



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: May 10, 2024
Re: Zone Change Application: Transient Lodging Overlay Zone, 933 Zion Park Boulevard

Background

Laura Doty has applied for a zone change to apply the Transient Lodging Overlay zone (TLO) to parcel S-14-B-1 (933 Zion Park Boulevard) in the CC zone. The proposed rezone would allow the development of four transient lodging units on the property. As required by ordinance, the proposal would also create one long-term residential rental unit on the property. The property is currently developed with a retail store and a single-family residence.

As with any other zone change, applying the TLO to a property is a legislative action. The Planning Commission should review the proposed zone change based on the Town's adopted policy for making legislative zone change decisions as recorded in both the General Plan and Land Use Ordinance. The Commission should then make a recommendation to the Town Council whether or not to grant the requested change to the TLO.

Report Contents

This report contains the following sections:

1. Applicable Ordinances and Policies
2. Background
 - a. Transient Lodging Overlay Zone
 - b. Property Details
 - c. Summary of Proposed Transient Lodging Development
 - d. Transient Lodging Development Process Summary
3. Compliance with TLO Standards
4. Legislative Analysis
5. Public Comment
6. Suggested Direction for Commission Action

Applicable Ordinances and Policies

The Commission should reference the following ordinances and policies to aid in the review of the application:

- Town Code 10-3-2(A) - General Town Policy on making zone changes
- Town Code 10-13F - Transient Lodging Overlay zone
- General Plan

- Vision Statement
- Land Use and Town Appearance Sub-Goal A
- Land Use and Town Appearance Sub-Goal G
- Economic Development Sub-Goal I

Background

Transient Lodging Overlay Zone

In response to proliferation of transient lodging in the community in the recent past the Town adopted the Transient Lodging Overlay zone (TLO) in 2022. Over the past 10 years a significant number of properties in the commercial zones have been redeveloped or repurposed as transient lodging. Galleries, retail shops, and most critically long-term residences in the commercial zones have all been converted to transient lodging. As more of these properties were converted to a transient lodging use the Town Council noticed a corresponding negative impact on the Town's village character. The mix of different commercial and residential uses in the commercial zones has historically been a key ingredient of the Town's village character. The Council found that the loss of this mix and diversity of uses in favor of more transient lodging was detrimental to the Town's character. The Town adopted the TLO to retain a mix and diversity of uses in the commercial zones and to promote the Town's village character. A foundational tenet of the TLO is encouraging transient lodging that promotes, rather than detracts from, village character.

After adopting the TLO in 2022 the Town received five applications (the maximum the TLO allowed in a single year) for transient lodging. Three of these were approved and two denied. Of the three that were approved only one has been developed as lodging (358 Zion Park Boulevard). Based on the experience reviewing the first round of TLO zone change applications the Town identified areas the TLO could be revised to better accomplish its intended purpose. The Town Council adopted revisions to the TLO in December of 2023. A summary of the salient provisions of the current TLO follows:

- The Town will accept TLO applications between March 1 and March 31 of every even numbered year (the "application window"). There is no limit on the number of applications the Town will accept during a given application window.
- The Town only accepts TLO applications for properties that are already in either the CC or VC zone. Transient lodging is not allowed in any other zone. A person may not make an application to the TLO concurrent with an application to either the CC or VC zone.
- The Planning Commission will review all TLO applications received in any given application window during a single Commission meeting. Likewise, the Town Council will review all applications in a single Council meeting.
- After reviewing all the applications made in a given application window the Commission will recommend and the Council approve a maximum of three applications. However, the Council is not obligated to approve any of the applications and can use its legislative discretion to deny all applications.

- There are three types of transient lodging facilities, differentiated by the number of transient lodging units¹ in the facility. Type 1 contains 13 or more lodging units, Type 2 contains between three and 12 units, and Type 3 contains a single unit in an owner-occupied residential structure. Type 1 lodging is only allowed in the CC zone. Types 2 and 3 lodging are allowed in the CC and VC zones.
- Type 1 and Type 2 lodging facilities must develop new long-term rental residential units in conjunction with new transient lodging units. One long-term rental unit is required for every four transient lodging units.

The Planning Commission may wish to review Chapter 10-13F of the Town Code in its entirety for complete details on the Transient Lodging Overlay zone.

The most recent application window for transient lodging ended on March 31, 2024. The Town received two TLO applications during this window. The Commission should review both of these applications in a single meeting. The Commission should complete its review and analysis of both applications before making a recommendation whether to approve or deny either one.

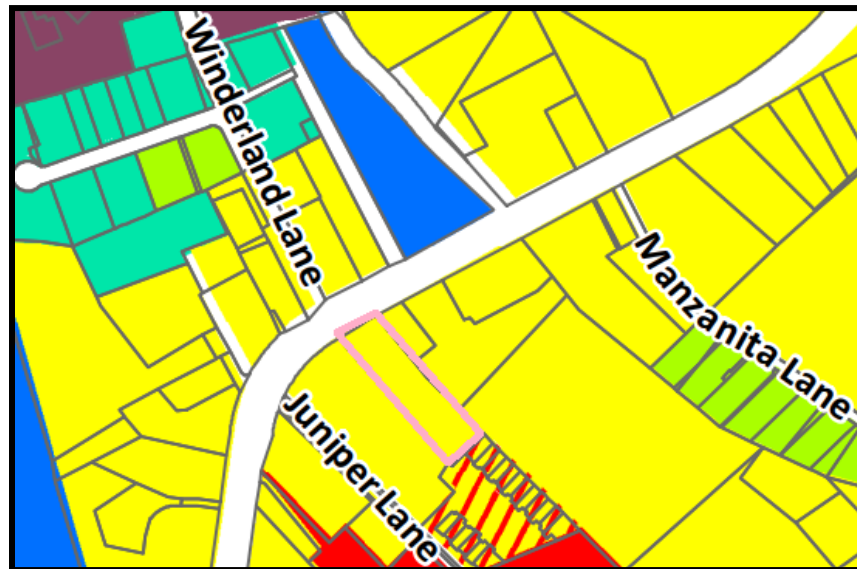
Property Details

The subject property is located at 933 Zion Park Boulevard. It is currently developed with a retail space (Canyon Offerings) and a single family residence. The existing development is located towards the front of the property. The rear portion of the property is undeveloped. The aerial image below shows the existing development on the subject property (outlined in blue).



¹ The Town Code counts the number of transient lodging units as the greater of: 1) the number of bedrooms or sleeping areas, or 2) the number of bathrooms in a transient lodging facility.

The property is located on Zion Park Boulevard (a public street). The property measures approximately 0.62 acres. The adjacent properties are all zoned CC, with the exception of the property to the rear which is in the CC-PD (Central Commercial Planned Development) zone. The map below shows the zoning on the subject property (outlined in pink) as well as the surrounding properties.



Summary of Proposed Transient Lodging Development

The applicant's proposal is to develop four transient lodging units (two one-bedroom units and one two-bedroom unit) and one long-term rental residential unit in a new structure to be built on the undeveloped rear half of the property. Additional parking will be added to the property to support the transient lodging use. With four total transient lodging units on the property the proposed lodging is classified as Type 2 transient lodging.

As required by the TLO application requirements, the applicant has submitted a conceptual site plan, elevation drawings, and floor plans showing the proposed development. These are included with the applicant's submittal attached to this report. The Commission should review these conceptual drawings for the purposes of: 1) confirming it is possible and feasible to develop the proposed transient lodging on the property in compliance with all applicable zoning standards of the CC zone,² and 2) determining if the style, scale and appearance of the proposed transient lodging development is consistent and compatible with the Town's village character. The Commission should review the concept drawings to determine whether the proposed transient lodging development will accomplish these two goals.

