



VIA ELECTRONIC MAIL

May 12, 2014

Bob Nicholson
Community Development Coordinator
City of St. George
175 E. 200 N.
St. George, UT 84770

Re: *Development Solutions Application for Ledges PD Zone Amendment*

Dear Bob:

On behalf of Ledges Partners, L.C. ("Ledges"), I received your April 29, 2014 letter with respect to the proposed PD Zone Amendment referred to above. Ledges holds significant interests in real estate immediately adjacent to and surrounding the parcels subject to the proposed amendment. In particular, Ledges owns the 23+ acre site immediately North of one of the affected parcels.

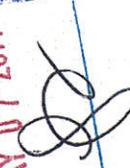
Ledges has reviewed the proposed amendment in an effort to determine the probable impacts and issues that could be created thereby. As a result, Ledges has determined that the approval of this proposed amendment would significantly damage and devalue its surrounding real estate interests. Therefore, Ledges cannot support this proposed amendment. Ledges respectfully petitions the Planning Commission to deny the proposed request and avoid the possibility of any adverse impacts and damages that could be created thereby.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Hans R. Kuhni', is written over a light blue horizontal line.

Hans R. Kuhni
Manager, Ledges Partners, LLC

OLSEN & OLSEN
LIMITED LIABILITY COMPANY
ATTORNEYS AND COUNSELORS AT LAW
8142 S. STATE STREET
MIDVALE, UTAH 84047

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City of St. George
175 East 200 North
St. George, UT 84770

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8142 SOUTH STATE STREET
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MITCHELL J. OLSEN
MATTHEW N. OLSEN
MARTIN N. OLSEN
M. TYLER OLSEN
MITCHELL J. OLSEN, JR.

Of Counsel:
NOLAN J. OLSEN

May 5, 2014

City of St. George
175 East 200 North
St. George, UT 84770

Re: Planned Development Zone Amendment - Ledges

Dear Sir or Madam:

I am a homeowner in St. George. The main reason we purchased a home in the Ledges was because of the current master plan. I do not believe the proposed zone amendment is consistent with the overall master plan and the integrity of the development. I vehemently object to short-term residential rentals. The proposal adds no value to our property. In fact, I believe the amendment would decrease the value of our property. Homeownership creates pride and encourages well-maintained properties. Rentals do not foster the same pride and maintenance.

I encourage you to deny the proposed amendment on the two areas on the east side of Highway 18 and within the Ledges' project for short-term residential rentals.

Very truly yours,

OLSEN & OLSEN

Mitchell J. Olsen

MJO/jc

GARY O. MARTIN
8605 Amestoy Avenue
Northridge, CA 91325

|||
SANTA CLARITA, CA 913
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Planning Commission
City of St. George
175 East 200 North
St. George, UT 84770

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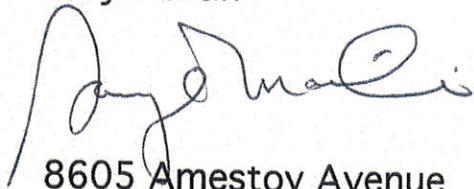
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Planning Commission
City of St. George
175 East 200 North
St. George, UT 84770

Re: Ledges Planned Develop Zone

My wife and I own a home (Lot 224) on the west side of the highway and were one of the "founding members" of the community and golf course. What the Developers are asking for is not what we were told would happen to the Ledges nor would we have bought if we knew of this at the time. The Ledges was sold as private community not as a mixed residential/rental property that will only lower the worth of the surrounding property and increase the traffic and congestion. I hope you will agree and make your decision on what is right for the current property owners and the Ledges and Winchester Communities in general. Thank you.

Gary Martin



8605 Amestoy Avenue
Sherwood Forest, CA 91325
gom1944@pacbell.net
(818) 772-7086

May 12, 2014

Ross Taylor, acting Chairman
St. George Planning Commission
Councilman Bowcut
175 E. 200 No.
St. George, UT 84770

Dear Mr. Taylor, Planning Commissioners, Councilman Bowcut,

I am writing in regards to a proposed Zone Change from LDR (Low Density Residential) to COM (Commercial) on approximately 18.5 acres located at the south east corner of the intersection of 2450 South Street and River Road. This proposed project includes a Smiths Grocery Store, Strip Mall as well as a gas station on an already over burdened stretch of River Road.

Please accept this letter as our request to leave the General Plan as it was designed for his piece of land. This project would be overwhelming in relationship to surrounding neighborhoods, is not consistent with surrounding subdivisions and will burden all neighborhoods with traffic never intended for this area.

