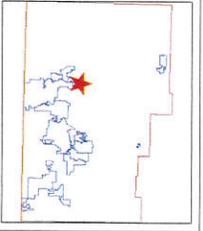
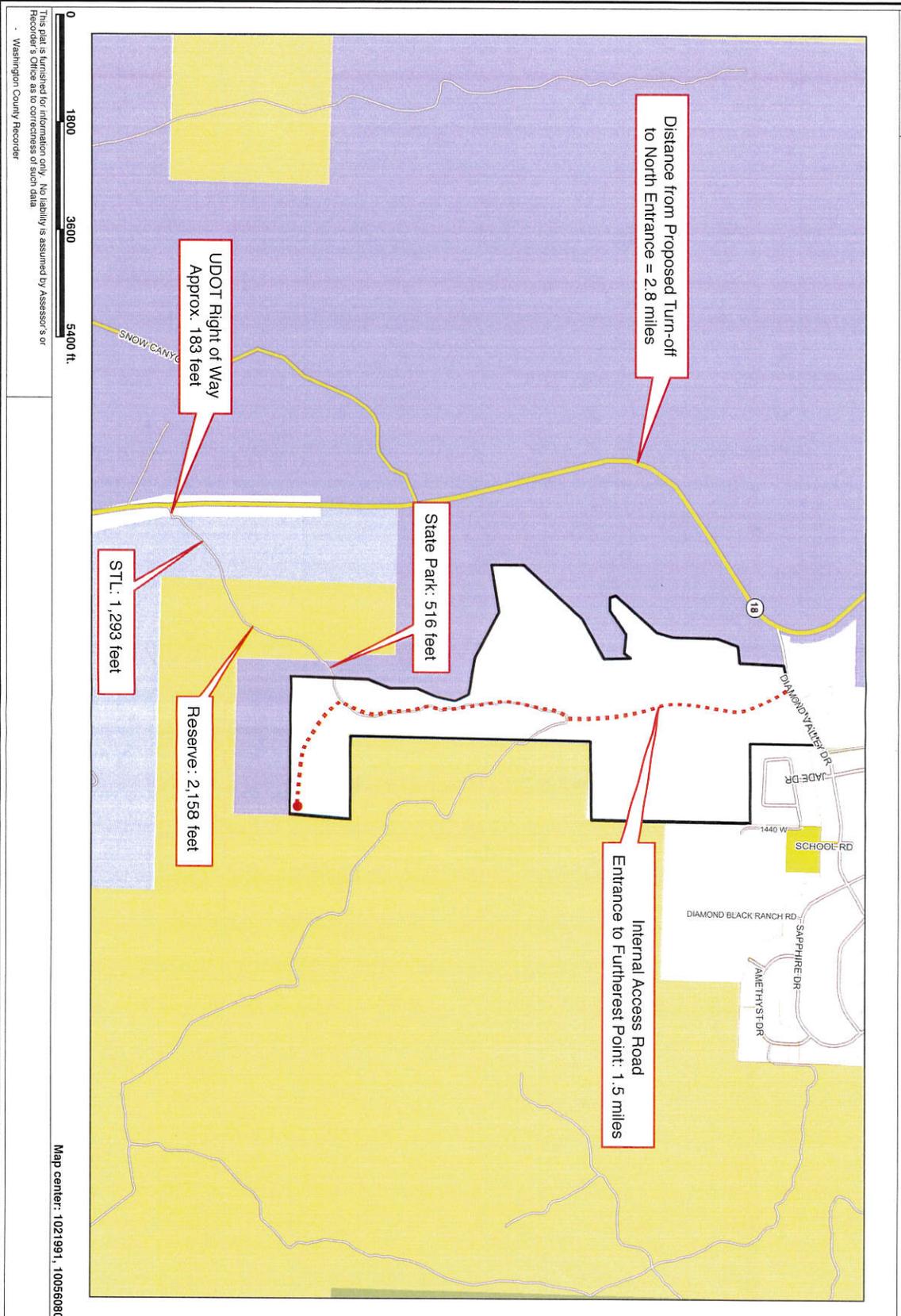




# Exhibit 1 - Proposed Southern Access Road



### Legend

- Towns
- Municipalities
- Subdivisions
- Streets
- Major
- Minor
- Primary Route
- Secondary Route
- Trail
- Other Roads
- Waterbodies
- Water Courses
- MAJOR:PRELUDE:CANAL
- Other
- Parcel Ownership
- U.S. Forest Service
- Bureau of Land Management
- State of Utah
- Wilderness Area
- Shivwits Reservation
- National Park Service
- State Park
- Washington County
- Utah Division of Transportation
- Municipally Owned
- Water Conservancy District
- School District
- Utah Division of Wildlife Resources

## Exhibit 6-a-1



GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

# State of Utah

## DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER  
*Executive Director*

### Division of Parks and Recreation

FRED HAYES  
*Division Director*

September 19, 2016

Kirk Willey  
Diamond Ridge Holdings LLC  
550 North 160 West Circle  
St. George, UT 84770

Dear Mr. Willey:

The Utah Division of Parks and Recreation has reviewed your preliminary request for an access road on and across land currently owned and operated by the Division within Snow Canyon State Park (Attachment A).

