

RV Storage – Ledges

Feb, 12, 2018

The proposed RV storage near Winchester , at the far North end of the Ledges is the only location near residential property.

The other (2),, near the sub-station and on the west side have no immediate residential problems.

This 1 ½ acre plot will be virtually within the vicinity of 10 houses less than 300 ft away.

This location is the highest location on the Northeast side of the Ledges

The rain accumulation not to mention the runoff from Diesel, gas, oil and sewage leaks are an issue. How will this be contained.

Obviously if this storage area is built you will want security lights, and St George has decided to install “bright non buffered LED lighting . Amber, buffered lighting should be considered to preserve the night sky.

If you proceed with this RV Storage then obviously someone is going to want their RV out of the sun and you will add a roof further damaging the skyline.

Why does the Ledges have to operate their own dedicated RV storage facility ?

Do they really need the money and headaches?

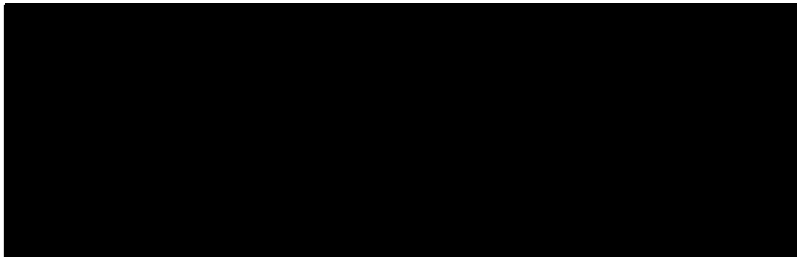
If you do actually need a RV storage facility, why not make it just one (not three "3") and locate it near the sub station on the East side away from the residential area.

Why can't your RV owners use somebody like Monster storage that have covered, secure parking.

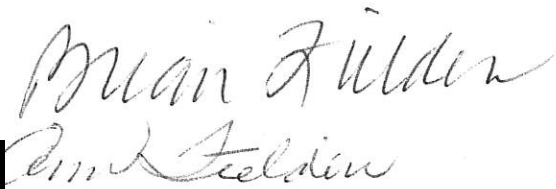
Finally to reiterate, the LED lighting is becoming a nuisance. You don't need street lighting that looks like an Airport Runway.

I certainly hope that you consider the impact of the North Rv site on your neighbors.

Noble Keck



Brian and Ann Fielden
 Stonehenge Real Estate




February 9, 2019

Community Development Department:

Regarding case number 2019-ZCA-006, we would like voice our opposition to 2 of the 3 zoning changes. The following table addresses each of these issues, and explains our opposition.

Zoning Issue	Our Position	Comment
Vacation Rental Project Construction of 2 or more story condominiums	Our Ledges neighborhood prevents the construction of single family homes taller than 1 story.	The proposed developments would detract from the spirit and intent of the original development. We were prevented from building a home taller than 1 story.
The building of x number of condominiums.	There will be more condos than single family homes. Increased traffic will detract from the original intent of the neighborhood. There are 2, 2 story condominium vacation rental projects now at the ledges. A third is too much.	Property values of single family homes will fall, conforming to the price per square foot for condominiums. The existing condos are well separated from single family homes.
Establishment of 3 RV parking lots The Ledges claims that RV parking was part of the original plan.	RV parking was not divulged to us upon our purchase. RV parking is available throughout St. George. The Ledges can purchase additional lands away from residential areas. Nothing is stopping them from doing so.	The Ledges is practicing deception. If part of the original plan, then why the zoning change petition? RV parking detracts from property values, and may lead to vandalism. Real estate sales are brisk now, and there is no existing RV parking. Adding RV parking would not increase sales. The Ledges wants to treat RV parking as a "profit center", as they will charge rent on a continual basis. They are not trying to accommodate RV owners.
Minor topographical and clerical corrections	No opposition	

February 11, 2019

St. George City Planning Commission
City of St. George
175 East 200 North
St. George, UT 84770
Attn: Carol.davidson@sgcity.org

