

1. 07/01/20 - Agenda

Documents:

[070120.PCWM.COURTESY.PDF](#)

2. 07/01/20 - Packet

Documents:

[ITEM A1 - GENERAL PLAN UPDATE_REDACTED.REV.PDF](#)



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • (435) 772-3434

PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING
ON WEDNESDAY, JULY 1, 2020 AT 5:00 PM

This Commission meeting will not have an anchor location and will be conducted entirely via electronic means. Commission members will connect remotely. The meeting will be available to the public for live viewing. If you do not have access to the internet, you can join the audio via telephone.

****Please see electronic login information below.**

Attending Clerk: Darci Carlson

Approval of the agenda
General announcements

A. Information/Discussion/Non-Action Items

1. General Plan update: Public involvement process and discussion of next steps
2. Update on the Geologic Hazards Ordinance

B. Adjourn

****To access the electronic meeting please click the Zoom link below:**

<https://us02web.zoom.us/j/82755492786?pwd=cG8wTEMxY25DYS9JZy9kZ2lZWVN2dz09>

Meeting ID: 827 5549 2786

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This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies. If you have questions regarding any of the agenda items, or other community development comments, please contact the Community Development staff at 435-772-3434 or tdansie@springdaletown.com.

The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.

Packet materials for agenda items will be available by June 26, 2020 at:

<https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: June 26, 2020
Re: July 1, 2020 Planning Commission Work Meeting
General Plan Update: One-on-One Survey Responses

Planning Commissioners met with community members to conduct one-on-one interviews as part of the ongoing public involvement process for the General Plan update. The interviews were structured around a consistent format and set of questions. In this way, Commissioners are able to compare responses from community members on the same issues.

Commissioners completed a total of 30 interviews. Copies of all 30 interview responses are attached to this report. Staff is creating a summary table showing patterns and salient themes from the interview responses. That summary table will be available prior to the meeting. A written summary of the responses is included below.

The Commission should review the responses to these questions. The Commission may wish to compare these responses to the results of the first public survey distributed to the community earlier this year. The Commission should use these results, the results of the original survey, and the results of anticipated future public involvement to create the vision for the Town's future. To help define this vision the Commission could ask the following questions:

In general:

- What are the community's priorities now, and are those priorities likely to remain the same in the future?
- What issues, resources, etc. does the community value most?
- What do these results tell us about the way the community wants the Town to grow and develop over the next 20 years?

With specific reference to these results:

- What is the overall opinion in the community regarding housing diversity and affordability? Is this an issue the Town should continue to address?
- What is the overall opinion in the community regarding transient lodging development? Are there impacts of transient lodging the Town should strive to address?
- How can the Town respond to the needs of residents? Should the needs of residents be given priority over the needs of other community stakeholders: commercial land owners, businesses, employees, visitors? Can the Town respond to both the needs of residents and the needs of other community stakeholders?
- What can the Town do to address the pace and amount of growth in the Town?

The Commission should be prepared to discuss these and other questions related to the survey results in the meeting. Staff will then begin preparing draft vision language for the General Plan based on the results of this discussion.

ONE-ON-ONE SURVEY RESULTS SUMMARY

Most respondents were primarily full-time residents. There was less representation from business owners or employees. No visitors were interviewed. This differs from the first survey which had much more diverse representation including part-time residents, non-resident property owners, business owners, employees, and residents of neighboring communities.

Major trends and themes from the survey include:

1. There was less support for housing diversity and affordable housing than in the first general survey, although there was still support for both of these concepts in many responses. There is still a mix of opinion on this issue.
2. Most respondents expressed concerns about the impacts and the amount of hotel development. Concerns about hotels include:
 - Stress on Town infrastructure and resources (most frequently cited concern)
 - More traffic and congestion
 - Impact on Town appearance and village character
 - Loss of diversity in commercial offerings (small local businesses being replaced by hotels and transient lodging)
3. Most respondents also recognized community amenities are funded by revenue from hotel development, and that hotel development supports many of the non-lodging commercial services residents enjoy: restaurants, etc.
4. Most respondents felt the needs of full-time residents need to be placed above the needs of all other groups. A minority of respondents felt the needs of all types of residents should be accommodated, a few felt the needs of both businesses and residents should be given equal consideration, and one felt the needs of seasonal residents were most important.
5. Most respondents did not identify specific needs of residents that are not being met. Those that did identify residential needs that are not being met cited the need for:
 - More exercise/workout facilities
 - Expanded medical facilities
 - More open space
 - More consistent enforcement of zoning/control of developers
 - More community events
 - Affordable housing
6. There was uniform support for protection of natural resources.
7. Most respondents reported concern about the amount of new growth and expressed a desire to stop or limit new development. However, there was no clear consensus on how to limit new growth. Respondents showed significant opposition to downzoning properties. Most were not in favor of changing zoning regulations. Of all the options to limit new growth, purchase of property was cited most frequently. However, one respondent was clear that the Town should only acquire property for open space, not as a means to stop development. Many respondents referenced the need for consistent enforcement of zoning ordinances. Many discouraged avoiding granting overlays zones, offering incentives, etc.

8. There was very strong, but not unanimous, support for encouraging local business. A minority of respondents indicated it did not matter if a business was small or independent as long as it complied with all Town standards.
9. Respondents like small local businesses because local businesses have more Commitment to and engagement in the community.
10. There was not clear consensus on how the Town can promote local business. Some ideas suggested include:
 - Tax / license fee incentives
 - Better local advertisement and word of mouth
 - Better chamber of commerce website
 - Prohibiting big businesses or chains
 - Encourage more events (e.g. art walks) that local businesses can participate in
 - Avoid aggressive ordinance enforcement for minor infractions
 - Expedite plan review for local business

General Plan Follow Up Questions

Interviewer: Tyler Young Interviewee: [REDACTED] Date: 6/17/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

When people are just scraping by their potential professionalism is decreased thus lowering the perceived professionalism of the entire town.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Both

- Would you be ok with multi-family housing in your neighborhood?

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

- What are those concerns?

- What are the negative impacts of hotels / motels?

Increased stress on our sub par sewage system

- What are the positive impacts of hotels / motels?

Out of the way parking
Promotes more restaurant and gift shop business

- How can the Town best mitigate the negative impacts?

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?

- Why are you concerned about these things?

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?

Employees could live there. Get tourists stay at the motels/hotels.

3. Put Residents First

- What does it mean to put ^{employees} residents first?

Invest in keeping the wheels turning and ~~they~~ they will turn & more easily

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

- Why is it important the residents' needs are placed first?

With out us there would be nothing here.

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

Yes

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Yes

- If so, what specific kinds of development need to be limited?

- Why?

Crowding and Infrastructure

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?

More personal relationships and understanding from top to bottom

- What is a "small" business? How do you measure "small"?

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?

- How can the Town best promote small, independent businesses?

General Plan Follow Up Questions

Interviewer: Tyler Young

Interviewee: [REDACTED]

Date: 6/20/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes.

- Why / why not?

A wider diversity of households would allow for a wider town presence, giving the town of Springdale a broader personality. A part of the town that has been starting to lack over the last few years.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?
Increase affordability and diversity. The town is starting to fall into a business only attitude that appears to be driving out the people who give the town a soul. Although the park is a major draw, the town should also be lived in, not just one giant hotel. Besides, by allowing more people to actually live in Springdale, you could see a decrease in the amount of people who need to commute over an hour to get to work.

- Would you be ok with multi-family housing in your neighborhood?
Of course. Apartments, duplexes, perhaps even roommates in the same house.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
 Full time residents should be put first. They have to live with all the rules and changes year round, year after year. Part time residents do not feel the same weight and thus are less likely to make decisions for the betterment of the town, and are more than likely to make decisions purely on monetary gain, despite the effects on the rest of the town.

- Why is it important the residents' needs are placed first?
 Residents have put a lot of time and money into the town of Springdale and should not be playing second fiddle to the one time visitors and the business owners who cannot even find Springdale on a map.

