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Date: Wed, Jan 4, 2023 at 1:30 PM
Subject: COMMENT LETTER REBUTTAL
To: Tom Dansie <tdansie@springdale.utah.gov>

I would like the planning to commission to see my response to Mike Marriotts letter and see that I will clean up some weeds that he is trying to throw in the mix to confuse things.

First let me state that the proposed Marriott swap that was knocked down a few months back and my deal are worlds apart from their origin. The Marriotts obtained all of their rights through a SETTLEMENT agreement, meaning, they forced the Town to bare its soul or go bankrupt through a lawsuit. My deal was a development deal, both sides parted with things that had impacts on the Town. Now, I'm only repeating a summary of what I read, and if Mike wants to explain how they have 50,000 square foot buildings because the Town just felt generous, I would be happy to hear him out.

I am also presenting full disclosure and documentation so that the commission can make an informed decision, not a shot in the dark like deals in the past. I am not hiding anything, not misleading anyone, and certainly not presenting anything that I would or cause anyone else to lose sleep over.

#1 La Quinta

I am not gaining any units, in fact with this trade, I am actually turning back 10 units to the town for their use. What I am asking for besides the patio cover is actually NOTHING more than I currently have with this parcel. As a matter of speaking, the 2015 agreement already shows where my buildings were approved to go and the 3rd one added is only replacing the 4 duplex suites that are in the back, and thus this would actually result in the same footprint overall.

#2 Redhawk lots

I certainly intend to follow my obligations with the Redhawk lots. The town approached me about the project and I indicated it was on my list. The problem is, with the flood, and my commitments elsewhere, it wasn't as fast as the Town had wanted. So the town asked if I would part with them, and I agreed and spent some time figuring out a "Fair deal". Mr. Marriott feels I should donate those lots, and I am willing to do that tonight, If Mr. Marriott is willing to donate his lot that he tried to rake the City over the coals for his proposed Marriott swap. If Mike and I can agree that the Redhawk lots should be donated together, I am in.

#3 Campground

To clarify, there is no enrichment of Landscape benefit in this deal. There is no LANDSCAPE requirements in the 2015 development agreement. All the landscape that

I am putting in is because I want to follow the town code as closely as possible. Unit creep, there is no unit creep, actually all the units I have put in were approved by this body. The additional units being proposed are not additional units. Down the road, I could put the same amount of units on the property. The difference is that the 2 lower buildings would need to be reduced to 5,000, not MARRIOTT 50,000, foot buildings, but with that said, I could actually put two additional buildings where my former Quality inn was, one would be a 5000 foot and the other could be the same 8000 foot building as the Quality was. I currently have about 14 moveable cabins that could put an additional 34 rooms. This would also bring back more parking lot that I actually eliminated in lieu of more landscape and an overall nicer layout for the cabins. Let's not forget, those cabins are RV's and can be located anywhere on the property including down below the "Mason/Dixon" line Mike has so often refers to.

Trades

It is a tough decision on any trade that is brought forward, the challenge is to see through the deals that are bad for the Town and those that are a good deal for both parties. Tonight, I will not go out huffing and puffing like deals before. Its simple, I'm offering up some lots in exchange I'm asking for some perks that alter some setback provisions, not creating monstrous over sized buildings not even recognized in our town code. I'm not asking for additional units, in fact I'm giving the Town the 10 units on the La Quinta back piece, just asking for the Density which in most likely would never or could ever be used.

Stew Ferber