



COURT REPORTING, INC.

Deposition of:

**Variance Hearing
Taken May 24, 2022**

Cause No:
None

TAKEN BY: Springdale Town

Reported By: Elizabeth Robison
Job #: 101524

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VARIANCE HEARING

Taken at The Canyon Community Center
126 Lion Boulevard
Springdale, Utah

On May 24, 2022
At 3:00 P.M.

Reported by: J. Elizabeth Robison, RPR, CRR

A P P E A R A N C E S

ADMINISTRATIVE HEARING OFFICER:

BLANCHARD PATTISON, LLC
Bryan J. Pattison, Esq.
bryan@blanchardpattison.com
50 East 100 South, Suite 101
St. George, Utah 84770

Thomas Dansie, Director of Community
Development

Niall Connolly, Senior Planner

Aren Emerson, Deputy Town Clerk

Darci Carlson, Town Clerk

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1 P R O C E E D I N G S

2 * * *

3 ADMINISTRATIVE HEARING OFFICER: All
4 right. Let's proceed.

5 This is public hearing on a variance
6 application. The applicant is Joe Pitti. Did I
7 say that correctly?

8 MR. PITTI: Pitti.

9 ADMINISTRATIVE HEARING OFFICER: Pitti.
10 Okay. I apologize. The applicant is Joe Pitti.
11 The parcel at issue is S-22 with a street address
12 980 Zion Park Boulevard. The variance request is
13 from the setback requirements in section 10-11-A6
14 of the Springdale Town Ordinances. The requested
15 variance will allow the applicant to construct a
16 structure containing a garage and employee housing
17 unit on the property.

18 So you know, Mr. Pitti -- I apologize in
19 advance if I screw that up.

20 MR. PITTI: You got it right.

21 ADMINISTRATIVE HEARING OFFICER: I -- I've
22 lived in southern Utah for 20 years.

23 There's five elements that -- each of
24 which must be met for me to grant the variance.
25 And the burden is on the applicant to demonstrate

1 all five elements.

2 First is hardship; that literal
3 enforcement would cause an unreasonable hardship
4 for the applicant.

5 Second is special circumstances; that
6 there are special circumstances attached to the
7 property that don't generally apply to other
8 properties in the same zone.

9 Third is that granting the variance is
10 essential to the enjoyment of a substantial
11 property right possessed by others in the same
12 zone.

13 Fourth is that the variance will not
14 substantially affect the general plan and will not
15 be contrary to the public interest.

16 And fifth that the spirit of the land use
17 ordinance is observed and substantial justice is
18 done.

19 So with that, Mr. Pitti, the floor is
20 yours. Tell me what I need to know.

21 MR. PITTI: Well, thank you for the
22 opportunity. So this is Mark Chambers, my partner,
23 and we've owned Under the Eaves Inn for 14 years
24 now and are moving into our sixties and looking at
25 having some help with our -- with our business.

1 We -- we own and operate it. That means
2 we're doing laundry, and we're doing rooms, as well
3 as as much as we can to keep up our -- our
4 business. And it is definitely a lifestyle. We --
5 we live in the same building with people, so we
6 like to tell people we've had, you know, company
7 for ten years. Because, since then, we've built
8 another unit on our property, that we currently
9 live in, to give us some more longevity in -- in
10 living here in Springdale.

11 And the whole goal of doing this is to --
12 is -- is specifically for that. We really love
13 living here. We've been contributous (verbatim) to
14 the community. I've served on planning commission
15 for nine years. Mark has been on town council, and
16 we really want to continue to stay here.

17 We've been offered, like many people in
18 our community, large amounts of money to sell our
19 building. But we really want to stay here and
20 figure out a way to do that. And the one way to do
21 that is to have help as we move into this time in
22 our life.

23 So we were looking at places to put an
24 employee housing unit. But -- well, I should back
25 up. Prior to that, we were really investigating

1 other options, which was to possibly buy another
2 unit in town or find other places for rent. And
3 it's been pretty -- well, first of all, buying a
4 unit in town is -- is cost prohibitive for us. We
5 only have eight -- eight rooms, and we are a small
6 boutique-style hotel in Springdale. So what we are
7 doing is a lifestyle. We're never going to be rich
8 off this. It provides us a great way to live in
9 Springdale and, you know, travel and -- and have a
10 wonderful life here.