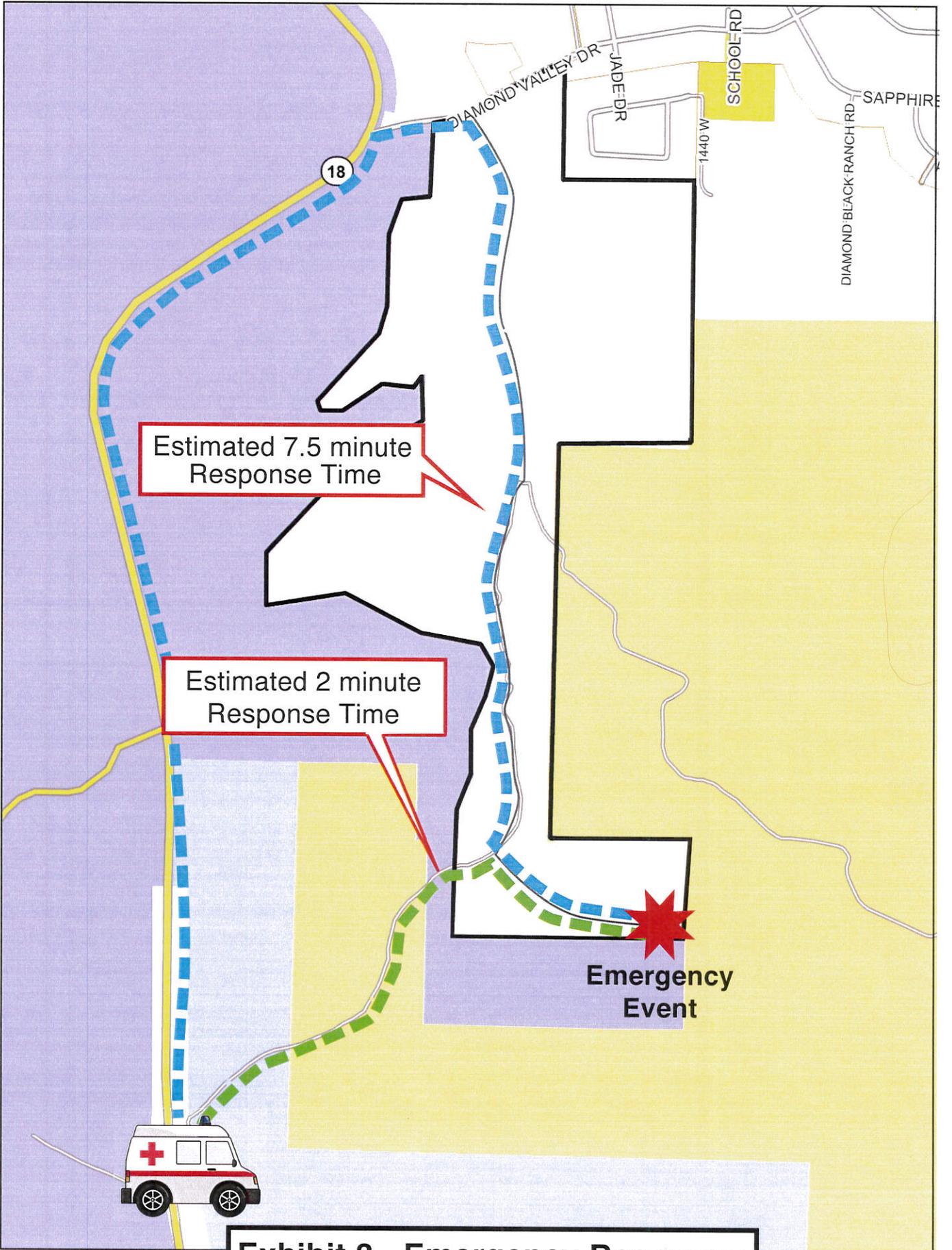
As we previously discussed, the Division does not believe that your current proposal constitutes a negative impact to the operation of Snow Canyon State Park, nor to the visiting public. With that in mind, as your development gains the approvals of the other local, state and federal agencies involved, the Division stands ready to negotiate the appropriate instrument to provide the requested access across park lands. We wish you the best, and look forward to further communications and to finalizing your access request.

Sincerely,

Fred Hayes  
Director

enclosures:





**Exhibit 3 - Emergency Response**



26 September 2016

Kirk Willey  
550 N. 160 W. Circle  
St. George, UT 84770

RE: Variance Request

Dear Mr. Willey,

On September 13, 2016, the Washington County Planning Commission reviewed the Variance request to eliminate the Southern access to SR-18 for your proposed development, which was denied..

