29/2015	<p>4 (In response to post about line to shuttles) I wish i was standing in line over there.....</p>	About a specific post we made
3/29/2015	<p>1 (In response to post about line to shuttles) Another place to avoid.</p>	About a specific post we made

3/29/2015	(In response to post about line to shuttles) Being able to park a personal vehicle at the shuttle stops 2 in January was much better	About a specific post we made
3/29/2015	(In response to post about line to shuttles) we definitely went at a great time of year. No line ups for 4 us.	About a specific post we made
3/29/2015	2 (In response to post about line to shuttles) Need bigger shuttles.	About a specific post we made
3/29/2015	3 (In response to post about line to shuttles) and we thought last weekend was bad!	About a specific post we made
3/29/2015	3 (In response to post about line to shuttles) looks like we are lucky we went earlier in the season!	About a specific post we made
3/29/2015	(In response to post about line to shuttles) As much as I dont like crowds. or lines. I would say, wish I 4 was there. Great family memories and beautiful landscape.	About a specific post we made
3/29/2015	2 (In response to post about line to shuttles) Wouldn't like that. Way too many people.	About a specific post we made
3/29/2015	(In response to post about line to shuttles) Thankfully it never looked like this when we were there for 3 a week in 2013. However, for a little piece of heaven at the top of Angels Landing, it's all worth it.	About a specific post we made
3/29/2015	(In response to post about line to shuttles) Not fond of crowds at Nat. Parks but the shuttle service helps. We take our bikes and it's great that we only have to deal with shuttle traffic. Tourists looking at scenery rather than the road is quite scary. Love Zion.... Love the shuttles 4 especially when I put my bike on them to go up hill.	About a specific post we made
3/29/2015	3 (In response to post about line to shuttles) One can avoid this by going earlier.	About a specific post we made
3/29/2015	5 (In response to post about line to shuttles) Wow, glad I came in January, it was fantastic!	About a specific post we made