- What specific needs do you have as a resident that are not currently being met?
 (N/A)

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, views, etc.)
 These are all very important. Springdale is the entrance to the natural wonder that is Zion National Park, it should look like in all aspects. But since I am being forced to choose, I would say the wildlife habitat, because this encompasses all the other options. Its not a wildlife habitat if it has no water or has bad air.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
 I do not really have an answer for this. I am not a conservationist, and cannot provide recommendations in good conscience. One thing I can say though, strengthen the light restrictions, its a small park town, not Las Vegas.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
 Yes?

- If so, what specific kinds of development need to be limited?
 Hotel and corporate business development.

- Why?
 Stated earlier, the corporate businesses are more likely to neglect the residents and lobby for changes that are not good for the town or its residents.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
I do not know, I have no experience in this line of thought and cannot provide recommendations.
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6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Most of the independent businesses are owned locally, meaning that their impact on the societal town of Springdale will (hopefully) be mostly positive for the community since the business owner has to live with any changes they are a part of.
 - What is a "small" business? How do you measure "small"?
Locally owned, perhaps a few locations within a few states, for example the Pizza noodle is owned by a local, but they did open up another location in another town. But they have fewer than 50 employees.
 - What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?
Restaurants, gas stations and retail. Hotels although possible, it is difficult to operate without several locations to help support low traffic seasons.
 - How can the Town best promote small, independent businesses?
Not my specialty again. I feel I cannot comment on this at this time.
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General Plan Follow Up Questions

Interviewer: Ric Rioux Interviewee: [REDACTED] Date: 6/15/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

It is what it is. Limited Resources for the area.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low Density

- Would you be ok with multi-family housing in your neighborhood?

There currently is.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Maintain current zoning regulations.

- What are those concerns?

Too many would strain the natural resources

- What are the negative impacts of hotels / motels?

See above

- What are the positive impacts of hotels / motels?

Amenities, Restaurants, shopping

- How can the Town best mitigate the negative impacts?

Maintain current zoning regulations for hotels.

~~Maintain low density housing.~~

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?

Low profile - Architecture - Harmonious

- Why are you concerned about these things?

Aesthetics of the town.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?

Limit - minimize

3. Put Residents First

- What does it mean to put residents first?

Consider their concerns along with the commercial amenities.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Full Time

- Why is it important the residents' needs are placed first?

They tend to be the gatekeepers of the community

- What specific needs do you have as a resident that are not currently being met?

None

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

All of the above, in that order.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Information to the public

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Maintain current zoning

- If so, what specific kinds of development need to be limited?

- Why?

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

If zoning is not limited to low density and does not change, purchasing property for open space might be viable.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?

Small businesses help maintain the village feel and allows a more diverse opportunity

- What is a “small” business? How do you measure “small”?

case by case opinion, but total sq. footage of property could help determine size.

- What types of businesses are important to be small and independent?

- Restaurants, hotels, retail, etc.?

Restaurants and Retail

- How can the Town best promote small, independent businesses?

Notify local residents - Offer local discounts in turn word of mouth, marketing and revenue.

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/14/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

We are a resort town. Workers in such towns typically live elsewhere and commute. Current ADU's are being used for nightly rentals. They should be used for affordable housing. The city needs to get a handle on all the air bnb's. That might help keep lower priced housing in town.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low density development.

- Would you be ok with multi-family housing in your neighborhood?

No

- If not, where would multi-housing be appropriate?

In appropriately zoned areas.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

No, but I have concerns about the number of unlicensed casita rentals.

- What are those concerns?

- What are the negative impacts of hotels / motels?
none

- What are the positive impacts of hotels / motels?
Tourism

- How can the Town best mitigate the negative impacts?
Enforce restrictions in regard to air bnb.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
Not currently - size and number of units is currently appropriate.

- Why are you concerned about these things?
n/a

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
I do not support these. I live in a residential area and do not want transient neighbors, certainly distracts from villae atmosphere.

3. Put Residents First

- What does it mean to put residents first?
Consider the needs and possible impact of decisions on current residents first.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Full time

- Why is it important the residents' needs are placed first?

This is our primary home.

- What specific needs do you have as a resident that are not currently being met?

Gym or pool for residents.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

All

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Yes

- If so, what specific kinds of development need to be limited?

Vacation rentals...

No ADU's

- Why?

The area is becoming oversaturated with nightly rentals. ADU's are being used as nightly rentals and not for affordable housing.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Maintain current zoning.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Independents enhance the village atmosphere and are often neighbors.

- What is a “small” business? How do you measure “small”?

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?

Restaurants/retail

- How can the Town best promote small, independent businesses?

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/14/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

I like the diversity that exists in our little town.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Continuing primarily low density residential

- Would you be ok with multi-family housing in your neighborhood?

We already have multi family housing in our neighborhood. I am fine with that.

- If not, where would multi-housing be appropriate?

I think it would vary due to the dynamic of the neighborhoods.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

This is a town supported by our tourists. As long as our utilities can support it.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

- Why is it important the residents' needs are placed first?

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of it.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Continue, strengthen and educate.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
No

- If so, what specific kinds of development need to be limited?

- Why?
As long as our infrastructure supports future development.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
The charm. Independent business owners usually live in town and usually try to be good neighbors.

- What is a “small” business? How do you measure “small”?
Independent, family owned, community driven and supported.

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?All of the above.

- How can the Town best promote small, independent businesses?
Continue to not let in Chain or large corporate brands.

General Plan Follow Up Questions

Interviewer: Ric Rioux Interviewee: [REDACTED] Date: _____

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes with conditions

- Why / why not?

What is considered low income? No Subsidies.

The city must enforce ordinances specifically weed removal and upkeep.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low density residential housing should be the priority.

- Would you be ok with multi-family housing in your neighborhood?

If it is isolated it can be ok. I would not like it to be interspersed within the neighborhood.

- If not, where would multi-housing be appropriate?

They should not be forced on residents. If it were grouped together potentially with minimum required distances from non multi family communities.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes, consider a moratorium at a minimum. Consider the load on city infrastructure like water, sewer, police etc.

- What are those concerns?
The impact on infrastructure - water sewer - police.

- What are the negative impacts of hotels / motels?
Congestion and trash.

- What are the positive impacts of hotels / motels?
Tax revenue and local business support.

- How can the Town best mitigate the negative impacts?
Put a moratorium on new developments. Strong codes that are enforced.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
Yes to all of the above.

- Why are you concerned about these things?
Dark sky impact, height restrictions, black top for parking, water usage.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
Strongly against.

3. Put Residents First

- What does it mean to put residents first?
Control developers - Our developer seems to be able to do whatever they want. Shore up ordinances and enforce them.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Full time first followed by second home.

- Why is it important the residents' needs are placed first?
it would possible develop more civic pride and cause people to care more about the city.

- What specific needs do you have as a resident that are not currently being met?
Our developer seems to be able to do whatever they want.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, views, etc.)

All of the above, it is an ecosystem afterall. Springdale relies on the enviroment for it's livelihood.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Strong and enforceable ordinances.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Yes if only to address water consumption and long term viability.

- If so, what specific kinds of development need to be limited?

Hotels.

- Why?

Enviromental degradation and infastructure load. You will lose the small town feel.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
All of those. Beef up and enforce ordinances

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
There is an ambiance to smaller town business...."cool cities"

- What is a "small" business? How do you measure "small"?

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Restaurants / Retail

- How can the Town best promote small, independent businesses?
Keep big development out.

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/16/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

Beachfront is beachfront.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Continuing to allow primarily low density residential.

- Would you be ok with multi-family housing in your neighborhood?

We already have it.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

No

- What are those concerns?

- What are the negative impacts of hotels / motels?
Natural resources, traffic, parking.

- What are the positive impacts of hotels / motels?
Brings more amenities - shopping, restaurants, entertainment, revenue to the city.

- How can the Town best mitigate the negative impacts?
Providing sufficient parking, traffic control, and protecting natural resources.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
Mostly concerned about architectural control. Should remain consistent with what we currently have.
Boutique style hotels would be more desirable.

- Why are you concerned about these things?
To maintain the current village type appeal.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
Maintain current restrictions.

3. Put Residents First

- What does it mean to put residents first?
To consider the impact of development on the residents first, both short and long term.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
All property owners should be considered regardless of full or part time status.

- Why is it important the residents' needs are placed first?
Because the residents - property owners are the caretakers of the city and are the folks that live with the impact of development.

