

**From:** [JOSEPH PITTI](#)  
**To:** [Darci Carlson](#)  
**Subject:** Item C1 HPC Agreement  
**Date:** Monday, March 11, 2019 10:24:48 AM

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Dear Mayor and Town Council -

I am writing to you as a concerned citizen regarding item C1 - Development Agreement Proposal – Historic Preservation Commission / Best Western Zion Canyon, 668 Zion Park Boulevard on the upcoming March 13, 2019, Town Council meeting agenda.

I want to begin by saying that I am supportive of the Historic Preservation Committee and all its efforts to preserve Springdale's history. In fact, while serving on the Planning Commission, I initiated a meeting between Tom Dansie and the Heritage Foundation of SLC to give the Town of Springdale some advice on how to proceed with historic preservation in our community. I owned and renovated a historic home built in 1878 in SLC and found the Heritage Foundation to be exemplary in their efforts to preserve Utah's history. The appeal of moving to Springdale and purchasing Under The Eaves Inn was its historic connection to this beautiful Town. While I am supportive of the HPC, I do not support the current proposal of a building swap for an additional 8 transient units on the Best Western property.

The concerns outlined within the Planning Commission staff report related to the Development Agreement Proposal/Historic Preservation Commission are of concern to me. The Town Code and the General Plan discourage large hotel development and certainly don't encourage the 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 creation of another non-conforming property doesn't make sense, when the planning commission has worked hard to resolve the issues of existing non-conforming properties.

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 Historic Preservation Committee, proposed such a plan, would the Town Council or the Planning Commission even consider it?

I was unable to attend the last Planning Commission meeting. Were I in attendance, I would have most certainly made a motion to deny. I am urging you to deny 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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