11 And as far as finding rental units,
12 they're -- they're far and few between. And for
13 us, we really need to have a manager on site,
14 because we have a -- the nature of our business is
15 that it's kind of a 24/7 operation where people
16 might call in the middle of the night and say, "I
17 need -- you know, I see a spider, or there's -- you
18 know, I need a towel," or something like that. So
19 we really do need to have somebody who's on call.

20 So the -- we've taken the time to get
21 our -- our building on the historic registry. And
22 this leads me into the -- the uniqueness of our
23 property. It's really kind of a strange puzzle
24 piece, so it only leaves us kind of one spot to
25 have this building, which is where our garage

1 currently sits. And it's already in the setback
2 from a previous -- we bought it that way, so from a
3 previous design element review. So we're just
4 asking to move it over, which we think won't
5 give -- it won't visually have a huge visual
6 difference in -- in its impact on the property, as
7 well as the community.

8 We also live next to a -- the only public
9 utility in town, which is CenturyLink. And nobody
10 operates that. Nobody lives there. There just --
11 it's just a building that sits there next to us.
12 So it won't directly affect them as well.

13 And, you know, although we're on the
14 historic registry, it doesn't protect that building
15 in perpetuity. Somebody could come along one day
16 and buy our property and flatten it all and put up
17 more units and put up a larger hotel. And we
18 really believe in historic preservation.

19 We owned a house in Salt Lake City that
20 was built in 1878, which is what drew us to this
21 property. So we're really here to protect it
22 and -- and want to remain in Springdale for our
23 later years. And -- and -- and that's the whole
24 idea, again, behind building this garage and
25 putting the apartment on top of it, so that we can

1 hire somebody and live there.

2 ADMINISTRATIVE HEARING OFFICER: Okay. I
3 have some questions. First, I'm trying to get
4 oriented to the property so I understand which
5 building is which, and I don't know if you have the
6 packet that the -- Mr. Dansie sent out, that has a
7 photograph, an aerial photograph, of your --

8 MR. PITTI: Yeah.

9 ADMINISTRATIVE HEARING OFFICER:
10 --property. You probably don't need to look at the
11 map to know --

12 MR. PITTI: That's okay.

13 ADMINISTRATIVE HEARING OFFICER: -- what
14 the property looks like.

15 So the -- the -- the bed and breakfast is
16 the larger building closest to SR-9?

17 MR. PITTI: Correct.

18 ADMINISTRATIVE HEARING OFFICER: Okay.
19 And is that the building on the historic registry?

20 MR. PITTI: Correct.

21 ADMINISTRATIVE HEARING OFFICER: Okay.

22 MR. PITTI: And all of our rooms are small
23 due to the historic nature of our -- of the rooms.
24 So like, we have rooms on our property for \$119,
25 \$129, which is kind of unheard in Springdale. But

1 we have -- you know, we price it accordingly to --
2 because of its historic nature.

3 ADMINISTRATIVE HEARING OFFICER: Okay.

4 And the telecommunication site is just directly to
5 the north, just above your property?

6 MR. PITTI: Correct. So to the -- if
7 you're looking at that -- of that main building
8 from SR-9?

9 ADMINISTRATIVE HEARING OFFICER: Yes.

10 MR. PITTI: To the right of it is where
11 the garage now sits, and then on the other side of
12 that is that -- the CenturyLink building with the
13 communications systems, as you said, is there.
14 Yeah.

15 ADMINISTRATIVE HEARING OFFICER: And it's
16 the garage that you're seeking to tear down and
17 rebuild it as this employee --

18 MR. PITTI: Correct.

19 ADMINISTRATIVE HEARING OFFICER: --housing
20 unit.

21 MR. PITTI: Because behind the garage, we
22 have another historic building, although it's not
23 on the registry, yet. It has been moved from
24 the -- from the national Park. It used to be a --
25 one of the housing units there. That was moved --

1 several of them were moved to different properties
2 in town. We own one of them and actually use it
3 as -- as a place where people can rent rooms out
4 of. It has three rooms in it.