- What specific needs do you have as a resident that are not currently being met?

Can not think of any.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of the above are extremely important.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Don't have anything to add to what is already being done, other then controlling future development by enhancing the controls as needed.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
No

- If so, what specific kinds of development need to be limited?

- Why?

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Zoning should be low density, small businesses and include trail systems to connect the city and should require sufficient amount of open space.
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6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Independent business is more unique and tailored to local needs.
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- What is a “small” business? How do you measure “small”?
The size of real estate it occupies and not beign a corporate chain.
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- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Restaurants, retail, entertainment.
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- How can the Town best promote small, independent businesses?
Tax incentives, provide resources, ensure enough commercial zoned land is available.
-
-

General Plan Follow Up Questions

Interviewer: Jack Burns

Interviewee: [REDACTED]

Date: 6.18.20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

No affordable housing - can't afford it nor pay to travel here. Some folks have 2-3 different jobs to be able to live here.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

The latter - increase diversity and affordability.

- Would you be ok with multi-family housing in your neighborhood?

Already have it.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes

- **What are those concerns?**
Availability of water, green space, trash. City would need to hire more emps. to handle the impact.

- **What are the negative impacts of hotels / motels?**
Direct impacts on city infrastructure, medical services, LE, traffic, noise.

- **What are the positive impacts of hotels / motels?**
The city gets more \$. Then depends on how the city uses it. What the business to survive but want fewer people.

- **How can the Town best mitigate the negative impacts?**
Make sure they use energy efficient, no big lawns, solar, water conservation, environmental awareness.

- **Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?**
Yes to all. Needs to blend in. Best Western is a good example. Prefer to see local own vs corporation.

- **Why are you concerned about these things?**

- **How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?**
See both sides. Don't want new people coming in everyday - using their neighborhood as an example.

3. Put Residents First

- **What does it mean to put residents first?**
We are here because of the park. We need to accommodate the tourists to some extent. Year-round residents should not be impacted year round. Can't expect Springdale to be Mayberry - will be busy to support tourism

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
 permanent residents first. Zion NP needs to make more effort to house its employees.

- Why is it important the residents' needs are placed first?
 We live here, pay taxes, support everything. Residents make the community, volunteer contribute to a much greater degree than second home owners. Feel the impacts of tourism year round.

- What specific needs do you have as a resident that are not currently being met?
 No green space left other than the park. We have lost this over time. Not every space needs to be developed.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
 All are important but water is priority - we need to conserve it.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
 Conservation measures. We don't need large lawns or grass within medians.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
 Overall yes. It is hard to say no. Need to look and see how development effects everybody. Needs to be

- If so, what specific kinds of development need to be limited?

- Why?
 See above

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Determine impacts to adjacent owners - those who lose their view - needs to be considered.
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6. *Small / Independent Businesses*

- What makes an independent business more desirable than a chain or large corporate brand?
The \$ tends to stay more local and is reinvested in the community.
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- What is a “small” business? How do you measure “small”?
Size of structure and staff. Small business makes up our town.
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- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Coffee shops, restaurants, gift shops, candy store, etc. Small art/photo galleries. Keep the chains out.
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- How can the Town best promote small, independent businesses?
tax breaks? support they by patronizing them. Do an art walk once a month but expand it to include other businesses.
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General Plan Follow Up Questions

Interviewer: Tyler Young

Interviewee: [REDACTED]

Date: 6/21/2020

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

To allow more workers to live in town so they do not need to travel 30-50 miles each direction just to get to work.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?
Finding ways to increase both.

- Would you be ok with multi-family housing in your neighborhood?

Yes

- If not, where would multi-housing be appropriate?

Anywhere

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes

- What are those concerns?

It will increase the amount of people that can stay in Springdale by a 3rd. This will impact the park, and land use in town. Not capping rooms per hotel, and land use.

- What are the negative impacts of hotels / motels?

Land use, more people in the park, increased water useage in town, puts a strain on resources in the area.

- What are the positive impacts of hotels / motels?

Creates more jobs, can be aesthetically pleasing when built well. May bring more business to local businesses. This also increases the need for low income housing so people working in those new jobs have the opportunity to live in town.

- How can the Town best mitigate the negative impacts?

Cap hotel rooms per building, increase amount of lower income housing, increasing incentives for local ownership to improve the livly hood of those living in Springdale.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?

Yes, all of these

- Why are you concerned about these things?

Having hotels and motels that are large, ugly and owned by a corporate entity do not benefit those in the town.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?

I am fine with mid-term rentals (3+months) in residential areas. Having Air BnBs or nightly vacation rentals in residential areas seems excessive.

3. Put Residents First

- What does it mean to put residents first?

Taking into consieration the needs of the people who live in the town.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
Those who live in the town full-time should be "put first", then in descending order from there.

- Why is it important the residents' needs are placed first?
Those who live in town year round are most affected by the decisions the town makes.

- What specific needs do you have as a resident that are not currently being met?
Community events. I have lived in Springdale for a year and a half and the only people I know are from those I've met at Park House. The town should promote community among those who live here. Facilitating fun, engaging events that encourage town and business participation would be a great way to create community among town residents. It would also allow people to get to know town officials, which is severely lacking right now.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of these

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Night sky protections, limits on light from commercial properties, (not by lumens in residential areas, that's too difficult to measure). Precautions should also be taken when considering approval of new developments to ensure they are not structurally unsound areas by the river, or places where rock fall is imminent.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
There is not a need to stop development, just be concious of resident saftey in developments. Also consider the land itself will be a limiting factor as there are many areas in Springdale that are unsafe to develop.

- If so, what specific kinds of development need to be limited?
Giant hotels that are run by corporations.

- Why?
Because of reasons listed above.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

The town should use its resources to purchase property that it want's used in certain ways. You want to increase the socioeconomic availability of housing? Set aside some property, and build low income housing. Changing zoning standards may not be the best approach because it sets precedence that cannot be taken back in the future.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
The US is run on small businesses. Small business owners are statistically shown to help stimulate the economy by spending the money they earn in the community they are part of rather than putting it all into investments.
-

- What is a "small" business? How do you measure "small"?
<https://www.fundera.com/blog/sba-definition-of-small-business>
Small businesses vary in size and revenue. This could be a sole proprietor offering services, a partnership in retail to an LLC which has 100s of employees.
-

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?As many as possible
-

- How can the Town best promote small, independent businesses?
Improve your events. Any kind of market, or festival should not require businesses to buy expensive event insurance and charge exhorbinant fees to be there when no one shows up to the events because the marketing consists of a single banner that is put up for 1 week. The town can also show support to small businesses by prioritizing local shopping from people in St. George, La Verkin, Hurricane etc.
-

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/18/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

The diversity we have now is acceptable

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Continue to allow primarily low-density housing.

- Would you be ok with multi-family housing in your neighborhood?

We already have it.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

No, as long as the infrastructure will support it.

- What are those concerns?
Water - sewage, etc.

- What are the negative impacts of hotels / motels?
None as long as they follow the rules

- What are the positive impacts of hotels / motels?
More revenue

- How can the Town best mitigate the negative impacts?
Make sure they follow the rules

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
As long as they follow the rules and laws on the books.

- Why are you concerned about these things?
I am not concerned

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
Absolutely No.

3. Put Residents First

- What does it mean to put residents first?
We should work together

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
We are all in this together

- Why is it important the residents' needs are placed first?
Just play well with each other.

- What specific needs do you have as a resident that are not currently being met?
None

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of the above.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Continue as we are.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
No air B&B's

- If so, what specific kinds of development need to be limited?
B&B's need to follow the rules— — —air b&b's do not

- Why?
They have gotten away with it so far.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Just follow the rules on the book
-
-
-

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Keeps the money in Springdale
-
-
-

- What is a “small” business? How do you measure “small”?
Anything local - in town.
-
-
-

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?All of the above.
-
-
-

- How can the Town best promote small, independent businesses?
Word of mouth.
-
-
-

General Plan Follow Up Questions

Interviewer: Jack Burns

Interviewee: [REDACTED]

Date: 6.18.20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

For a town to be a town you need diversity. Need kids to keep the school open. Employees bringing kids to keep the school open vs those who live here.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Can't have it both ways. High level of management for affordable. Can't build affordable housing on expensive property.