The City spent a great deal of time, money and effort developing a General Plan that reflects the good of the entire community. This project is not what you as members of the Planning Commission envisioned for this piece of property. Because citizens invested in homes and a life style based on that plan, it is only right that the city, itself, enforces it. Modifications should be rare and only granted under very unusual; circumstances-certainly not for monetary gain of any individual or development firm.

Thank you in advance for not veering from the General Plan.

Jim and Kris Neal
2127 So 1400 E
St George, UT 84790
435-619-4712

Ms. Arleen Stillman
1630 E 2450 S Unit 272
Saint George, UT 84790-6517

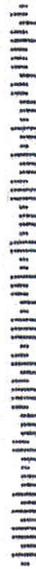
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City of St George
172 E. 200 N
St George, UT 84770

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MAY 08 2014
BY: *[Signature]*

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May 7/14

St George zoning commission -
I'm writing about Dave Weller
requesting a zone change to commercial,
I beg of you please Do not
grant this request.

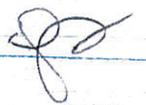
The reasons are numerous.
Please allow our neighborhood to
remain residential.

Sincerely,

Aileen Stillman
Resist Sands #272

Zoning Committee

RECEIVED
MAY 08 2014
BY: 

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BY: 

4/3/14

To the Zoning Committee

We would prefer not to see the
property at 2450 S. and River rd
be rezoned for commercial use.

John Lowe
Virginia Passey

Residents 'Printed Desert'

2014

Project Consultation

Property Type:

**Proposed Neighborhood Retail Complex
Ventanna Ridge**

Located at:

**2450 South River Road
St. George, UT 84790**

Client:

David Weller



**Craig Morley, MAA
Morley & McConkie, LC
May 9, 2014**





REAL ESTATE APPRAISERS AND CONSULTANTS

May 9, 2014

Mr. David Weller

Re: Ventana Ridge – Proposed Commercial Development
2450 South River Road
St. George, UT 84790

Dear Mr. Weller

Pursuant to your request, I have reviewed the planned commercial development that is proposed to be built subject to a zone change for the property located East of River Road and South of 2450 south referred as Ventana Ridge. My purpose in reviewing the proposed development is to determine if the proposed development is likely to have any adverse impact on the on the residential properties that adjoin the proposed development. In accordance with that request, I have reviewed looked at commercial projects that have been built in the region with reviewing sales activity for residential housing adjoining commercial development before and after the project to determine if there was a significant impact on the price paid for housing in the area.

Commercial complexes are ranked in three categories: Neighborhood Center; Community Center and Regional Center. The retail centers are ranked based on the clientele that the project is likely to draw. Ventana is ranked as a neighborhood center as it is targeted for clientele that resides in the Little Valley and Bloomington Hills area located in the Southeast section of St. George. It seems unlikely that the project would attract clientele from other sections of the city or draw traffic from St. George area and surrounding counties. As a neighborhood center the project will likely not have a significant impact in drawing significant additional traffic to the area. However, it may change the traffic flow as traffic travelling to points north of commercial services would likely remain in the neighborhood reducing travel time for many of the local residential for commercial services offered in the retail center.

Several retail center are in the planning stages throughout the city, but with no measurable impact from those complexes. Red Rock Commons is the most recent retail center at 100 South and River Road with the largest anchor tenant being Dicks Sporting Goods. Red Rock Commons classified as a community center with no adjoining residential housing to measure the impact on adjoining residential properties.

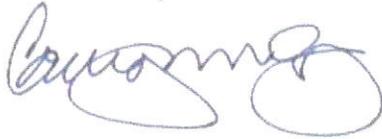
Wal-Mart in Bloomington is a cross between a regional and community center located west of the Freeway and south of the Virgin River. The Bloomington Wal-Mart adjoined several residential subdivisions at the south boundary of the development. There was a good deal of concern by local residents as the Wal-Mart brought a number of additional commercial

business to the area and did in fact draw a good deal of traffic to the area from across the community via Interstate 15. I have looked at the price of housing in the subdivision closest to the commercial development before the completion of the subdivision for the time period shortly after its completion. My analysis of the properties that were located near the commercial complex reflected no significant change in residential properties prices as a result of the commercial complex.

Ventana Ridge seems to be a far less intrusive commercial use of the land and in my opinion will not have a significant adverse impact on residential home prices in the area. The project looks to have primary access to the complex from River Road. The proposed layout shows two secondary egress points into residential subdivision, but they appear to be designed for the convenience of the residents.