5 ADMINISTRATIVE HEARING OFFICER: And where
6 is that on the property? Is that in the middle --

7 MR. PITTI: That is behind the garage.

8 ADMINISTRATIVE HEARING OFFICER: Okay. It
9 looks like there's a landmark dot on it in the
10 material I have.

11 And that's -- that's the cabin that was
12 relocated from Zion?

13 MR. PITTI: Correct.

14 ADMINISTRATIVE HEARING OFFICER: All
15 right.

16 MR. PITTI: Yeah. And because it was
17 moved, they don't count it as -- even though it's a
18 historic building, it has to be where it's sitting
19 for a number of years. So we're coming up on that,
20 when it -- when it -- and when it does become --
21 when it is -- when we get to that -- that year, we
22 will then put that on the historic registry. It's
23 a -- it's an arduous process. It took me close to
24 a year and a half to get the first one on the -- on
25 the registry.

1 ADMINISTRATIVE HEARING OFFICER: Okay.

2 And as I understand it, it's the only building in
3 town that's on the registry?

4 MR. PITTI: Correct. Yeah. There was
5 a -- some people from the historic -- what was the
6 office up there? -- the preservation office in Salt
7 Lake City that came down and did a analysis of
8 buildings in town. And although we've got some
9 historic buildings in town, ours met the criteria,
10 because it really remained unchanged. So we were
11 the only one that kind of passed that -- that test
12 at that point.

13 ADMINISTRATIVE HEARING OFFICER: Okay.
14 And then to the very back, is that where the home
15 is that you constructed?

16 MR. PITTI: So there's -- behind that --
17 that cabin unit, to the back of the garden, there's
18 a smaller building there. And that used to be an
19 art studio. That was -- that's converted into a
20 room. And then on the very top of the property, on
21 the furthest back portion of it is where we built a
22 place for us to live.

23 ADMINISTRATIVE HEARING OFFICER: Okay.

24 MR. PITTI: Yeah.

25 ADMINISTRATIVE HEARING OFFICER: When did

1 you build that home?

2 MR. PITTI: Two years ago. It will be two
3 years in October, so a year and a half, actually.

4 And if I may, I also -- we're also -- a
5 big part of this, too, is we have a large drainage
6 tube that we inherited with our property. And it's
7 one of those -- I mean, it's a -- it's a culvert
8 tube about that tall and that wide. So it's one of
9 those things, big, you know, kind of drainage place
10 that runs from the property above us off of their
11 property. I know this was done completely without
12 probably anybody going through the proper channels,
13 I should say. And it exits onto our property.

14 So when there are rainstorms, it floods
15 our whole garage, floods the entire front of the
16 property with mud and debris. And we're hoping to
17 incorporate this building into fixing that problem
18 as well. And that runs behind that main -- the
19 other cabin that comes from the park, is from -- it
20 exits right there.

21 ADMINISTRATIVE HEARING OFFICER: Is the
22 variance necessary to -- to fix the drainage issue?

23 MR. PITTI: It would help us with
24 incorporating -- I don't know, with the variance,
25 if we have to get a variance to build a wall within

1 the setback.

2 MR. DANSIE: Would you like me to answer
3 that, Mr. Pattison?

4 ADMINISTRATIVE HEARING OFFICER: Go ahead,
5 please.

6 MR. DANSIE: Walls up to a certain height,
7 in this case, six feet, can be placed within a
8 required setback.

9 MR. PITTI: Okay. But this would
10 certainly help with the cost of it all, if we
11 integrate it into -- into our -- into the wall of
12 the building that we want to move. And we're only
13 -- it -- kind of trying -- trying to move it over a
14 short amount of space since we're already in that
15 setback.

16 And there are other buildings, in the
17 commercial zones, that have zero setbacks that are
18 historically placed where they are. The Pioneer
19 Hotel has zero setbacks. Oscar's has zero
20 setbacks. The one next to Pioneer, Byron's
21 place -- what's that called? It's got a zero
22 setback as well. And Stew's place abuts up against
23 the historic building, the Pioneer Hotel as well.

24 ADMINISTRATIVE HEARING OFFICER: A couple
25 more questions. In evaluating whether this is an

1 unreasonable hardship or not, there's -- there's
2 two things that I have to look at, is it the
3 hardship cannot be either self-imposed or purely
4 economic.

5 MR. PITTI: Uh-huh.

6 ADMINISTRATIVE HEARING OFFICER: So help
7 me understand how this is not -- based upon what
8 you've told me, your need for the building to put
9 employee housing in there, so you can retire or
10 semi-retire, how is this not a purely economic
11 reason?