- Would you be ok with multi-family housing in your neighborhood?

Yes

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Absolutiely

- What are those concerns?
 Water, sewer, infrastructure, crowd control, loss of open space.

- What are the negative impacts of hotels / motels?
 The town over extended itself a long time ago.

- What are the positive impacts of hotels / motels?
 From a business standpoint, you want the town to fill up. That isn't happening anymore.

- How can the Town best mitigate the negative impacts?
 Don't have anymore space but adjacent properties could be knitted together. Would like to see a moratorium on motel units until other issues can be addressed. Don't allow parcels to be combined so large scale development can occur.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
 Yes to all above.

 - Why are you concerned about these things?
 Lack of community involvement when it comes to out of town ownership. Lack of community investment.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
 No

3. Put Residents First

- What does it mean to put residents first?
 The town listening to its residents. The city itself putting more value on people who live here verses large scale development. Too much "we'll look into it" and nothing happens.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
Go in the order presented.

- Why is it important the residents' needs are placed first?
Because they are here all the time, invested more in the community, patronize local businesses, participate in local activities.

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of the above.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
The town has made a lot of mistakes with allowing homes to be build close to the edge of cliffs. Need to better manage how large homes can be built. Need to better assess impacts to viewscapes

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

- If so, what specific kinds of development need to be limited?

- Why?
need to get community back - the town has lost its soul

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
It would be difficult to downzone property but it can be done. Do not allow zone changes unless it is commercial and proposed to go residential should be considered. Okay with down zoning to open space or residential, commercial to agricultural. Do not support changing zoning from residential to commercial.
-

6. *Small / Independent Businesses*

- What makes an independent business more desirable than a chain or large corporate brand?
Community involvement and investment.

- What is a “small” business? How do you measure “small”?
Under a million a year. Less than 20 employees.

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?
Small manufacturing - e.g. pottery studio. Agricultural property could support. Local manufacturing of art products.
Cottage based business

- How can the Town best promote small, independent businesses?
Better advertise local businesses on the Town home page.

General Plan Follow Up Questions

Interviewer: Jack Burns

Interviewee: [REDACTED]

Date: 6.15.20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

In theory yes.

- Why / why not?

Can you actually build it in Springdale due to costs? Would require a government agency to come in and fund it. Do employees want to rent or buy? Most probably want to rent. What is the cost benefit to provide affordable housing. These ones of affordable housing should fall to the employer. Can affordable happen in adjacent communities?

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Every time we have tried to increase density we have failed. Support lower density but amenable if there is another plan out there that could work. Support more apartment development. The town usually does not get what it wants from developers.

- Would you be ok with multi-family housing in your neighborhood?

Already have it - apartments - they work. Would not be happy if it gets too close. Bought into the idea of multi level but don't support some of the changes (e.g. housing vs transient housing)

- If not, where would multi-housing be appropriate?

currently undeveloped areas or high density use, commercial zones. Distance between housing areas makes a difference - more the better.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Feel like we have enough but in general don't have a problem. Scale makes a difference - sitting back is better. Important how and where it takes place. The Springhill Suites is a good example of scale being too large - the complex (three units)

- What are those concerns?
See above.

- What are the negative impacts of hotels / motels?
Visual impacts - set back are important

- What are the positive impacts of hotels / motels?
They pay for the town amenities.

- How can the Town best mitigate the negative impacts?
Focus on visual impacts and setbacks.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
The town may be able to impose more peer pressure on a local vs corporate owner - local can be influenced by public opinion.

- Why are you concerned about these things?
Maybe not so much a concern - influence can be a positive thing.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
Support current conditions. Goes back to what property owners thought when they bought a property.

3. Put Residents First

- What does it mean to put residents first?
There should be some perks for being a resident because of what you have to deal with. There should be some amenities that put residents first - just don't get carried away with it. Wouldn't be overly concerned if they didn't exist.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
Make them all the same but it comes down to who pays more to live here (property records). It should be an even playing field.

- Why is it important the residents' needs are placed first?
No difference since they are all residents.

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All listed are important. Viewscapes and night skies are a priority for the Town to pay attention to.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Continue with night sky and lighting ordinances. Tighten up sign ordinances to protect light trespass. Protect ridgelines from visual impacts - include mitigation in ordinances. Consider lighting impacts from development uphill from existing (downlite lighting). Consider noise impacts to adjacent properties - natural sound is important.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

- If so, what specific kinds of development need to be limited?

- Why?

So visually there is more open space in town. More conducive to the natural environment. Retains the most limiting factor which is open space. Residents live here to view the Town's open space.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Consider incentives for property owners to not fully develop their property. Promote conservation easements for open space.
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6. *Small / Independent Businesses*

- What makes an independent business more desirable than a chain or large corporate brand?
Personal relationship with the Town if they are independent. They are more receptive to community events. they are part of the community. Local makes a town more diverse.
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- What is a "small" business? How do you measure "small"?
Single business - live in town.
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-
- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Businesses that provide personal services - have personal contact with the owners. Small businesses promote better customer service - better quality.
-
-
- How can the Town best promote small, independent businesses?
Could be a perk like giving a break on the cost of a business license - would need to apply to every "resident".
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General Plan Follow Up Questions

Interviewer: Jack Burns

Interviewee: [REDACTED]

Date: 6.19.20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

Because it currently isn't available. People need to commute from extreme distances. Doesn't make for a stable work force.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

In the best world you would want both. Housing diversity is more important

- Would you be ok with multi-family housing in your neighborhood?

Yes

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

No. The Airbnb situation is filling out the rest of the need. Concerned with local businesses being converted into vacation rentals.

- What are those concerns?

- What are the negative impacts of hotels / motels?
Crowds, mix of guests - differing understanding of town rules. Noise impacts - Marriott specially addressed

- What are the positive impacts of hotels / motels?
Concentrated. Generally give a good guest experience.

- How can the Town best mitigate the negative impacts?
With the types of rules are in place - properly address noise ordinances

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
Concerned about the architecture - likes the current height restrictions and number of units per building. Local ownership is preferred.

- Why are you concerned about these things?
If you are local you have a greater stake in the game. No who to go to if there is a problem.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
Don't think it is a good idea. Good be a good thing if it is highly regulated. Should play by the same rules as hotels.

3. Put Residents First

- What does it mean to put residents first?
It is a delicate balance. Doesn't mean much. Wants to have faith in town leadership that they will be fair.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Should be in the order it is given. Would like to see more residential options for seasonal employees.

- Why is it important the residents' needs are placed first?

Not necessarily.

- What specific needs do you have as a resident that are not currently being met?
-
-
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4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscales, etc.)

Protection of night sky. Disappointed in the Town's direction on street lighting. Preserve viewscales throughout the town.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Conitnue and strengthen night sky as much as possible. Light spillage from signage is an issue. Protect the river and its banks. Protection of wildlife is important.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
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- If so, what specific kinds of development need to be limited?

General development should be closely monitored. Not concerned with any one type development. Would not want to see further food chain development. Would like to see more places to eat options. Want it to

- Why?

You can see in other gateway communities where it has gone astray - hasn't created a homogenous feel for the town. Development should be done in a manner that makes in fit in the town.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Maintain the current corridor for business. Would like the town to purchase as much possible. Gives the town flexibility for unforeseen events.
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6. *Small / Independent Businesses*

- What makes an independent business more desirable than a chain or large corporate brand?
Has a stake in the community. Has a better understanding of park operations.
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- What is a “small” business? How do you measure “small”?
Fewer than 25 employees. Doesn't necessarily reflect on the size of the building.
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- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?All listed.
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-
- How can the Town best promote small, independent businesses?
It is difficult - standard answer is incentive, tax breaks, flexible business license - affordable housing ties into that.
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General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/15/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

It is what it is. Limited Resources for the area.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low Density

- Would you be ok with multi-family housing in your neighborhood?

There currently is.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Maintain current zoning regulations.

- What are those concerns?

Too many would strain the natural resources

- What are the negative impacts of hotels / motels?

See above

- What are the positive impacts of hotels / motels?