I appreciate the opportunity to have been of service in this matter. Please call with any questions.

Respectfully submitted,



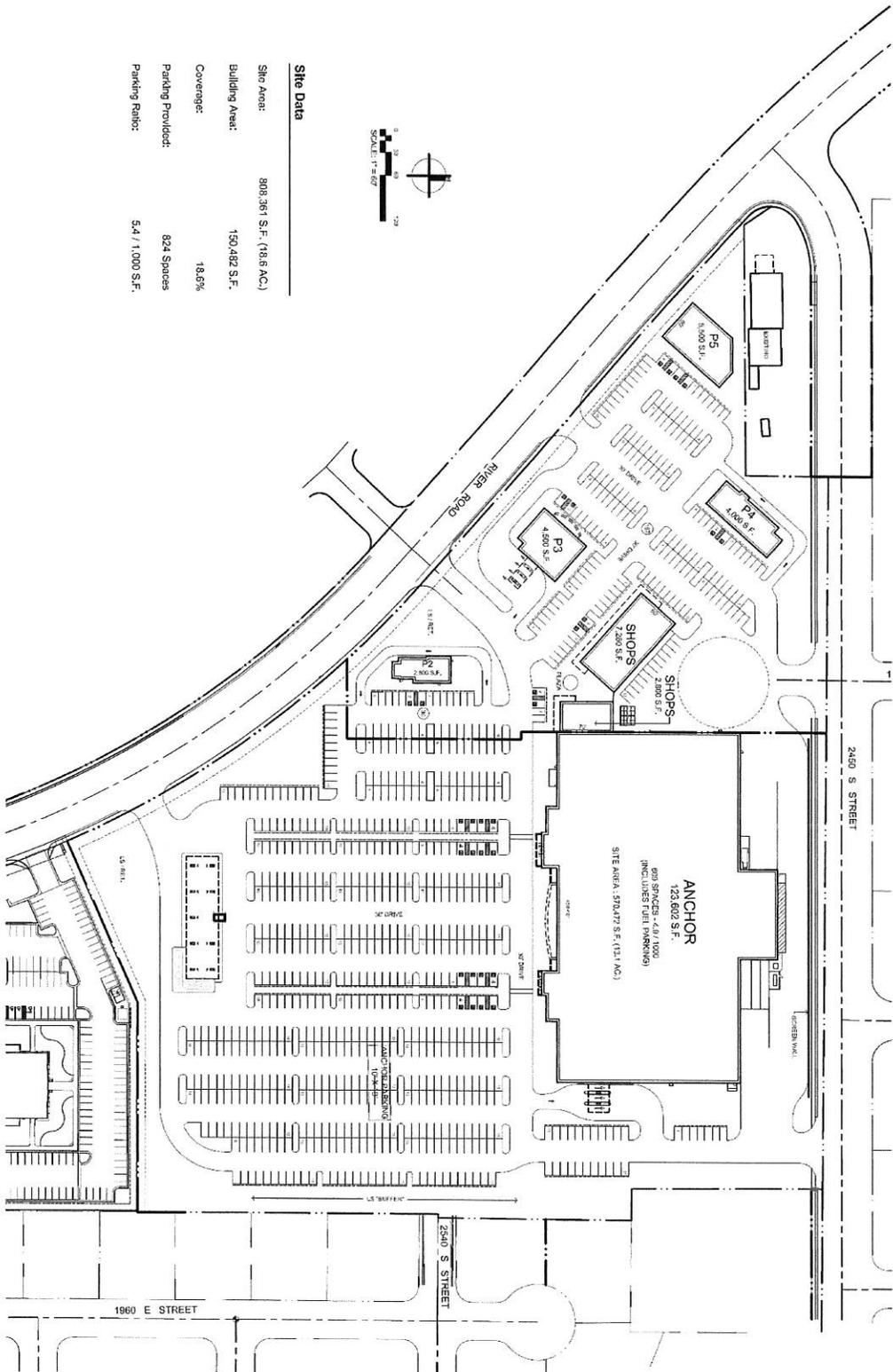
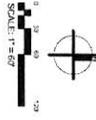
Craig Morley
State Certified General Appraiser
Utah No. 5451219-CG00
Expiration 06/30/2015