12 MR. PITTI: Well, we won't be able to just
13 turn this over to somebody, so we'll always be
14 working this business. It -- it just helps us help
15 manage the business and help us live there for the
16 -- the time that we want to be here in Springdale.
17 Do you want --

18 MR. CHAMBERS: If you don't -- I'm Mark
19 Chambers. Do you mind if I -- I help with that?

20 ADMINISTRATIVE HEARING OFFICER: Please,
21 go ahead.

22 MR. CHAMBERS: So -- so right now, as we
23 said, it's 24/7. We have had somebody who helped
24 us, was an employee, who helped give us two days
25 off a week. They have since -- their father died,

1 and they've had to move out of Springdale. We
2 cannot find housing for them. They've been living
3 in Mesquite, and it's hard for us to find somebody
4 to help us do just the work we're doing right now.

5 So it's not just move into retirement. We
6 need to have another employee. And like many
7 businesses in town, trying to find employees is
8 very difficult unless you provide housing. And
9 it's -- it's -- that's the hardship for us, is we
10 can't find an employee who can be on call, be on
11 site. It's not a shift that we can say, "You're
12 here from 8:00 to 8:00."

13 If we wanted to go spend a night with our
14 mother, we have to have somebody be at the inn.
15 And so they have to stay at our place, in our
16 space, to do it. And we would like some longevity
17 with the employee to have somebody who we can
18 employ, be a full-time employee, and live in town
19 and help us. And as we move further into
20 retirement years, then we would share more and more
21 of the workload.

22 ADMINISTRATIVE HEARING OFFICER: Okay.

23 MR. CHAMBERS: Does that help answer --

24 ADMINISTRATIVE HEARING OFFICER: Yeah. I
25 understand what you're saying.

1 How is -- how is that issue unique to your
2 property, though? It's -- if finding employees is
3 difficult for --

4 MR. CHAMBERS: So --

5 ADMINISTRATIVE HEARING OFFICER:

6 --businesses throughout Springdale, how is it that
7 yours is different?

8 MR. CHAMBERS: So for most of the
9 businesses around us, there are employee housing.
10 They already -- they are able to provide employee
11 housing. To the direct south -- south of us, there
12 is 12 employee units for Stew Ferber, who is a
13 hotelier. Do you want to answer the rest?

14 MR. PITTI: Zion -- Zion Park Lodge has
15 several units for their employees to help with
16 their -- most of the hoteliers in town have
17 employee housing units. And we -- we want to be
18 part of the group, to have that -- to have that --
19 to have that assistance. But we can't -- this is
20 the only place that we actually can put that
21 place -- put that in place. Because the nature of
22 our other rooms is we can't give up any of those
23 spaces because they don't have -- they're just not
24 big enough for somebody to live in. So we have to
25 create a space for somebody to live in.

1 MR. CHAMBERS: And the only way we could
2 re-configure the property to add an employee unit
3 and -- and rooms is to tear down what we have. And
4 we're just not willing to tear down that building
5 that we fought so hard to get on the historic
6 registry.

7 So that's -- even so market, across the
8 street, has employee housing for their employees.
9 And in the commercial zone, one of the things is
10 it's higher density, and it's more employees. We
11 just can't provide it. And we need -- we need --
12 the two of us just can't keep the burden going.

13 ADMINISTRATIVE HEARING OFFICER: Right.
14 And I understand, under the town ordinance, it's
15 actually encouraged in a commercial -- in a CC zone
16 to have employee housing. And I think that weighs
17 in your favor on some of these other factors. I'm
18 just trying to figure out how this is specific --
19 property specific, as opposed to economy specific,
20 if that makes any sense.

21 If the variance is not granted, would you
22 still be able to use your property in the same
23 fashion as you're using it now?

24 MR. PITTI: Well, yeah. We can use it the
25 way we're using it now. It's just that we don't

1 know how long we can do that.

2 MR. CHAMBERS: Most B & B owners, the
3 average life span is seven years.

4 MR. PITTI: Not their death.

5 MR. CHAMBERS: Not their death. Not their
6 death. Their -- their business life is seven
7 years. It -- as we said, we had ten years of
8 people living with us. And so for us to continue,
9 at some point, we won't be able to continue what
10 we're doing --

11 MR. PITTI: And even --

12 MR. CHAMBERS: -- without help.

13 MR. PITTI: And as far as -- like,
14 everybody kept saying, "Well, you're building
15 yourself a space. Why don't you rent that out?"