Amenities, Restaurants, shopping

- How can the Town best mitigate the negative impacts?

Maintain current zoning regulations for hotels.
~~Maintain low density housing.~~

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?

Low profile - Architecture - Harmonious

- Why are you concerned about these things?

Aesthetics of the town.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?

Limit - minimize

3. Put Residents First

- What does it mean to put residents first?

Consider their concerns along with the commercial amenities.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Full Time

- Why is it important the residents' needs are placed first?

They tend to be the gatekeepers of the community

- What specific needs do you have as a resident that are not currently being met?

None

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

All of the above, in that order.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Information to the public

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Maintain current zoning

- If so, what specific kinds of development need to be limited?

- Why?

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

If zoning is not limited to low density and does not change, purchasing property for open space might be viable.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?

Small businesses help maintain the village feel and allows a more diverse opportunity

- What is a "small" business? How do you measure "small"?

case by case opinion, but total sq. footage of property could help determine size.

- What types of businesses are important to be small and independent?

- Restaurants, hotels, retail, etc.?

Restaurants and Retail

- How can the Town best promote small, independent businesses?

Notify local residents - Offer local discounts in turn word of mouth, marketing and revenue.

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/15/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Maybe

- Why / why not?

If businesses need workers in town, then they need to provide housing like other resort towns do. Red Hawk apartment are okay, but the city should improve landscaping and exterior appearance so it looks integrated and appealing. Low income housing should be located so there is no impact to residents property values.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Prefer low density - helps to maintain the character of the town and the open feeling of the area.

- Would you be ok with multi-family housing in your neighborhood?

Grouped together, cannot look like an "institutional" structure. The city should create ordinances to control the appearance.

- If not, where would multi-housing be appropriate?

Not intermixed with single family units.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

YES! NO MORE!

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

All - The problem with seasonal residents is that they are not engaged with the town and building community.

- Why is it important the residents' needs are placed first?

Community is the most important thing.

- What specific needs do you have as a resident that are not currently being met?

Control developers - it seems that they get away with a lot.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

All. We better start thinking about and planning for drought and water conservation.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

viewscape - limit where you can build. No idling in town - campers do this all the time.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Yes

- If so, what specific kinds of development need to be limited?

Hotels / Motels - Chain restaurants

- Why?

overcrowding - diminishes the character of the community

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
All options should be explored.
-
-
-

6. *Small / Independent Businesses*

- What makes an independent business more desirable than a chain or large corporate brand?
I am assuming the independent means a local owner who has a personal interest in the town and wants to be a good citizen.
-
-

- What is a "small" business? How do you measure "small"?
It is unique - Local owner.
-
-

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Retail, Restaurants, Lodging.
-
-

- How can the Town best promote small, independent businesses?
Offer incentives to local people.
-
-
-

General Plan Follow Up Questions

Interviewer: Ric Rioux Interviewee: [REDACTED] Date: 6/14/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

A wide range of housing prices already exists

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low density

- Would you be ok with multi-family housing in your neighborhood?

No

- If not, where would multi-housing be appropriate?

Already exists a block over.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
Full time.

- Why is it important the residents' needs are placed first?
We are the guardians of the gateway town to the park.

- What specific needs do you have as a resident that are not currently being met?
Fitness facilities - establish resident privileges (even paid) to existing hotel facilities.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of the above.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Expand the electric shuttles - Enforce dark sky light ordinance - Stop illegal B&B's and short term rentals.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
Yes

- If so, what specific kinds of development need to be limited?
Hotels, overnigt rentals, covered wagons, under canvas, yurts, ADU's.

- Why?
Over density that will strain the towns infastructure.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Do not allow changing existing zoning. Establish guidelines to institute a building moratorium when growth reaches a certain point, ie water usage = 85% of existing.
-
-

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Maintain unique village atmosphere
-
-

- What is a "small" business? How do you measure "small"?
Small is the business square footage plus the number of employees.
-
-

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Restaurants and retail that offer something different then existing.
-
-

- How can the Town best promote small, independent businesses?
Lower small business license fee - reduce local tax
-
-

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/18/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

Springdale is a small community and already has a wide variety of price ranges for housing especially for its size.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low density - We are a small town and need to continue to feel that way.

- Would you be ok with multi-family housing in your neighborhood?

We already have some.

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes - We need to have rooms for the tourism, however, the charm of Springdale is the quaintness of the town. If you allow too many rooms you may lose the small town feel with all the added congestion.

- What are those concerns?

- What are the negative impacts of hotels / motels?
Noise, trash, traffic, sewage treatment, possible construction locations being in conflict with river and hillsides.

- What are the positive impacts of hotels / motels?
Tourism dollars, small business booming. The small impact of people having a place to park because they are staying local = less traffic in the park.

- How can the Town best mitigate the negative impacts?
Remain consistant with zoning rules and regs to not allow river or hillside destrution for the sake of tourism dollars.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
The biggest concern is of the height of a hotel. Does it become the new "view" of the town? I believe the beauty of Springdale is the natural landscape.

- Why are you concerned about these things?
Also lighting is very important. The night sky is beautiful here.

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
I believe the short term rentals should be left to the hotels & B&B's. Residential zones should not be allowed to short term rent.

3. Put Residents First

- What does it mean to put residents first?
I think residents and businesses must be treated with mutual respect. without the buinesses there would be no town to enjoy.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

- Why is it important the residents' needs are placed first?

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

River, water quality, clean air, night sky

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

River walks/paths to allow less bushwacking along the river. Of course people seem to do the anyway so it may not help erosion issues.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Everyone seems to hate change, but change is inevitable.

- If so, what specific kinds of development need to be limited?

Developments up on the cliffside or tall buildings that adversely effect the views and river destruction.

- Why?

Our town dollars come from visitors. Visitors come because of the quaintness and beauty of the town and park.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Small business owners seem to have more of a vested interest in the success of the town.

- What is a "small" business? How do you measure "small"?
Non corporate

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Restaurants, retail

- How can the Town best promote small, independent businesses?
incentives

General Plan Follow Up Questions

Interviewer: Dawn McComb Interviewee: [REDACTED] Date: 6/18/

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No, not at this time.

- Why / why not?

We have enough affordable housing with a diversity of households.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Most important: continuing to allow primarily low-density residential development.

- Would you be ok with multi-family housing in your neighborhood?

No.

- If not, where would multi-housing be appropriate?

Interspersed in a specific section of this small Village.

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes, very much so.

- What are those concerns?

- What are the negative impacts of hotels / motels?
Increases the number of transient, mobile individuals in town and decreases the security of residents.

- What are the positive impacts of hotels / motels?
Adds to the town's revenue and affords visitors a place to stay.

- How can the Town best mitigate the negative impacts?
Stop building more hotels/motels.

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?

- Why are you concerned about these things?

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?

3. Put Residents First

- What does it mean to put residents first?

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Full-time residents and second-home residents.

- Why is it important the residents' needs are placed first?

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

- If so, what specific kinds of development need to be limited?

- Why?

It diminishes the small town/Village character of Springdale's charm and appeal.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?

- What is a "small" business? How do you measure "small"?
This is usually a "Mom and Pop" type of business. Nothing very large.

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?(1) Restaurants; (2) Retail Shops; (3) Grocery Markets.

- How can the Town best promote small, independent businesses?
Have an excellent Website! Have an active Chamber of Commerce.

General Plan Follow Up Questions

Interviewer: Tyler Young

Interviewee: [REDACTED]

Date: 6/19/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yeah of course they should.

- Why / why not?
Because it's the right thing to do.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Looking for strategies to increase housing density and affordability. Personally there is not a big difference between a mansion (meaning most upper end homes here) than a higher density cottage housing development.

- Would you be ok with multi-family housing in your neighborhood?

Yeah of course. It's silly not to. In my zone of VR, we already allow duplexes. I would be fine with small fourplexes.

- If not, where would multi-housing be appropriate?
N/A

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes, I do.