² The Commission does **not** need to conduct a detailed compliance review of all land use and development standards at this time. That review will come later as part of the Design/Development Review for the project, if the TLO zone change is approved. At this time the Commission is merely confirming it is possible to develop the proposed lodging on the property in compliance with zoning requirements.

Transient Lodging Development Process Summary

The process to develop transient lodging on a property is as follows:

1. The property must already be in either the CC or VC zone.
2. The property owner makes an application for the TLO.
3. *The Planning Commission reviews the TLO zone change application and makes a recommendation to the Town Council whether to approve or deny the application.*
4. The Town Council reviews the application and decides whether to approve or deny the application.

****If the Council decides to approve the TLO the following additional steps are necessary.****

5. The property owner records a restrictive covenant against the property which binds future property owners to the conditions of the TLO.
6. The Town Council gives final approval of the TLO on the property after the restrictive covenant is recorded.
7. The property owner applies for a Design/Development Review on the property and the Planning Commission reviews the proposed transient lodging for compliance with development and land use standards in the Town code. The development proposed in the DDR must be consistent with the conceptual plans submitted with the TLO application as well as with the conditions of the restrictive covenant.
8. The property owner applies for a building permit and the Town reviews the proposed transient lodging for compliance with building code requirements.
9. The property owner constructs the proposed development consistent with approved plans and the Town issues a Certificate of Occupancy, after ensuring the development is consistent with all prior approvals and the conditions of the restrictive covenant.
10. The operator of the transient lodging facility applies for a business license. The Town issues the business license after ensuring the operation of the transient lodging is consistent with the TLO and conditions of the restrictive covenant (including the ongoing provision of long-term rental residential units). The business license is renewed annually which gives the Town an annual opportunity to ensure compliance with the provisions of the TLO.

The current review at the Planning Commission is step #3 (in red italic text).

Compliance with TLO Standards

As a zone change, application of the TLO to a property is a legislative decision. This means the Town has broad legislative discretion whether or not to approve the zone change. However, in order to qualify for consideration of legislative approval there are certain baseline requirements established in the TLO that must first be met. For Type 1 and 2 transient lodging facilities these requirements are found in section 10-13F-8 of the Town Code. This section outlines those requirements and the application's compliance with the requirements.

Note that these standards are prerequisites for consideration for the TLO and not an approval checklist. Thus, if the application does not meet these standards it should be denied without further consideration. However, if the application does meet these requirements then it qualifies for consideration (but not guarantee) of legislative approval pursuant to the standards discussed in the following section (“Legislative Analysis”).

<i>Requirement</i>	<i>Application Details</i>	<i>Comments</i>
The property must be located on: 1) a dedicated public road, or 2) a paved private street with the approval of all impacted private property owners.	The property is located on SR9, a public road.	In compliance.
There must be a 24-hour on-call property manager who can respond to emergencies within 30 minutes of notification.	Laura Doty, the property owner and current property resident, will serve as the on-call property manager.	In compliance.
The transient lodging operator must adopt and post good neighbor and guest education policies in a conspicuous location in all lodging units.	A copy of the proposed good neighbor and guest education policies is included in the applicant’s submittal.	In compliance.
Long-term rental residential units must be developed in conjunction with the transient lodging. One long-term rental residential unit is required for every four transient lodging units. The long-term rental residential unit must meet the requirements of section 10-13F-8(D).	The proposed transient lodging facility contains four lodging units (one rental space with two bedrooms, plus two rental spaces with one bedroom each). This requires one long-term rental residential unit. The project includes one long-term residential unit in the same structure as the four transient lodging units. The long-term rental residential unit measures 908 square feet in area.	In compliance.
In the CC zone a property may not be developed with more than one transient lodging unit per 2,500 square feet of property area.	The property measures 0.62 acres (approximately 27,220 sf). This allows a total of 10 lodging units on the property. The applicant is proposing to develop four units.	In compliance.

Legislative Analysis

According to section 10-3-2(A) of the Town Code, it is the Town's general legislative policy not to change zones on properties, unless one of the three following criteria has been met:

- 1) The zone change will promote more fully the objectives and purposes of the land use ordinance and the General Plan,
- 2) There is a manifest error that will be corrected, or
- 3) The zone change will accommodate substantial changes in conditions that are not contemplated in the General Plan.

There are no manifest errors the subject zone change seeks to correct. Thus criterion #2 is not applicable. The General Plan specifically contemplates the Town's role as a gateway community to Zion National Park and the need to balance tourist accommodation with resident quality of life. There are no substantial changes in conditions related to transient lodging the General Plan has not contemplated. Thus criterion #3 is not applicable. Therefore, the TLO zone change may only be approved if it meets criterion #1. That is, the TLO zone change must promote more fully the objectives and purposes of the land use title and General Plan in order to be approved.

Section 10-13F-6 establishes review criteria the Commission should use to determine whether or not the proposed transient lodging will promote the objectives and purposes of the land use ordinance and General Plan. According to section 10-13F-6(B) the Commission and Council should use an evaluation review framework based on these criteria as a tool in reviewing all TLO applications received in a given application window. The Commission should evaluate all TLO applications relative to each other,³ and relative to the elevation criteria. The review framework is not binding. It does not guarantee approval or denial of any application. It is one tool the Town should use in evaluating TLO applications.

Staff suggests the Commission use the following evaluation criteria framework to evaluate the TLO applications. The TLO zone application requests the applicant respond to each of these review criteria specifically. The applicant's responses to these criteria are included as part of the application materials attached to this report. The Commission should review the applicant's responses and then make its own judgment about the merits of the application relative to these criteria.

Each Commissioner can fill in the columns "Comments on Proposal" and "Points Awarded" on the framework below after reviewing the applicant's responses and prior to the meeting. This can assist the Commission in reviewing the application relative to the objectives and purposes of the land use ordinance and General Plan.

³ Because the Town received fewer applications (2) than the total number allowed to be approved from a given application window (3), all the applications the Town received are eligible for approval. The reason to evaluate applications relative to each other is to ensure the Town is approving those applications that will most fully promote the goals and objectives of the General Plan. The Town can approve one, both, or neither of the two applications received.

Review Criterion	Points Available	Comments on Proposal	Points Awarded
Will the proposed development clearly maintain Springdale's unique identity and community atmosphere as detailed in Land Use and Town Appearance Subgoal A of the General Plan?	10 pts		
Does the proposed development clearly support the vision for Transient Lodging established in Land Use and Town Appearance Subgoal G of the General Plan? (See two sub-criteria to the right)	Will the proposed transient lodging promote the Town's "in the Park feel", small village scale, and unique village atmosphere? (5pts)		
	Will the proposed transient lodging be attractive, memorable, and unique in such a way that complements the visitor's experience in Zion Canyon and Zion National Park? (5 pts)		
Does the proposed development clearly support the vision for tourism related economic development established in Economic Development Subgoal I of the General Plan? (See three sub-criteria to the right)	Will the proposed transient lodging add to the quality of life for residents? (5 pts)		
	Will the proposed transient lodging development protect the community's character? (5 pts)		
	Will the proposed transient lodging development "give back" to the community (with more than just tax revenue)? (5pts)		

Does the proposed development support the vision statement and other applicable goals of the General Plan?	5 pts		
Will the proposed development negatively impact the privacy, peace, quiet, and enjoyment of surrounding properties, particularly those that are residentially zoned?	5 pts		
Will the proposed development help maintain a desirable balance between transient lodging and other commercial uses in the Town's commercial zones?	5 pts		
Is the facility projected to create a need for essential municipal services (including water and other utility services) that the Town cannot reasonably meet?	5 pts		
TOTAL	55 pts		

Public Comment

The Town has not received any public comment on the proposed TLO zone change. As required by ordinance, the applicant notified all property owners within 300 feet of the subject property of the intent to apply for the TLO zone prior to making an application. The applicant reports that none of these property owners responded to the pre-application notification.