16 You know, Mark and I were not interested
17 in making more money and trying to do that. We're
18 trying to be able to find a way to continue living
19 in a town that is difficult for a lot of people to
20 live in. And we bought at a good time. But we're
21 getting to a place now where we -- like I said, as
22 we're entering a time in our sixties where -- you
23 know, we're -- obviously, we're in good shape. But
24 we're working -- we're working a lot and it's -- it
25 would be helpful to have the person that we did

1 hire, have with us, have her back on the property,
2 so that we can offer her a place to -- to help us
3 continue what we were doing before.

4 MR. CHAMBERS: And back to that -- the --
5 the life of a innkeeper, when we moved two years
6 ago into our place, a year and a half ago, it's
7 changed our lives because we don't -- we're not in
8 the work environment all the time. Having people
9 in our house, it's not -- it's given us more
10 longevity to be able to keep working.

11 MR. PITTI: And all the rest of the B & Bs
12 in town have kind -- they have the same kind of --
13 they have a different setup where they are able to
14 have a separate space for themselves. But they do
15 also have employees that live on the property as
16 well.

17 ADMINISTRATIVE HEARING OFFICER: Okay.
18 Let's go back to the drainage issue for a minute.
19 Is that -- is -- that drainage issue, that -- that
20 culvert, is that something that's unique to your
21 property?

22 MR. PITTI: Absolutely. It's a -- like I
23 said, it was put in -- I don't -- no one really
24 knows. And it's a very long, long ditch. I mean,
25 we used to have a dog that used to run up that

1 thing, and we didn't know where she was going. But
2 she would come in and out like a big gerbil -- big
3 gerbil tube. But yeah, the drainage, what happens
4 is there is -- at the end of it, there's a large
5 hole --

6 MR. CHAMBERS: Can I show you a photo or
7 no? I just -- he can describe it, and I'll try to
8 show it to you.

9 ADMINISTRATIVE HEARING OFFICER: Yeah.
10 If --

11 MR. PITTI: There's a large hole at the --
12 okay.

13 ADMINISTRATIVE HEARING OFFICER: If you
14 show me a photo, we've got -- we've got to make it
15 available to the Town so we can get it in our -- in
16 our record. So if you want to just describe it to
17 me -- I think you've answered the question, that
18 it's unique to your property, which is really what
19 I was driving at --

20 MR. PITTI: Yeah. I don't --

21 ADMINISTRATIVE HEARING OFFICER: -- if
22 you're aware of --

23 MR. PITTI: I don't -- I mean, I don't
24 know anybody that has a large drainage tube that
25 floods their property like this one does. And

1 the -- a lot of the -- a lot of the issue with our
2 property is -- like I said, it's got an odd-shaped
3 puzzle piece to it. And the person, who used to
4 own a portion of it years ago, basically fabricated
5 that whole back of the hill, and he was getting
6 flooded out, so he put this tube in. And since
7 then, the current property owner has dug a large
8 hole around it, so that it -- it used to spill out
9 a lot more on our property. But if the -- if the
10 hole fills up, then -- then we get a lot of that
11 mud and debris that comes through. So yeah,
12 it's --

13 MR. CHAMBERS: It -- it's unique, just
14 because of the geography of the land and how big
15 the pipe is and how much water comes through.

16 MR. PITTI: And there's really no -- I
17 don't even -- there's no other solution to it, but
18 is to create some kind of way for it to -- to move
19 that water in the direction that we want to move
20 it.

21 ADMINISTRATIVE HEARING OFFICER: So if I
22 look at your -- your plans you've submitted, is the
23 drainage accounted for on these plans, the --
24 the --

25 MR. PITTI: Yeah. There's a --

1 ADMINISTRATIVE HEARING OFFICER: -- the
2 concept plans?

3 MR. PITTI: There's a line that goes
4 upwards from the back of the building, which is the
5 definition of the wall. And then --

6 MR. CHAMBERS: Is that it? No. That's
7 not it.

8 MR. PITTI: And then there's a -- kind of
9 a dotted line that shows the tube.

10 ADMINISTRATIVE HEARING OFFICER: Okay.
11 And that is on the property line, as far as I can
12 tell.

13 MR. PITTI: Yeah. It's -- it runs right
14 along the property line or exits right onto the
15 property.

16 ADMINISTRATIVE HEARING OFFICER: All
17 right.

18 MR. PITTI: So not only does it flood us,
19 but it also floods CenturyLink as well.

20 ADMINISTRATIVE HEARING OFFICER: All
21 right. Thank you. I don't think I have any more
22 questions for the applicant, unless you think
23 there's anything else I need to know.