- What are those concerns?
That it takes too much of the town's infrastructure and resources. Those would be better utilized by other types of diverse small business. The town is starting to look like one giant hotel. We need more business diversity to preserve our village character.
 - What are the negative impacts of hotels / motels?
It over crowds the town with people and cars.
 - What are the positive impacts of hotels / motels?
It benefits the town's budget. It benefits to restaurants and gift shops. It brings culturally diverse people to stay in town, interact with locals, and leads to more open mindedness.
- How can the Town best mitigate the negative impacts?
Put a moratorium on new rooms. Don't allow the use of overlay zones for hotels and motels, especially in village commercial.
- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
Yes.
 - Why are you concerned about these things?
The physical size should be kept small within the village character of the town. I think 65 rooms is enough to keep the hotel medium sized and make money. We have a good set of design requirements in place for hotel architecture.
- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
I do not like that in residential areas. We will lose all our long term rentals. Short term rentals are fine in the VR or CC zones.

3. Put Residents First

- What does it mean to put residents first?
I do not know what this question is fishing for. I think residents need to be given priority over business' interests.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

All of them. We are all residents!

- Why is it important the residents' needs are placed first?

The residents should always be listened to and accommodated first over the town catering to new and especially big businesses for the monetary benefit of the town government.

- What specific needs do you have as a resident that are not currently being met?

Creating more recreational opportunities for town's people. We need a town swimming pool open to the residents paid for by reducing the town budget for policing like protests are advocating for nationwide. Not everybody wants to play pickle ball.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

Wildlife corridors are a key natural resource we need to mandate protections. We must require new building to include these.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Do not allow any building period on the upper plateaus or ridges or hillsides visible from the valley floor in order to protect viewscapes. If the town must allow such building, it should be completely screened from view by native natural looking barriers. I'm all for the night sky protections, but let's make sure that's it's relevant and has a common sense approach. Banning porch string lights makes no sense.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Yes.

- If so, what specific kinds of development need to be limited?

First thing that comes to mind is hotels. The town has sufficient ordinances in place for most other types of development.

- Why?

N/A

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

The town should enforce the standards in existence and quit giving exceptions and granting overlay zones for developments. Do not ever ever down zone any property in town or change an existing zone. You are right recognizing existing property rights, including the right to develop property as allowed with the existing town zoning. The town should only acquire property to insure green space not stop sp. dev.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand? I don't think it does. Any of these businesses would hire the local people and add to the town government's budget. All businesses have to adhere to the town's strict architectural and building standards so big businesses wouldn't be more unsightly than small businesses. The town should not discriminate against any business that meets the town's development standards.
-

- What is a "small" business? How do you measure "small"? Any business with less than 500 employees is a small business.
-
-

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?N/A
-
-

- How can the Town best promote small, independent businesses? Quit harassing small business owners for minor infractions that can be dealt with in a simple positive way. Keep encouraging businesses to participate in local festivals. Emphasize easy and affordable access for them to do so with the town helping to provide a group liability policy for insurance.
-
-

General Plan Follow Up Questions

Interviewer: Tyler Young Interviewee: [REDACTED] Date: 6/18/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes, because any town should be all inclusive and not cater to one specific income bracket. And that includes Springdale

- Why / why not?

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Both can be attained with the proper planning. They are not inversely related. Make housing more affordable and limit the footprint of new homes.

- Would you be ok with multi-family housing in your neighborhood?

Yes, if those were well manage and cared for, and they ~~benefited~~ benefited the lower income families

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes i have concerns. Hotels should be included in high density prevention.

- What are those concerns?
Increasing touring and population without proper infrastructure.
- What are the negative impacts of hotels / motels?
Locals are being displaced, noise increased, light pollution. Eye sores that overshadow beauties of Zion
- What are the positive impacts of hotels / motels?
Current number of rooms seems appropriate for the size of Springdale. More would restrict availability of land for residents
- How can the Town best mitigate the negative impacts?
Create an infrastructure that better leads to tourism in Springdale to a smaller carbon footprint. + Walking/biking paths less parking lots
- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?
Yes, about size, architecture, and # of units.
- Why are you concerned about these things?
We live in a beautiful place with limited buildable area lets be wise in what we use that land for.
- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?
I am comfortable with this as long as they are managed well. It may ~~relieve~~ give relief to the demand for Hotel space.

3. Put Residents First

- What does it mean to put residents first?
Allowing residence the chance to be heard and a part of the community ~~that they are~~ in which they ~~are~~ have stewardship of

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

Any resident of Springdale has the same ~~responsibility~~ responsibility and opportunity in the community

- Why is it important the residents' needs are placed first?

Residents create a cohesive community

- What specific needs do you have as a resident that are not currently being met?

Affordable housing

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

All these are the very reasons people come to Zion.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

Light ordinance, height ordinance, sign ordinance, open space requirements. Limit structural footprint.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

YES

- If so, what specific kinds of development need to be limited?

LARGE Single family homes, accomidation development.

- Why?

Use your land wisely there is no space for a metropolous.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?

Purchase property for open space development and community development.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?

Independent businesses are more likely to have a ~~strong~~ stake in the community and/or are residents.

- What is a "small" business? How do you measure "small"?

Number of employees, size of ~~business~~ building, environmental impact.

- What types of businesses are important to be small and independent?

- Restaurants, hotels, retail, etc.?

Restaurants, retail, guide hubs, short term rental, shuttles,

- How can the Town best promote small, independent businesses?

Encourage commercial property owners to keep affordable opportunities for residents and the community.

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/19/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

We need diversity

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Increasing diversity and affordability

- Would you be ok with multi-family housing in your neighborhood?

Yes

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
Full-time residents

- Why is it important the residents' needs are placed first?
They are the ones who live here. They have the investment in the community.

- What specific needs do you have as a resident that are not currently being met?
zoning regulations not consistent

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Enforcing current ordinances

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
Yes

- If so, what specific kinds of development need to be limited?
All

- Why?
overcrowding

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Change zoning standards
-
-
-

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Independent businesses have a vested interest in the community.
-
-
-

- What is a “small” business? How do you measure “small”?
Businesses in Springdale are small
-
-
-

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Restaurants, hotels, retail.
-
-
-

- How can the Town best promote small, independent businesses?
Have incentives.
-
-
-

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/18/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

Need diversity and local workers

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Increase diversity and affordability.

- Would you be ok with multi-family housing in your neighborhood?

Yes

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
All equally

- Why is it important the residents' needs are placed first?
Investment in the community

- What specific needs do you have as a resident that are not currently being met?
Consistant zoning regulations

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Water run off impact to homeowners due to weak oversights of zoning enforcement and weak zoning overall.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?
Yes

- If so, what specific kinds of development need to be limited?
All

- Why?
Poorly planned development will hurt all stake holders including developers.

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Change zoning standards.
-
-
-

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Not sure what independent really means. Branding needs to fit with town "feel" but have to have quality ownership regardless.

- What is a "small" business? How do you measure "small"?
Small does not impact my thinking, quality is important.

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Quality is more important than "small" independent.

- How can the Town best promote small, independent businesses?
Organic growth, zoning enforcement, consistent application of zoning regulations on all businesses.

General Plan Follow Up Questions

Interviewer: Ric Rioux

Interviewee: [REDACTED]

Date: 6/14/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

No

- Why / why not?

It is pointless unless it can be subsidiided

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Low density to keep the town's village feel

- Would you be ok with multi-family housing in your neighborhood?

Yes as long as height restrictions are maintained and density is still restricted

- If not, where would multi-housing be appropriate?

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

Yes

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)
All residents - no order

- Why is it important the residents' needs are placed first?
See original response

- What specific needs do you have as a resident that are not currently being met?
N/A Please leave the town open, in regard to the pandemic.

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)
All of the above.

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?
Put the town first. Change what is necessary to enforce consistency. Do not overbuild.

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

If a definitive plan is not in place, that has the town built out. Yes

- If so, what specific kinds of development need to be limited?

Issue a moratorium until in place.

- Why?
Know and understand the future of Springdale

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Follow the total build out plan. Planning is everything.
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6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Entrepreneurship, Independent thinking, Pride in ownership.

- What is a "small" business? How do you measure "small"?
Hotels are excluded. I would define small business as our existing shops and restaurants. Keep at this level.

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?Restaurants - Retail

- How can the Town best promote small, independent businesses?
Keep the small town feel. Marketing - Define tax incentives.