Suggested Direction for Commission Action

The Commission should complete its review of both TLO zone applications received during the recent application window before making a recommendation on either. The Commission's review should be based on the following:

- 1) Does the application meet all the requirements for the TLO zone in 10-13F-8? (If not, the application is not eligible for approval.)
- 2) How well does the application meet the evaluation criteria established in 10-13F-6?

The Commission should make specific findings regarding the application based on this analysis. The Commission should then create a motion to recommend either approval or denial of the application to the Town Council, based on these findings.

The Commission may wish to use the sample motion language when making this motion:

*The Planning Commission recommends **approval / denial** of the Transient Lodging Overlay zone on parcel S-14-B-1 to allow the development of four transient lodging units and one long-term rental residential unit on the property, as presented in the applicant's submittal and reviewed at the May 15, 2024 Planning Commission meeting.*

This motion is based on the following findings:

[LIST FINDINGS]

If making a motion for approval the Commission may wish to include the following conditions:

1. *The applicant must record a restrictive covenant against the property as required by section 10-13F-12 of the Town Code. The TLO zone change will not be finalized until the restrictive covenant has been recorded.*

Under Review

Active

Application Review Status

Pre-Review	Approved	
Planning	Not Reviewed	03/28/2024
Final-Review	Not Reviewed	

Fees		Payments		
Application Fee	\$2,000.00	03/28/2024	Online	\$2,000.00
Subtotal	\$2,000.00	Total Paid		\$2,000.00
Amount Paid	\$2,000.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Application #
TOS2024-043

First Name
Laura

Last Name
Doty

Mailing Address
PO Box 326

City
Springdale

State

UT

Zip

84767

Contact Email

gr8stuff@qwestoffice.net

Contact Phone

(435) 632-9814

Project Address (or location description)

933 Zion Park Blvd

Parcel Number

S-14-B-1

Property Size (Acres)

.6249 Acres

Property Owner Name

Laura J Thomas Doty Trst

Property Owner Phone Number

(435) 632-9814

Is the property owner aware of and in support of the zone change request?

Yes

Property Owner Email Address

gr8stuff@qwestoffice.net

Current Zone of Property

Central Commercial

Requested Zone for Property

Transient Lodging Overlay

General Plan Map Designation:

Commercial Core

Please attach a site plan showing the details and information listed above.

 1-Canyon Offerings TLO Site Plan.pdf

Please attach: 1) conceptual architectural floor plans, and 2) conceptual elevations of the proposed transient lodging development

 1-Floor Plan 1 Bdrm Vacation Rental.PDF

 1-Floor Plan 2 Bdrm Vacation Rental.PDF

 1-Canyon Offerings Front and Rear Elev.pdf

 1-Canyon Offerings Side Elev.pdf







How many new long-term rental residential units are being developed in conjunction with the proposed transient lodging facility?

1

Please describe the nature and location of the required long-term residential units. Include details on how the long-term residential units will satisfy the requirements of section 10-13F(8)(D) of the Town Code.

There will be one long term residential unit incorporated into this project in the same building as the vacation rentals. The proposed long-term rental will be a minimum of 850 sq ft and may be slightly larger than the minimum required per the conceptual plans (906 sq ft). The residential apartment will be located on the ground floor below the 2-bedroom vacation rental unit allowing for a private fenced in yard area for the resident which should enhance their privacy and living environment. The long-term rental unit will have its own dedicated water meter. The residential unit proposed will meet or exceed the HUD Housing Quality Standards applicable to the Housing Choice Voucher Program per the Transient Lodging Overlay Zone requirements. I have already had a request for the long term rental if and when it is available.

Please attach 1) conceptual architectural floor plans, and 2) conceptual elevations of the proposed long-term rental residential units showing proposed exterior color and materials of the new structures.

-  1-Floor Plan 1 Bdrm Long Term Rental (2).PDF
-  1-CANYON OFFERINGS COLOR AND MATERIALS.pdf
-  1-Canyon Offerings--Stucco.jpg
-  1-Canyon Offerings Side Elev.pdf
-  1-Canyon Offerings Wood-Steel Color.jpg
-  1-Canyon Offerings Front and Rear Elev.pdf

The owner of the property where the long-term rental housing units are located must record a restrictive covenant on the property that identifies the long-term rental residential units and requires the units to be used for long-term residential use for at least 50 years. The covenant must identify to which transient lodging facility the long-term residential units are linked. The covenant must specifically list and require the property owner to adhere to all the requirements for long-term rental residential units contained in section 10-13F-(8)(D) of the Town Code. Is the owner of the property where the proposed long-term rental residential units will be located willing to record the restrictive covenant against the property?

Yes

Please describe the strategies used in the design of the project to protect adjacent properties from the impacts of the proposed development.

This parcel is predominately surrounded by commercial properties, only the back property line is shared with one residential town home. The minimum setback is 10 feet, however, the back property line set back will be approximately 31' to 34' due to a power line that cuts through the parcel and the location of the drainage/retention basin for the property. There will be privacy landscaping placed in this set back area and the conceptual plans include an 8' steel fence to be installed along the back property line as well as the SW property line. The Town Code allows for an 8' fence when residential properties share a common property line with a commercial property. This will help to insure a

privacy barrier for the one neighboring residential town home. Commercial parking lots border the other two property lines adjacent to the new apartments.

Only properties that are already in either the Central Commercial (CC) or Village Commercial (VC) zone are eligible for the Transient Lodging Overlay zone. An application for the Transient Lodging Overlay zone and an application to rezone the property to the CC or VC zone may not be made concurrently. What is the current zoning on the property?

Central Commercial

Which Type of transient lodging are you applying for?

Type 2 - between 3 and 12 transient lodging units on the property

How many new transient lodging units are proposed to be developed on the property?

4

How many existing transient lodging units are currently developed on the property?

0

Please describe the nature of the transient lodging units.

The proposed development of this parcel will consist of 3 vacation rental apartments: 1 two-bedroom apartment and 2 one-bedroom apartments for a total of 4 transient lodging units per Springdale's definition of a Transient Lodging Unit.

What is the expected maximum occupant load of each proposed transient lodging unit? If there are multiple types of proposed transient lodging units include the expected maximum occupant load for each type.

one 2-bedroom apartment = 4 occupants, two 1-bedroom apartments = 2 occupants each

Please describe how you intend to fulfill the property manager requirement.

The Vacation Rentals will be managed by the owner/resident of the property who already has a building maintenance team available. In addition, the staff at Canyon Offerings will be available to answer any questions guests may have during the store's operating hours. Canyon Offerings is open year-round and only closed on Thanksgiving, Christmas and New Years Day.

