

**From:** [JOSEPH PITTI](#)  
**To:** [Darci Carlson](#)  
**Subject:** HPC letter to PC  
**Date:** Tuesday, February 19, 2019 7:37:00 AM

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Dear Planning Commission -

I am writing to you as an absentee member and concerned citizen regarding item A5 on the upcoming February 20, 2019, Planning Commission meeting.

The concerns outlined within the Planning Commission staff report related to the Development Agreement Proposal/Historic Preservation Commission still stand today. The Town Code and the General Plan discourage large hotel development and certainly don't encourage ignoring of setbacks and parking issues as outlined in the documents we are called upon to uphold and use as a guide when making decisions.

Best Western Zion Canyon Hotel built a hotel within the guidelines as outlined in the General Plan and complied with Town ordinances, and have maxed out their footprint. The HPC has requested that the planning commission and town council turn a blind eye to its codes and create a non-conforming property in exchange for a building. The HPC is a young committee. I might be a little more sympathetic if the HPC had made progress collecting archival materials and objects to be housed within a space that they were outgrowing. According to their own minutes, the Commission has accomplished little since its inception and has even questioned its own viability.

The Town of Springdale must be held to a higher standard and set the example for proper development on parcels of land. What message are we sending to the community if we bend our own ordinances for our own gain? I ask you, if any applicant, other than the Town of Springdale, proposed such a plan, would the Planning Commission even consider it? Frankly, I find the hypocrisy of the entire proposal infuriating and am most disappointed that this is coming from within.

I am urging you to deny the Development Agreement Proposal – Historic Preservation Commission / Best Western Zion Canyon, 668 Zion Park Boulevard because it is antithetical to the thoughtful development we have been trying to establish regarding smaller boutique style projects, the zoning ordinances that approval of this proposal would ignore, and the precedent this decision will set for future developers who will surely request similar considerations.

Regards - Joe Pitti

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