B BROWN GROUP, INC

Ventana Ridge
 River Road and 2450 S. Street
 St. George, Utah

Site Data

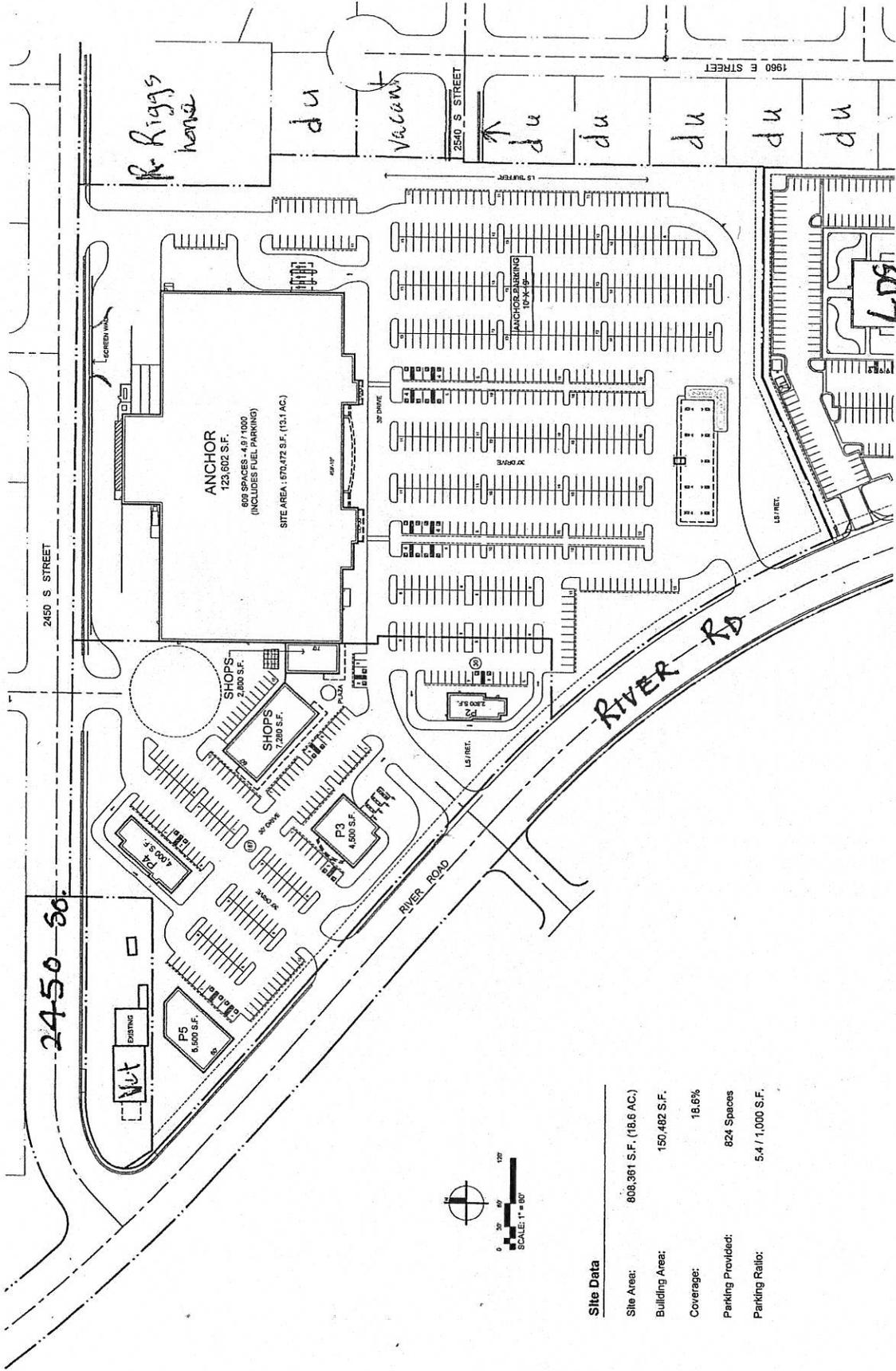
Site Area:	808,361 S.F. (18.6 AC.)
Building Area:	150,482 S.F.
Coverage:	18.5%
Parking Provided:	824 Spaces
Parking Ratio:	5.4 / 1,000 S.F.





Ventana Ridge
River Road and 2450 S. Street
St. George, Utah

 BROWN GROUP, INC



Site Data

Site Area:	808,381 S.F. (18.6 AC.)
Building Area:	150,482 S.F.
Coverage:	18.6%
Parking Provided:	824 Spaces
Parking Ratio:	5.4 / 1,000 S.F.

Ventana Ridge
 River Road and 2450 S. Street
 St. George, Utah

BROWN GROUP, INC