Name of Property Manager

Laura Doty

Property Manager Contact Phone

(435) 632-9814

Property Manager Email

lauradotyzion@gmail.com

Applicant Acknowledgement: I certify that I have read the above information regarding the transient lodging development timeline, the annual review of transient lodging standards as part of the business license issuance / renewal process, and the requirement for a restrictive covenant to be recorded against the property. I certify that, if the transient lodging overlay zone is approved on the property, I will assist in fulfilling these requirements.




Digital Signature

Laura Doty


Please upload PDF documentation of the notice of the project sent to property owners as described above.

 **VacationRentalLettertoPropertyOwners 3-6-24.pdf**

Please upload a PDF summary of the comments regarding the proposed transient lodging received from the property owners who received notice as described above.

 **RESPONSE LETTERSNone have been received to date.pdf**

Please attach a copy of the proposed good neighbor policies for the transient lodging facility.

 **1-TLO-Good Neighbor Policy work sheet.pdf**

How will the proposed transient lodging facility clearly maintain Springdale's unique identity and community atmosphere as detailed in Land Use and Town Appearance Subgoal A of the General Plan?

-Property Overview: The proposed project will be located on the vacant portion of the central commercial parcel behind the Zion Canyon Offerings gift store which is located at 933 Zion Park Blvd. An owner-occupied residential house and a 3-car carport are also on the property behind the gift store. This property already meets the town's Subgoal A(4) of the General Plan since it has mixed uses (commercial and residential) established. Neighboring properties include Zions Bank and the Bumbleberry complex (restaurant, gift shop, hotel and parking lot) on the NE side; the Juniper Town Home Vacation Rentals and MeMe's Café on the SW side; and one of the Juniper Town Homes (long term residences) on the back property line. There is a Zion Canyon Shuttle Bus stop at the entrance to the property on the NE Corner. The total square footage of the parcel is 27,220 sq ft (.6249 acres). The proposed development area for the Transient Lodging project is approximately 11,004 sq ft (.2526 acres).

-The goal for this project is to develop apartments that are indicative of the unique character and village atmosphere Springdale is attempting to preserve. The build out on this parcel could be up to 10 vacation rental units (1 unit for every 2,500 sq ft of land area), however, this application is for a much lesser build out: a total of 4 vacation rental units and 1 long term residential apartment. The proposed development avoids consumptive tourism by not building to the maximum allowed and provides for a long term residential rental unit which will be giving back to the community by increasing the residential inventory in town. Land Use and Town Appearance Sub Goal A(2) & (3) of the General Plan.

-Views are an integral part of the Zion Canyon experience for both visitors and long-term residents. It is my goal to ensure there are red rock views from each of the units being built, along with sufficient open space that can be enjoyed by both the visitors and the resident(s). The conceptual plans include covered decks and patios which are essential to enjoying the Canyon experience in the heat of the summer.

-The proposed conceptual plans allow for more open space and landscaping than required. The parcel totals 27,220 sq. ft and the approximate remaining lot area to be developed is 11,004 sq ft. (parking spaces are already in place to accommodate this build). The proposed new building square footage is approximately 4,798 sq ft. This leaves a balance of 6,206 sq ft (more than 56% of the area) that will be landscaped. The town requirement is for 35% open space to include a minimum of 25% landscaped and a minimum of 10% in ground cover. The number of trees, shrubs and the percentage of landscaped/ground cover areas will easily exceed the town requirements of 4 trees and 16 shrubs for this project. Land Use and Town Appearance Sub Goal A(4) of the General Plan.

The final landscape design will include indigenous, drought tolerant plants and trees.

-The property being developed already has a commercial building (retail) as well as a residential home. The new construction will combine the existing retail and residential uses on the property with new transient lodging and new residential. Further, the new buildings will not visually impact the SR-9 Corridor since they will be situated behind the existing buildings on the property. Land Use and Town Appearance Sub Goal A(4) of the General Plan.

-Lighting will be a priority in the design process and all lighting will support the Town's goal to maintain our night sky designation. Design elements will be incorporated to minimize exterior lighting where possible. Window coverings and interior lights will be chosen that will mitigate the amount of light projecting outward from the windows. Land Use and Town Appearance Sub Goal A(1) of the General Plan.

How will the proposed transient lodging facility clearly support the vision for Transient Lodging established in Land Use and Town Appearance Subgoal G of the General Plan? Will the proposed transient lodging promote the Town's "in the Park feel", small village scale, and unique village atmosphere? Will the proposed transient lodging be attractive, memorable, and unique in such a way that complements the visitor's experience in Zion Canyon and Zion National Park?

My focus during this conceptual design process has been to achieve the Town's goal of creating a new development that will complement the Town's village scale and atmosphere and a final build out of this parcel that will contribute to Springdale's charm and attractiveness.

--This is a small development (only 4 apartments), not a large project, and there will be more open/landscaped space on the property than required. The buildings have been designed to resemble the existing structures on the property. The materials and color palette to be used in the new construction will be the same as the existing buildings: Burnt orange textured stucco, dark brown stained wood or steel posts and beams, rusted metal fencing, natural rock trim (or a composite that is acceptable and matches the existing rock) on pillars and as trim. This will contribute to a consistent and cohesive appearance on the property when completed.

Factors that will contribute to creating a memorable and unique experience for the visitors:

- The small scale and much larger open space will provide visitors and the resident(s) with a more intimate and homelike experience during their stay than larger projects/buildings. Yard art will be included in the final landscaping plan to enhance the property and to create a more colorful and artistic atmosphere for guests. I commissioned a local artist to create the distinctive rusted metal parking signs for the store. I plan to do this with the new development as well.
- The interior decor for the rentals will include local and regional handcrafted art.
- This is a highly pedestrian friendly property since it is located in the heart of Springdale's Central Commercial Core. The location will encourage visitors to walk to and from the commercial amenities Springdale has to offer.

How will the proposed transient lodging facility clearly support the vision for tourism related economic development established in Economic Development Subgoal I of the General Plan? Will the proposed transient lodging add to the quality of life for residents? Will the proposed transient lodging development protect the community's character? Will the proposed transient lodging development "give back" to the community (with more than just tax revenue)?

- The property is located in the Central Commercial Core of downtown Springdale. Occupants of the vacation rentals will be able to leave their cars in the parking lot and get on the shuttle at the bus stop adjacent to the property, walk to the neighboring outfitters to rent a bike or to the town's restaurants and shops. These overnight guests will support the businesses in town, including Canyon Offerings, with increased revenue. The increased revenue will in turn support a healthier employee base for the town businesses. While the local businesses (restaurants, gift shops, outfitters, galleries) provide an amenity for the small residential population of Springdale, it is an obvious fact that the businesses cannot survive on just local residential patron support. The overnight guests contribute substantially to Springdale's local business economy vs. the day visitor who may not spend any time in the Town and/or contribute to Springdale's business economy. This project will also add a long term residential rental unit to the Town's inventory.

How does the proposed development support the vision statement and other applicable goals of the General Plan?

- This will be a small scale development in the Town's Central Commercial Core. The development will provide the resident(s) and visitors to this property with the ability to enjoy the scenic vistas from their vacation rental or home. The neighboring properties will not lose their view shed of the surrounding rock formations due to their already existing positioning and/or distance from the new buildings. The development of this project will not affect the current visual appearance on the SR-9 corridor since it is located on the back of the property behind other buildings. The buildings have been designed to achieve the town's goal to maintain an "in park" feel with new construction.

How will the proposed development avoid negative impacts to the privacy, peace, quiet, and enjoyment of surrounding properties, particularly those that are residentially zoned?