24 MR. PITTI: I think we've covered it.
25 Again, it's really just a -- we're looking for this

1 opportunity to employ somebody in town, to -- to
2 help with our needs on the property. And --

3 MR. CHAMBERS: And to preserve the -- the
4 historic building. We do have a plaque in front of
5 the building. And we probably have 30 to 40 people
6 a day, who walk by, stop, look at the plaque, read
7 it, look at the building, and take photos. So we
8 feel like it's an asset to the town, not just
9 because we love historic preservation, but just
10 it's another --

11 MR. PITTI: We're doing our best to
12 protect this property without having to, you
13 know -- I mean, if we don't get the help, not --
14 this isn't the burden -- the burden for us is that,
15 if we don't get the help that we need, at some
16 point we're going have to sell this property. And
17 we don't want to do that. We want to be able to
18 live here and -- and die here.

19 ADMINISTRATIVE HEARING OFFICER: Sometime
20 down -- way down the line.

21 MR. PITTI: Sometime way down the line.

22 ADMINISTRATIVE HEARING OFFICER: Okay.

23 Thank you.

24 MR. PITTI: Thank you.

25 ADMINISTRATIVE HEARING OFFICER: A few

1 questions for the Town.

2 Mr. Dansie, is -- and I think you describe
3 this in your materials. Is this -- is this an odd
4 property shape for the -- this type of -- this
5 area?

6 MR. DANSIE: Yes. You know, there are
7 very few perfectly rectangular-shaped properties in
8 Springdale. So most properties in Springdale have
9 some kind of odd geometry to them. This is
10 probably even more odd than is typical for
11 Springdale.

12 ADMINISTRATIVE HEARING OFFICER: And the
13 garage they're proposing to tear down that's
14 already within the setback, do you know how that
15 was approved to be -- or if it was approved to be
16 built within the setback?

17 MR. DANSIE: I don't have any information
18 to answer those questions.

19 ADMINISTRATIVE HEARING OFFICER: Okay.
20 Does the Town agree with -- with what the applicant
21 was saying about the drainage issues specific to
22 their property? Do you know whether or not that's
23 something unique to their property that's -- others
24 don't have to deal with?

25 MR. DANSIE: Having a large drainage

1 culvert that empties into, essentially, the middle
2 of the property, that is unique. Having -- dealing
3 with -- with intermittent washes and flooding from
4 intermittent washes, that's ubiquitous throughout
5 the town. But having a large drainage culvert that
6 kind of enters into the middle of the property,
7 that is a unique situation.

8 ADMINISTRATIVE HEARING OFFICER: Okay.
9 Thank you.

10 Anything else from the Town on this?

11 MR. DANSIE: I don't have anything else,
12 unless you have additional questions.

13 ADMINISTRATIVE HEARING OFFICER: I do not.
14 I'll give you the last word to respond to
15 anything Mr. Dansie said, if you feel you need to.

16 MR. PITTI: No. I think we're good.

17 ADMINISTRATIVE HEARING OFFICER: Okay.

18 MR. PITTI: Thank you.

19 ADMINISTRATIVE HEARING OFFICER: We didn't
20 receive any public comments, did we?

21 MR. DANSIE: We -- we did not.

22 ADMINISTRATIVE HEARING OFFICER: All
23 right. Okay. That will conclude our hearing. I
24 will prepare and issue a written ruling. I'd give
25 you a time frame, but then I'd be stuck with it.

It should be within a week or two.

1 MR. PITTI: Thank you.

2 ADMINISTRATIVE HEARING OFFICER: All
3 right. Thank you.

4 (The hearing was concluded at 3:24 P.M.)
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COURT REPORTING, INC.

Deposition of:

**Variance Hearing
Taken May 24, 2022**

Cause No:
None

TAKEN BY: Springdale Town

**Reported By: Elizabeth Robison
Job #: 101524**

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