This Variance request was denied due to the fact that the request does not meet the five criteria requirements of the State of Utah. State Code is very specific for granting a variance. In addition, Washington County adopted the 2015 International Fire Code which states that developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. You have reported there are 700 new homes planned for the development, which far exceeds the maximum number of homes to utilize only one access. The Planning Commission was also concerned with the traffic going in and out of the Diamond Valley entrance as this would be detrimental to their community.

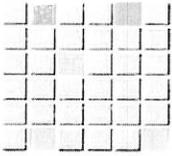
If you have questions or need any assistance with this issue, Please feel free to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Scott Messel".

Scott Messel  
Community Development Director

SM/db



State of Utah  
School and Institutional  
**Trust Lands Administration**

Gary R. Herbert  
**Governor**  
David Ure  
**Director**

**Southwestern Area Office**  
2303 North Coral Canyon Boulevard, Suite 100-A  
Washington, Utah 84780  
435-652-2950  
435-652-2952 (Fax)  
<http://www.trustlands.utah.gov>

8/30/2016

To whom it May Concern:

The School Trust Lands Administration has met with Kirk Willey a couple of times over the last year to discuss a proposed road that would go through our Winchester Hills block. As long as SITLA would have access to its surrounding lands, SITLA is supportive of this road and feels that it would make its land holdings there more developable and would therefore further the mission of the Trust Lands Administration.

If we can be of further assistance or if you have specific questions regarding this matter, please contact our office at the number listed above.

Respectfully,

Aaron Langston  
Trust Lands Administration



State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
*Executive Director*

SHANE M. MARSHALL, P.E.  
*Deputy Director*

September 14, 2016

Kirk Willey  
Diamond Ridge Holding LLC

Dear Kirk,

This letter is in regards to the proposed Southern access road from SR-18 to the planned North Ridge Community. The proposed road would essentially follow the same alignment as the existing dirt road (RS-2477) off of SR-18, approximately .8 of a mile south of the road to Snow Canyon. I have looked at this location and have discussed it with several UDOT personnel and we feel that if the access point is moved to the North some distance to maximize the sight distance at the intersection and as long as all current UDOT access management policies, construction and safety standards (which may include both acceleration and deceleration lanes as well as right and left turn lanes) are met in the design and construction of the access road that UDOT would not have any objection to the access road being located in this area.

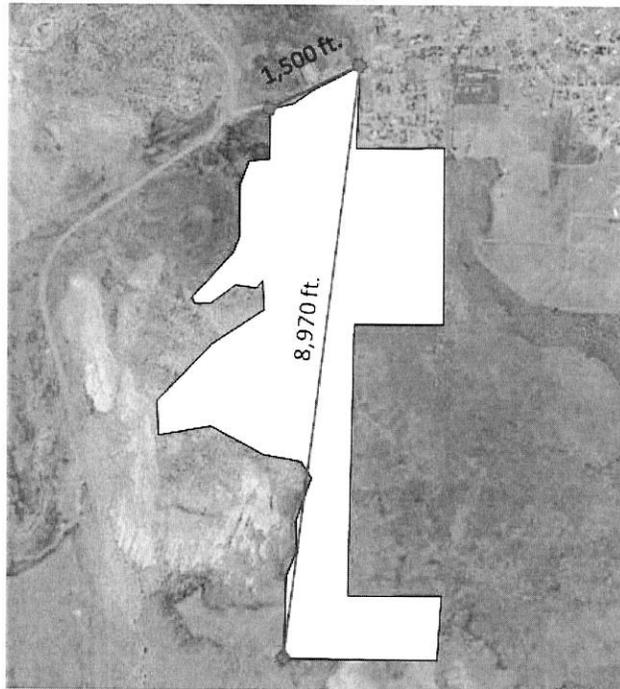
If you have any other questions please feel free to contact me at my office.

Sincerely,

Scott Snow  
UDOT, Region 4, R/W Control Coordinator

**International Fire Code:** Section D107.1 of the 2015 International Fire Code (IFC), which has been adopted by Washington County, states, “Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.” Section D107.2 states, “Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.”

In all three development scenarios, two approved access roads will be required according to the IFC. However, the available frontage along Diamond Valley Drive is not sufficient to satisfy the requirement in section D107.2, which dictates how closely spaced the two accesses may be placed. As shown in Figure ES-1, the frontage is approximately 1,500 feet, and the minimum distance required by the IFC is approximately 4,485 feet ( $8,970 \text{ ft.} / 2$ ). In addition to alleviating traffic congestion, it is estimated that having an access to the south end of the development could reduce emergency response times by more than five minutes. It is recommended that an additional access be provided onto SR-18.



**Figure ES-1 Overall Project Dimensions**

The IFC will require a minimum of two access points spaced a minimum of 4,485 feet apart (maximum diagonal length of  $8,970 \text{ feet} / 2$ ). Since the project frontage on Diamond Valley Drive is only 1,500 feet, a second access point not on Diamond Valley Drive will be required.

## Legend

• Desert Tortoise

□ Red Cliffs Desert Reserve