--The quality of life for neighboring residents will be minimal since the property lines on two sides are shared with other commercial businesses and their adjacent parking already provides a substantial buffer for their buildings. There is only one residential unit that borders the back property line, and the conceptual plans include an 8' privacy fence along with more than 3 times the Town Code required 10 ft set back.

How will the proposed development help maintain a desirable balance between transient lodging and other commercial uses in the Town's commercial zones?

--The occupants of these Transient Lodging Units will provide financial support for the neighboring and nearby commercial businesses in Springdale: retail, grocery, hardware, outfitters, galleries and restaurants. Overnight guests may sign up for tours or attend performances and events in Springdale and sign-up/pay for and attend retreats and classes local businesses may organize and offer.

Describe how the facility will not create a need for essential municipal services (including water and other utility services) that the Town cannot reasonably meet?

--This is a small project--only 4 apartments total and not a large development. The Town of Springdale does have an ample supply of culinary water to accommodate a project of this size per The Town Planning Department and the culinary master plan for Springdale. This project shouldn't prove to be a major drain on other utility services that the Town provides because of its small scale.

OPTIONAL: Please add any additional information you would like to help the Planning Commission and Town Council determine that the proposed transient lodging facility will enhance the Town's community character, as outlined in the General Plan.

Square Footage of the Units and Building Height: The approximate square footage for the proposed units: 1,102 sq ft for the 2 bedroom vacation rental, 814 sq ft each for the two 1-bedroom vacation rentals, 906 sq ft for the long term rental unit. The plans include one utility room (approx. 143 sq ft) that will be used to service the vacation rentals. Maximum height of the buildings does not exceed 26 feet.

Parking: The property currently has the parking in place that will be required for the addition of these units.

4 parking spaces for the retail store: 2 spaces for customers and 2 spaces for employees

4 parking spaces for the 4 Transient Lodging units

2 parking spaces for the employees of the Transient Lodging units

3 parking spaces for the two residential units (the parking requirement is 1 ½ per residence or 3 spaces since there will be multiple

long-term residential units on the property)


13 parking spaces required.

The conceptual plans outline a total of 15 spaces with one of them being a designated handicap space. This is two more parking spaces than required. The current graveled parking area has a 5-

foot planter along the property line with parking abutting the planter. We intend to change the planter trim material to match the rock trim on the property and change/add improvements to the existing landscaping in the planter. Please note that our neighbors, the Bumbleberry property, parking goes right up to the fence line. It is our intention to maintain a green landscaped space along the parking fence line.

Traffic: The addition of the vacation rentals will not significantly impact or change traffic entering or departing the Canyon Offerings parking lot onto SR-9 since customers to the store are constantly entering/exiting the parking lot already. The vacation occupants may, in fact, cause less traffic than the long-term tenants on this property since they will be able to leave their cars in the parking lot and use the bus or rent a bike for transportation to the park. They will also be able to walk to the nearby businesses, rather than drive. The Canyon Offerings parking lot is currently used by neighboring residents and delivery/service trucks to access the Zions Bank or Bumbleberry property rather than using the Bumbleberry entry off of SR-9.

OPTIONAL: Please attach any additional plans, drawings, photographs, or other information not already submitted with this application that will help demonstrate how the proposed development will enhance the Town's community character, as outlined in the General Plan.

 Canyon Offerings Then 1994 and Now 2024 2024-03-28 001.jpg

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Laura Jeanne Thomas-Doty - 03/28/2024 6:30 pm

Messages

Good morning Laura,

Thank you for your application. We have found the application complete and we will be scheduling the application for review with the Planning Commission. We will let you know of the meeting date once it is set.

Please let me know if you have any questions.

Thanks! Kyndal

Comments:

Good morning Laura,

I wanted to let you know that your application will be reviewed by the Planning Commission May 15th.

Please let me know if you have any questions.

Thanks!

Kyndal

Thank you. Do I need to do anything to prepare for the meeting?

Hi Laura,

You'll be given the opportunity to speak and talk about what you'd like to do and how you think it'll be good for the town. There's nothing you necessarily need to prepare for other than to talk about it and answer questions.

March 6, 2024

SUBJECT: Neighbor Notice Regarding a Proposed Transient Lodging Development and Application to the Town of Springdale for a Transient Lodging Overlay Zone on Parcel S-14-B-1 in Springdale, Utah

I am writing this letter to inform you of my plans to apply to the Town of Springdale for a Transient Lodging Overlay Zone for my property which is zoned Central Commercial and located at 933 Zion Park Boulevard.

Applicants are required to mail a written summary of the proposed transient lodging development to all owners of property within 300 ft of the proposed development along with an invitation for the adjacent property owners' to submit any written comments and feedback they would like to provide regarding the final design of the project. All written comments received by the applicant are to be included in the application to the Town. My mailing address: Laura Doty, PO Box 326, Springdale, UT 84767.

Structures already on my property include a retail gift store, Zion Canyon Offerings, located on the SR-9 Corridor along with a 1,700 sq ft home and a carport located behind the retail store. I am proposing to build three vacation rental apartments (one 2-bedroom apartment and two 1-bedroom apartments or 4 transient lodging units per the town's definition of a transient lodging unit) and one long term residential apartment. The new buildings will be located on the back portion of my property which is now an open field and barely visible from the SR-9 Corridor. My parcel shares property lines with commercial developments along both sides: Zions Bank and the Bumbleberry complex (parking lot, gift store, restaurant, theater, hotel) on one side; Me Me's Café and the Juniper Town Home Vacation Rentals on the other side. There is one residential town home that borders my back property line.

The total square footage of my property is 27,220 sq ft. The portion of the property to be developed is approximately 11,004 sq ft. The number of apartments proposed will be less than the town's maximum allowable units for my property and my project will include more open/landscaped space than the town requires. I will be using materials that are on the existing buildings: stucco, rock trim, wood and/or steel posts and beams, steel fences etc. The existing color scheme (burnt orange stucco with dark brown trim) will be used for the new buildings.

Please feel free to call me if you have any questions or would like more details on my proposed development. I can be reached at Canyon Offerings, Monday through Friday between 10 am and 4 pm. Phone: 435-772-3456.

I have been a Springdale resident, commercial property owner and business owner for 30 years. It is my goal to create and complete a project that will support Springdale's desire to maintain the unique character and village atmosphere of our community and provide a memorable experience for both the visitors and the residents who will be utilizing this property. I sincerely hope this will meet with your approval.

Regards,

Laura Doty

Property Owner

RESPONSE LETTERS

None have been received to date.

LODGING/GOOD NEIGHBOR POLICIES

HELLO AND WELCOME TO SPRINGDALE AND ZION NATIONAL PARK

We're happy you have chosen this property for your vacation. Before you settle in and get comfortable, we would like to make you aware of the House Rules and Good Neighbor Policies which have been established to make for a comfortable and fun stay for everybody!

If you should have any questions regarding these rules and policies, please feel free to contact us or stop in at Zion Canyon Offerings during the stores hours of operation. Store hours and all contact information can be found on a separate sheet included with this packet.

BE CONSIDERATE OF YOUR NEIGHBORS and YOUR HOME AWAY FROM HOME.

- Respect your neighbors, their property, and their privacy and treat your neighbors as you would like to be treated. Please treat this vacation rental apartment with the same respect as you would your home.
- We hope you have lots of laughter and fun times during your vacation. Please keep loud noise to a minimum, especially during the nighttime hours of 8pm - 7am and refrain from using amplified music inside or outside at any time.
- Parties and large gatherings of any kind are prohibited.