Interviewer: Barbara Bruno

Interviewee: [REDACTED]

6/11/20

1. Housing

It's important to have multi-family housing as long as the zoning is done properly. Not in my neighborhood, but in commercial zone. Not sure what is meant by the term affordable housing.

2. Limitation on Hotels / Motels

Given the small size of the canyon, Springdale has to recognize its "niche" status as a destination that provides for a sense of sanctuary and outdoor challenge at the same time. We have already reached the tipping point to go too far. The development should be further down Route 9.

The architecture should be consistent with that of the town.

I'm vehemently opposed to short term rentals in residential areas.

3. Put Residents First

The fact that the Planning Commission is asking questions is a good sign that we're putting residents first. No needs are not being met. Water quality is good, I feel safe, solitude is very important.

4. Protection of Natural Resources

I have a specific thing -- the MESA project. Keeping that awful hotel that Dixie College is trying to sneak in the door for development purposes is something I'll oppose to the end. I applaud everyone who has forestalled this project so far. Greedy forces are using Dixie College as a Trojan Horse.

5. Limit / Stop New Development

Franchise fast foods should not be here. The main thing is that we don't want to become Moab. Continue the limitation on OHV's in town, maybe get a better handle on these things that are called a "one wheel." It's a skateboard with a single tire, battery operated, and requires no charging. It's silent and sneaks up on you on sidewalks and trails at considerable speed. They're dangerous.

6. Small / Independent Businesses

Joy's store is a good example of a wonderfully-run small, local business that is run with enthusiasm and innovation. She has taken it to a larger scale while maintaining

the character of the place. It's a good example that we can have it both ways. We don't need big, flashy stores like the "fake" visitor center.

Interviewer: Barbara Bruno

Interviewee: [REDACTED]

6/12/20

1. Housing

I don't think "affordable" housing is coming to Springdale any time soon. The best attempts in the past have failed, because landlords / sellers can get more on the open market. I think it's really up to business owners to provide employee housing as a benefit to their employees (and also as a tool for attraction and retention. It's lucrative to own a business in Springdale, and this would be doable for most of them.

It's more important to allow low-density residential development, because that's why people bought houses here.

I would not be okay with multi-family housing in my own neighborhood because of our private roads and the difficulty of passing traffic on our switchbacks. Multi-family housing is not appropriate anywhere until we have another or wider road with turn lanes.

2. Limitation on Hotels / Motels

Yes, I have concerns about the number of hotels and motels in Springdale, especially because the occupancy rate is so low. I don't feel the owners are offering "market pricing" or the rooms would be full on busy weekends. The negative impact of hotels is the pressure on our infrastructure.

I am also concerned about the size of hotels. I like small boutique hotels, and I like local ownership. The architecture should comply with Town code.

I don't like short-term rentals because it brings more people into neighborhoods that don't really care about that neighborhood. It can also increase traffic and decrease the aesthetic of the property. I don't like them in any zoned area, not just residential areas.

3. Put Residents First

I believe the Mayor and Town Manager should both be required to live in Springdale.

Putting residents first means that residents should have input on decisions made by the Town, such as this general plan. All residents are important, but full-time residents are most important in my opinion.

We pay a premium to live here, and we "deserve" a Town that listens to our needs and opinions.

I would like to see a 24/7 medical facility in Springdale, even if it were subsidized by the Town and County. We have an older population and millions of tourists every year, and St. George is too far away in an emergency. It's even too far away for routine medical care.

4. Protection of Natural Resources

All natural resources are important. I'd like to see Springdale get a voice at the table with state and federal land development (such as the MESA) as long as the development impacts the Town and its residents in ANY way.

5. Limit / Stop New Development

Yes, I think the Town needs to limit future development. No more hotels, no golf courses, no casinos, no chain restaurants, and no box stores. Towns and cities become frighteningly similar once those national businesses come in.

I like the strategy of purchasing property. It's not fair to punish property owners who bought their property with a particular zoning that is later taken away. We should, however, be very careful in granting zoning changes, especially "upzones."

6. Small / Independent Businesses

See answer to #5 above. I measure small as a business that is owned locally and doesn't have locations outside of Washington County. It's important for all businesses, but the cat is out of the bag for hotels. We can best promote small, independent businesses by accelerating the permit / build process for those businesses and encouraging residents to patronize the businesses once they're open.

Interviewer: Barbara Bruno

Interviewee: [REDACTED]

6/13/20

1. Housing

Affordable housing is a noble goal, but it's a silly chase. We may learn something from the housing consultant, but the reality is a long way from the desire. There are a handful of people that it's important to, but would the citizens be willing to subsidize it? That's kind of my internal test.

I would be okay with multi-family housing where it is currently zoned and approved. Zone changes should not be granted except in unusual circumstances.

2. Limitation on Hotels / Motels

Most of the 500 additional rooms have been allowed through agreements or zoning, so we don't have a choice. If the "owners" are willing to give that up, it would be great but we can't take the rights away. The current guidelines for size, ownership, and architecture are appropriate.

Short-term rentals should continue to be banned. People bought properties with the ban in place, and there's pressure to erode that. ADU's are increasing density on people's properties.

3. Put Residents First

There is a rumor that Town only promotes commercial and they don't care about the residents. Residents are as important as commercial; it's a red herring. Full time residents have a bigger voice because they can attend meetings, etc. Second home owners have rights, but they are at a disadvantage.

We need a more reliable medical facility in the town. We need a new post office, and town hall must be replaced.

4. Protection of Natural Resources

Viewscapes is my first priority. The town has some ordinances that try to protect that, and they should continue to be enforced. The river plan will make a huge difference in preserving the river. A lot of the things in the old general plan have been done, so we should clean up the general plan.

Community open space would be great if residents are willing to pay for it through a bond measure.

5. Limit / Stop New Development

Purchasing property is a great option for creating more open space. I'm against rezoning and downzoning; they're dangerous practices. Unless you want to compensate them lavishly.

6. Small / Independent Businesses

I'm a free market person. Chains and corporate brands will sweep through town and buy properties. The ban on franchises didn't hold up. A lot of hotels are locally owned, although they're affiliated with hotel chains.

There could be tiered business licenses where the fee is reduced if the owner lives here.

Interviewer: Barbara Bruno

Interviewee: [REDACTED]

6/11/20

1. Housing

Two years ago, I would have said yes to affordable housing. Now I believe it's just "not there." We can't make it happen. Right now, Moanave is a great option because it's not "affordable" to everyone but it's affordable to a decent number of people. I think the town would be trying to achieve something that is not achievable here. Not sure the Town should spend their time trying to figure that out.

Multi-family housing is not appropriate for foothill residential zone but would be appropriate for the valley residential zone.

2. Limitation on Hotels / Motels

The Town is just a "one trick pony" of beds. This minimizes the ability to develop and support a community. Other than saying "no more hotel rooms," I don't see a way to mitigate the negative impacts.

Local ownership is nicer, but not so concerned about the architecture as long as it meets the standards in place.

Regarding short-term rentals in residential areas, it has appeared to be an inevitable thing. I have been a fan of managing it as opposed to saying no, we don't want it but allowing it to a certain extent. I would be more interested in having the ability to do ADU's for "long term" rentals.

3. Put Residents First

I don't think you can put residents first because they're just one piece of the town. However, you can weight their opinions on development with a greater weight than the developer.

Fiber optic internet to residents is a need that is not being met.

4. Protection of Natural Resources

Night sky and the river are my priorities. We should probably start looking at managing interior lighting that flows outdoors.

5. Limit / Stop New Development

Not a fan of downzoning because you bought it in a certain zone. The Town is reasonably well set up with respect to the fact that it's difficult to get a zone change. That has been managed well. We could take a look at the density that is allowed on a development. For example, the LeFave Gallery was a big piece of property without much development. Because of the way they've been allowed to combine the lots, etc., the property is now packed. The commercial density allowed is disproportionate to the density a resident is allowed to do. Residential density could be increased and commercial density could be decreased.

Moab was going to adopt a new ordinance that any hotel development had to go through a zone change application process. Not sure of the status, but the zone was going to be called resort commercial zone; this is a solid idea.

6. Small / Independent Businesses

Small businesses are friendlier and usually owner/resident managed. They have an investment in caring for their property here.

