

DATE: May 19, 2026
TO: The Springdale Planning Commission
SUBJECT: Transient Lodging Overlay Zone Change Application - 975 Zion Park Blvd.

My retail store and residence at 933 Zion Park Blvd shares a common property line with Matt and Trista's commercial parcel. I would like to share the following brief comments regarding the TLO Application being considered by the Planning Commission.

- 1) The building to be replaced is currently in a state of disrepair and vacant. It is my understanding the building cannot be renovated due to the construction material used at the time it was built, therefore, the building needs to be replaced. Approving this TLO application will benefit the town by supporting and improving our central commercial business community as well as accomplishing one of the Town's goals to eliminate empty and unused buildings in town.
- 2) The location of the existing building does not lend itself to retail or restaurant commercial use since it is not located directly on Highway 9 and lacks visibility for vehicular and pedestrian traffic passing by on the Highway. This can be a death knoll for these specific business types.
- 3) My residential home shares a fence line with this property and I will be directly impacted by the future use of this space. While a retail space would be a quiet neighbor, a restaurant can prove to be a very noisy one (I state this from past experience).

I would prefer to have residential and vacation rental tenants as neighbors.

Regards,
Laura Doty