TRASH

- Pick up after yourself and keep the property clean, presentable, and free of trash and debris.
- Dispose of recycling, organics, paper and trash in their designated bins.
- Please shut the lids on all outdoor trash containers if you find a need to empty your garbage during your stay. Garbage is not a healthy alternative for the furry critters who reside in our Canyon.

PARKING & TRANSPORTATION

- Please park in your designated parking space on the property. Neighboring property parking lots are for their customers only and they are tow away zones for non-compliant cars.
- Most destinations in Springdale are within walking/biking distance or are accessible on the free shuttle service operated by Zion National Park in season. We encourage you to leave your vehicle on the property and walk, bike or take the shuttle to destinations in Springdale as much as possible during your stay.
- Be aware that all on-street parking is either pay parking or residential permit parking only.

RESPECT OUR NATURAL ENVIRONMENT

Zion Canyon's spectacular scenery is enjoyed by millions of people each year. Here are some ways you can help:

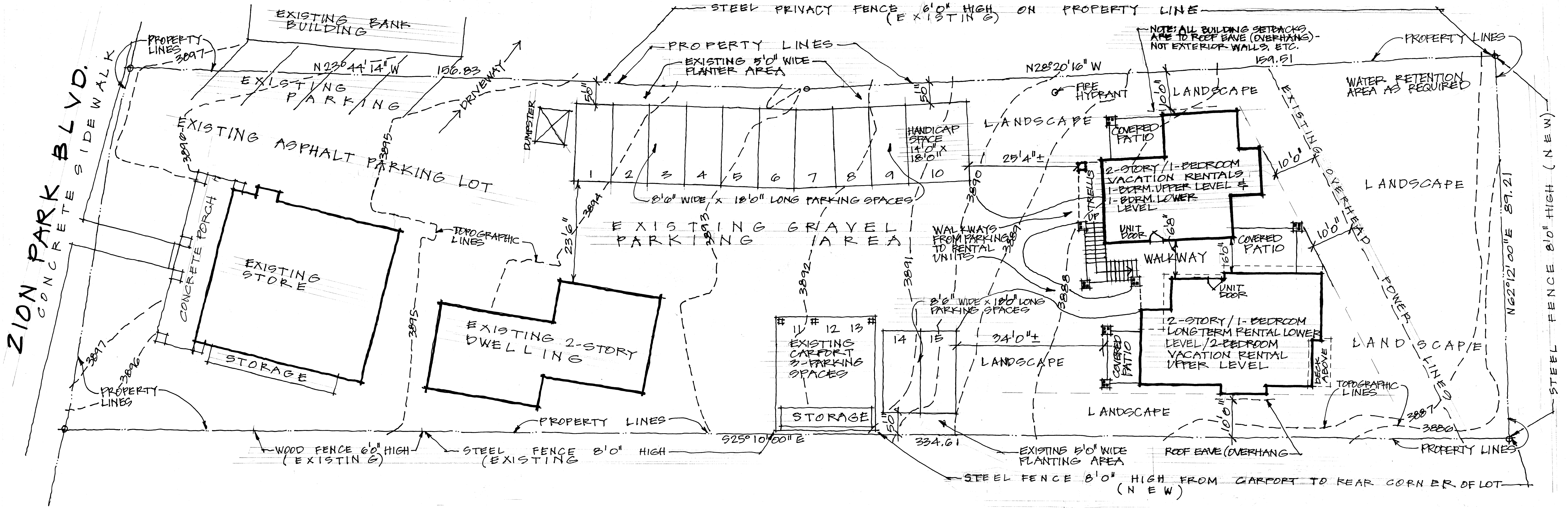
- Protect our night sky. Turn off outdoor and indoor lights when not in use. Enjoy an evening of star gazing on a clear night from your patio or deck.
- Respect wildlife. Do not feed or approach any local wildlife.
- Fire and Firework Restrictions - Utah has been in a period of extended drought. Please be fire conscious. Campfires and fireworks are not allowed on this vacation rental property at anytime of the year.

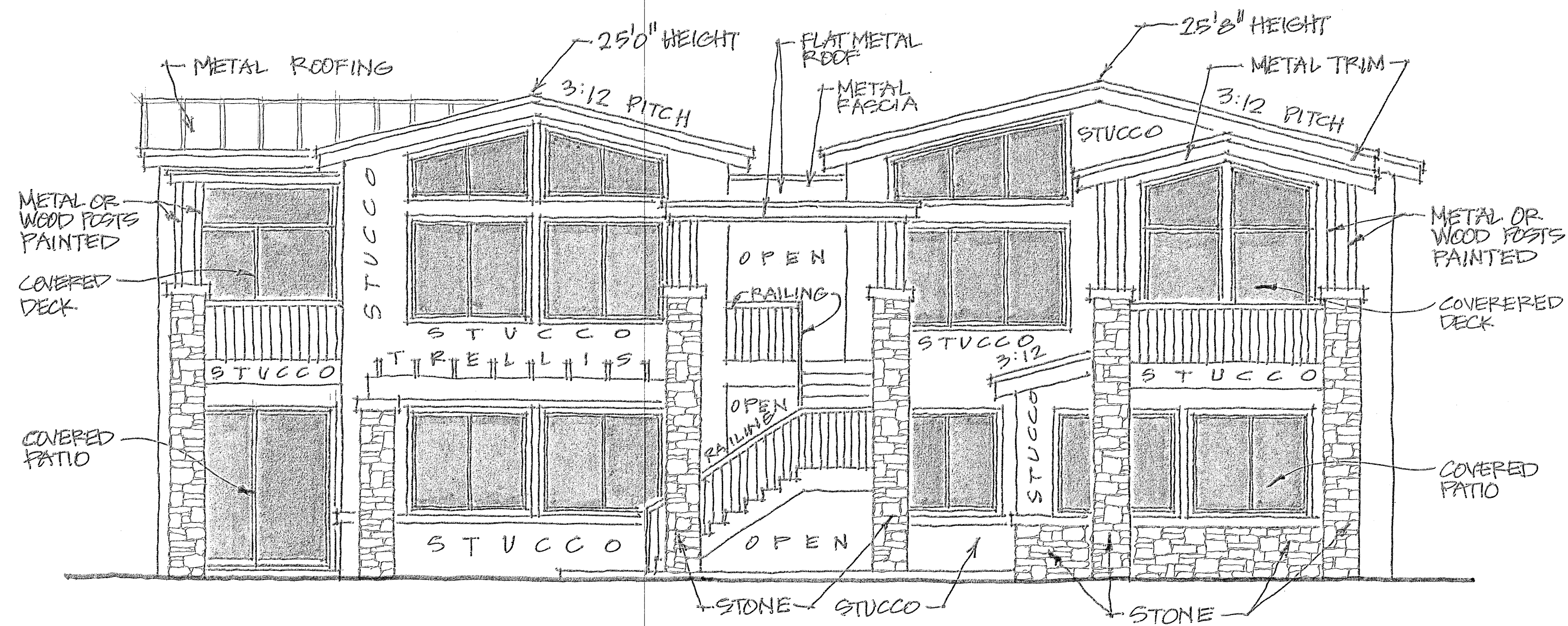
PETS

- Unfortunately, this is a No Pets allowed property.

We hope your stay with us is both enjoyable and memorable!