Interviewer: Barbara Bruno

Interviewee: [REDACTED]

6/11/20

1. Housing

Not so much, because all efforts in the past end up in the same place. There isn't affordable housing; that term is relative. If the least expensive residence one can attain in Springdale is \$300,000, I'm not sure it's furthering our mission to bring affordable housing to Springdale.

Continuing to allow primarily low-density residential development. Springdale "is what it is." What will we gain by trying to add another 600 residents?

No, not in my neighborhood. However, in areas of town zoned for it (commercial areas, e.g.). I would not encroach on people's neighborhoods with proposed multi-family housing. It will degrade the values of our real estate.

2. Limitation on Hotels / Motels

If there is room for the hotels/motels, I'm not so concerned because housing for visitors doesn't present a problem.

Negative impacts are pockets of congestion wear on the town infrastructure (water usage, power usage, bandwidth). Positives are visitors staying in town vs. coming in and out in their cars.

Careful review of proposed hotels could mitigate the negative impacts. Ingress and egress of the highway, space on the property for parking.

I do care about maintaining current height restrictions and rules. Architecture consistent with town guidelines. Ownership doesn't matter as much if they abide by town rules. I'd like to see more local ownership.

I just don't like short term rentals in residential areas. I'm against it. People tend to abuse it.

3. Put Residents First

Putting residents first means careful town planning so we don't trash our town with overdevelopment and congestion. Taking a hard line stance on open space, walkability, lower density housing.

The town should put full time residents first because we work in this town and are the ones cleaning up the streets, making rules to protect the town, etc. I believe full time residents have a more vested interest in keeping the town nice vs. people who live outside of town.

I don't have any complaints about needs that are not being met.

4. Protection of Natural Resources

All of those natural resources are equally important. The Town should continue protecting open space and views.

5. Limit / Stop New Development

No golf courses! Stick to the "hard line" on maximum hotel rooms in Town. Don't continue to add more every time someone asks. We're good on parking lots; let's not add more. The Town should not downzone property; that's not fair to the property owner. Limit development by sticking to and enforcing existing guidelines and zoning. Don't accommodate every individual who comes in with money for a zone change.

6. Small / Independent Businesses

Independent businesses tend to require less space, creating a more intimate experience.

A small business is one that is operating in 3,000 feet of floor space or less.

Restaurants and retail. Bike shops and guide services. Outdoor gear shops.

The Town can best promote small, independent businesses by expediting plan reviews and applications, and giving favored status to local residents wanting to open new businesses.

Interviewer: Barbara Bruno

Interviewee: [REDACTED]

6/17/20

1. Housing

After living in Park City where they tried to provide affordable housing, no. There's not that much land and not that much space. High density should be in Virgin, LaVerkin, Hurricane. It's only a 20-minute drive. I don't think Springdale needs to take on the responsibility of providing employee housing. If an employer needs to house employees, they should do it on their own.

The hotels ought to get together and buy some land to build an apartment complex that could be employee housing outside of Springdale.

Redhawk has been great for the Town, but someone will have to do it, not the Town.

2. Limitation on Hotels / Motels

My take on it is that if the land is zoned for that type of development, it should be allowed. Zoning should not be changed, period, in order to keep the Town as quaint as it can. This Town is a gateway to a national park and rooms are necessary.

I'm not opposed to local vs corporate. As long as they build within the guidelines and the buildings aren't ugly, it doesn't matter. The open space that the Town is pretty strict.

Nightly rentals should not be allowed in the residential areas. People purchased there in order to avoid this.

3. Put Residents First

I don't think different residents can be delineated. The residents benefit by the sales tax revenue that is coming into this Town, allowing

improvements for the residents. The Town should improve the amenities for residents vs. visitors.

4. Protection of Natural Resources

I think all of those natural resources are important. I can't think of anything else right now. Open space is also important. It would be nice if the Town owned more property to save as open space.

The dog park is completely inundated and overrun with visitors, and they're not cleaning up behind themselves. If they are going to use our facilities, they must be responsible and it must be policed. Visitors should not be allowed to use our Town facilities.

5. Limit / Stop New Development

The dog park in Washington is great, and something like that would be used by both residents and visitors. Something like that would be great. Tourists are looking for places like this, and it's great for the dogs. I would like to have a "secret" park.

The Town should stick to the existing zoning and not take away property rights. Again, zoning should never be changed, in order to maintain the vision that was set. That's where the quality of the Town goes downhill.

The river park is really special, but there's no place for the locals to go to have peace and quiet and enjoy the outdoors.

Maybe hotel owners would know what visitors are looking for.

I'd like to eliminate the squeaky brakes on the buses, dumpsters "in my face." A plaza would be great if it had a lot of shade and some cooling water features. Mimi's was designed to be a "town center." It would be interesting to try, but I don't know if it would work.

The Park's being semi-open has kicked people into Town, so the plaza would be great for that.

6. Small / Independent Businesses

Of course, I don't want more competition to move in here. There are a few retailers, but there aren't a lot. We all have different merchandise. Because the number of stores are limited, it allows the independent businesses to be more successful. I think the quaintness of the Town is important, so to bring in a large chain or major businesses is not the answer.

The Town could help by sticking to central commercial zoning and not adding areas that could have businesses. Obviously the outfitters are doing well and there are multiple outfitters. If somebody wants to try retail, they can do it. They need to be unique and different, and they'd need to be on Highway 9.

General Plan Follow Up Questions

Interviewer: Jack Burns

Interviewee: [REDACTED]

Date: 6/14/20

1. Housing

- Should the Town continue to try to find options to make housing more affordable for a wider diversity of households?

Yes

- Why / why not?

because the people that work in Springdale should be able to live there.

- Which is more important: continuing to allow primarily low-density residential development, or looking for strategies to increase housing diversity and affordability?

Increase housing diversity and affordability

- Would you be ok with multi-family housing in your neighborhood?

Yes - already have it.

- If not, where would multi-housing be appropriate?

Just off main street

2. Limitation on Hotels / Motels

- There are currently about 1,200 hotel / motel rooms in Springdale. Under current zoning regulations there could be an additional 400 to 500 developed. Do you have concerns about the number of hotels / motels in Springdale?

I think that it would be better not to increase the number of hotel rooms.

- What are those concerns?

- What are the negative impacts of hotels / motels?

- What are the positive impacts of hotels / motels?

- How can the Town best mitigate the negative impacts?

- Are you concerned about the physical size of hotels? The number or units in a hotel? The ownership of a hotel (local vs. corporate)? The architecture of hotels?

Yes I am concerned about all of those things. It will change the character of the town.

- Why are you concerned about these things?

- How do you feel about short-term rentals (e.g. vacation rentals, Air BnB) being developed in residential areas?

That seems fine to me.

3. Put Residents First

- What does it mean to put residents first?

That there is a place where they can live and work. That there is a feeling of community.

- Which residents should the Town put first? (full-time residents, seasonal employee residents, second home residents, etc.)

First Full time residents, then second home residents.

- Why is it important the residents' needs are placed first?

- What specific needs do you have as a resident that are not currently being met?

4. Protection of Natural Resources

- Which natural resources are most important to protect? (river, night sky, wildlife habitat, clean air, water quality, viewscapes, etc.)

Night sky and views apes

- What kind of protections should the Town put in place / continue / strengthen to protect natural resources?

5. Limit / Stop New Development

- Do you feel the Town needs to take action to stop or limit future development in Springdale?

Yes

- If so, what specific kinds of development need to be limited?

I personally think too many new homes can be too much.

- Why?

- Recognizing there are existing property rights, including the right to develop property according to existing zoning, associated with all properties in the Town, what strategies should the Town use to stop or limit new development? Purchase property? Downzone property? Change the zoning standards? Others?
Down zone property, and purchase property back.

6. Small / Independent Businesses

- What makes an independent business more desirable than a chain or large corporate brand?
Because it makes the town more unique and feels friendlier with small business run and owned by locals.

- What is a "small" business? How do you measure "small"?
Small means not part of a chain!

- What types of businesses are important to be small and independent?
 - Restaurants, hotels, retail, etc.?
Restaurants, retail, and hotels

- How can the Town best promote small, independent businesses?