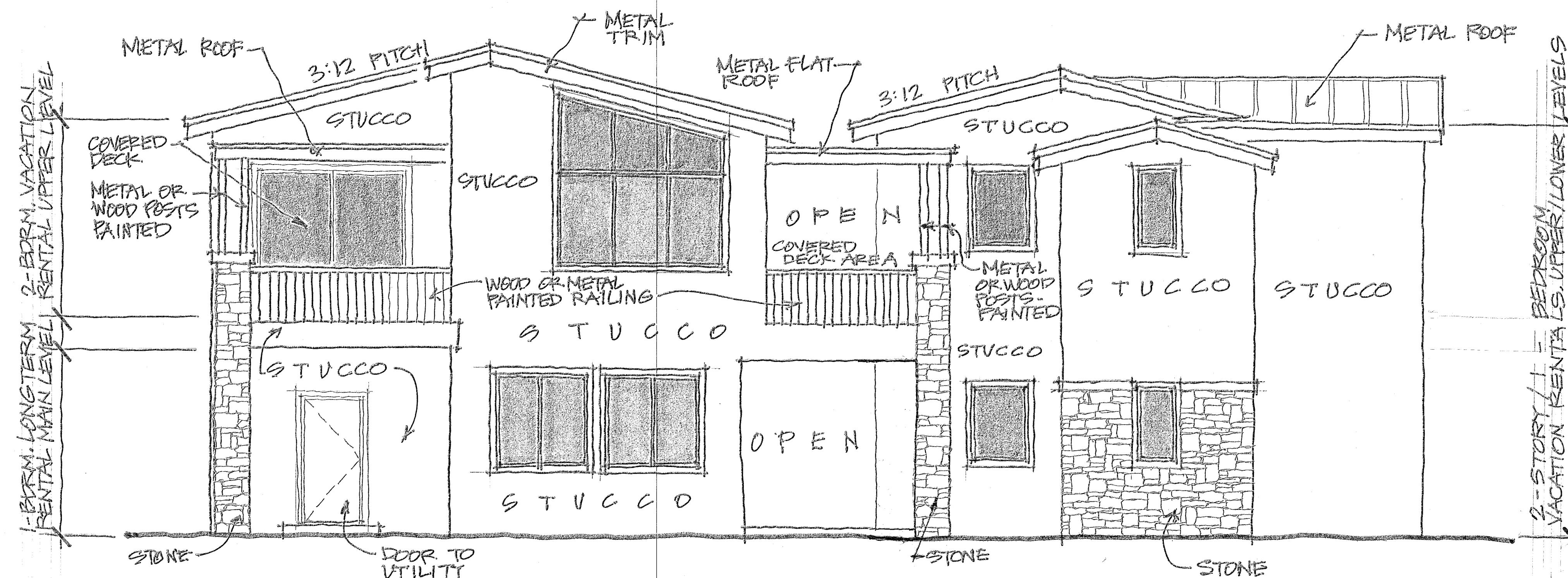
Laura Doty
Manager
435-632-9814





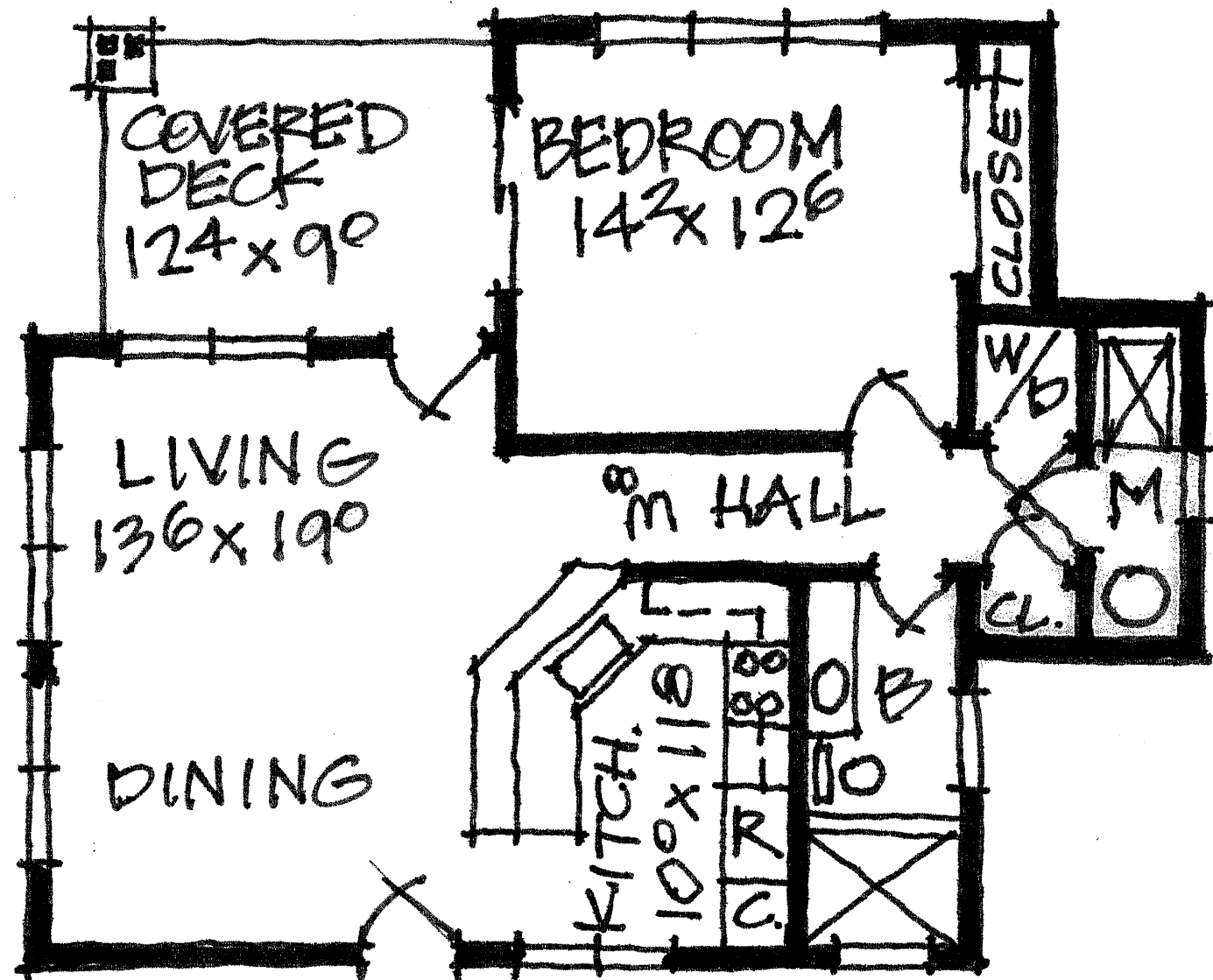
FRONT ELEVATION

12 MARCH 2024



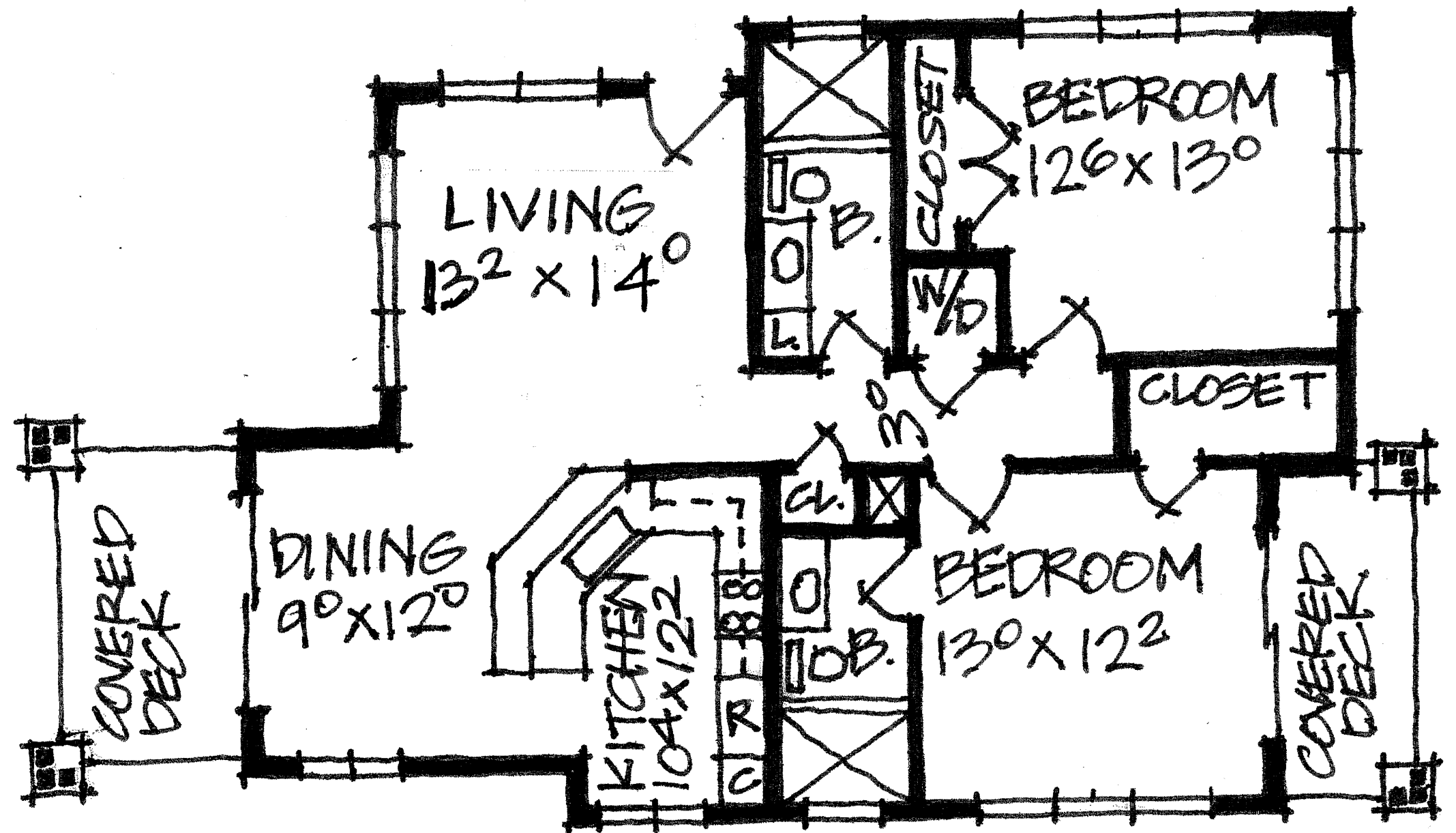
REAR ELEVATION

6 MARCH 2024



1-BEDROOM VACATION RENTAL

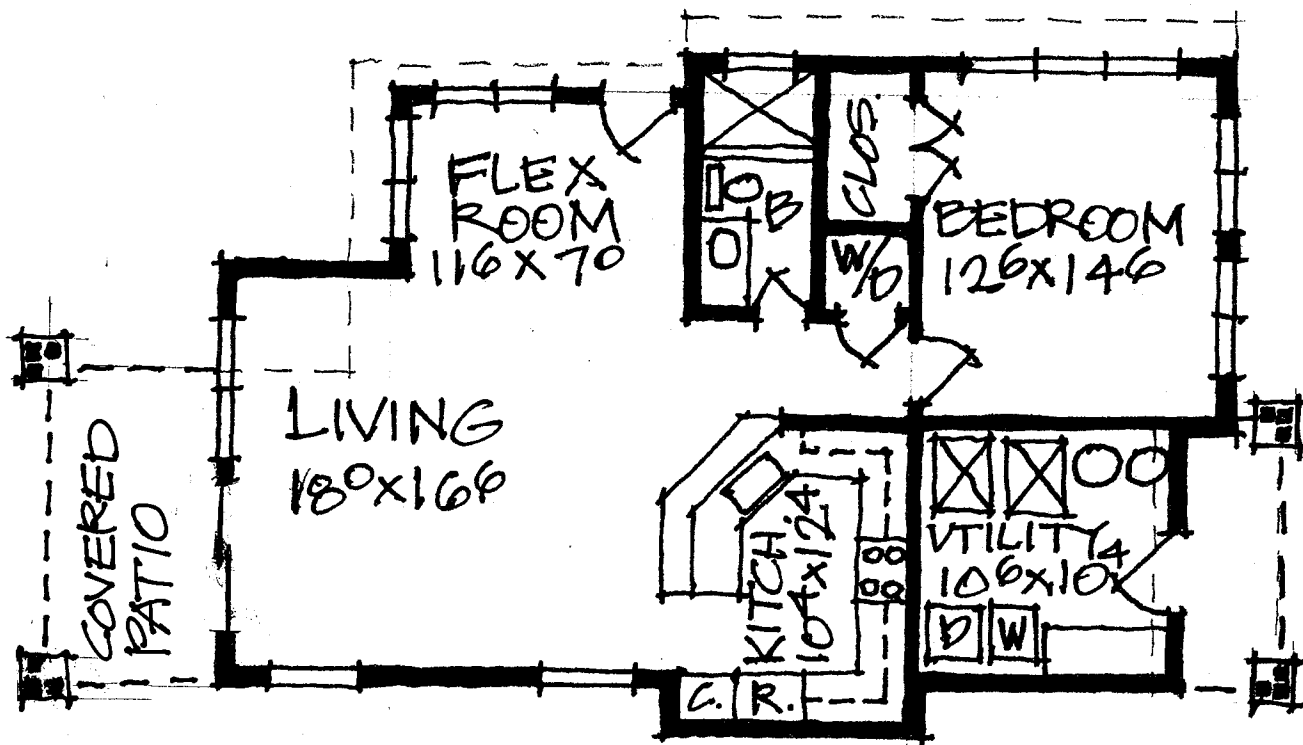
14 MARCH 2024 844 SQUARE FEET
APPROXIMATE



2-BEDROOM VACATION RENTAL - UPPER LEVEL

14 MARCH 2024

1,078 SQUARE FEET
APPROXIMATE



1-BEDROOM LONG TERM RENTAL - LOWER LEVEL

14 MARCH 2024

908 SQUARE FEET
122 SQUARE FEET
UTILITY
APPROXIMATE

COLOR AND MATERIALS–CANYON OFFERINGS

Color and Materials of the Vacation Rentals and the Long Term Rental: The materials and color palette to be used in the new construction will be the same as the existing buildings: Burnt orange stucco, dark brown stained wood or steel posts and beams, rusted steel fencing, natural rock trim (or a composite that is acceptable and matches the existing rock) on pillars and as trim. Roof material will match existing materials—either a metal or tile roof (both are currently on existing buildings). The current stucco color is Rock Wood Terracotta and the wood/metal trim is Spice Wood. The new fencing will be rusted steel. Photos are attached showing the current colors and the stucco texture.