Re: Case No. 2019-ZCA-006; Proposed Zone Change for the Ledges Residential Planned Development by JENCO, LC et al., Mr. Stacy Young, and Preliminary Plat for Johnson Arch at the Ledges, Phase I, as submitted to the City Planning Commission for hearing on February 12, 2019

Dear Planning Commission Members and Ms. Davidson:

We reside at [REDACTED] in the Ledges of St. George, Northgate Peaks subdivision. We received a letter from St. George Community Development Division dated February 2, 2019 regarding a proposed zoning change affecting us. We attended an open house held by Mr. Stacy Young, representing the Developer of the Ledges East, on February 7, 2019, wherein we learned of two proposed changes to the Master Plat for the Ledges East that we find objectionable. We are requesting the Planning Commission and City Council deny the following two elements of the proposed zoning change (Case No. 2019-ZCA-006).

1. Johnson Arch Subdivision and Elimination of Common Area

We reside on the west side of Northgate Peaks Drive and have standing to protest portions of the proposed preliminary plat for the Johnson Arch at the Ledges, Phase I. From the City's posted minutes, we understand the preliminary plant was submitted for the City Council's consideration on January 17, 2019. Please note that the Developer has failed to provide a copy of the plat and proposed zoning change to us or other residents of Northgate Peaks Drive—residents that would be directly affected by the proposed Johnson Arch subdivision.

We purchased a unit on the west side of Northgate Peaks Drive with the understanding that additional residential development would occur between our unit and Winchester Hills. We did our due diligence and studied the Master Plat as shown in Exhibit A. Our purchase was conditioned on the understanding provided by the Master Plat that there would be a buffer of undisturbed native vegetation between our unit and the future subdivision to the west. At prior meetings, representatives of the Developer promised there would be 70 feet of undisturbed native vegetation west of the wall delineating the Northgate Peaks subdivision—just as there is between the walls of Northgate Peaks and Hidden Pinyon (see Exhibit B).

However, on February 7, 2019, Mr. Stacy Young (representing the Developer), told homeowners the promised common area with vegetated buffer has been eliminated. The Developer is now proposing to sell lots up to the west wall of the Northgate Peaks subdivision. When questioned about this change, Mr. Young indicated it would “be like Kayenta” and the Developer would enforce a “no disturbance zone” on these lots.

Given that the Developer has allowed blading and failed to revegetate (Exhibit C), and continues to allow dumping of weeds and trash within the Ledges East (Exhibits D-G), we have no confidence in their commitments to enforce Covenants, Conditions & Restrictions (CC&Rs) for future builders or owners. We respectfully ask the Planning Commission and City Council to amend the Johnson Arch plat and reinstitute the 70-foot wide common area west of the Northgate Peaks wall based on the approved Ledges East Master Plat (Exhibits A and H).

2. Parking Lot in Northgate Peaks Subdivision

On February 7, 2019, Mr. Stacy Young (representing the Developer), indicated they are proposing three recreational vehicle (RV) parking lots in the Ledges East—mostly to accommodate short-term renters in other subdivisions within the Ledges East. While we understand the Neighborhood Declaration for the Ledges of St. George, Northgate Peaks (Document No. 20150032432, Section 10.4(b)), allows the Developer to designate RV parking areas, we request the Planning Commission and City Council deny the zoning change for an RV parking lot at the north end of the Northgate Peaks Drive.

There are multiple reasons for our objection to a Northgate Peaks RV parking lot. One is increased traffic from RVs that would drive through our neighborhood to and from the parking lot. We bought our unit based on the expectation of quiet, light traffic, and absence of air pollution—especially tailpipe emissions.

Another concern is the visual impact of parked RVs. We purchased property in the Northgate Peaks subdivision because of the restrictions on RV parking:

“...recreational vehicles may only be parked in a home’s parking area in preparation for or return from use for a twenty-four (24) hour period in any seven (7) day period, but shall not be parked in the street or any common area.” [Northgate Peaks Residential Architectural Guidelines, Article 3.39(b)]

An important concern of ours and presumably the City of St. George’s is inadequate stormwater management. This month, Northgate Peaks Drive was extended to the north for another 10 units, but without a stormwater drain. With the recent storms, sediment and pollutants were discharged down the drive to the only storm drain in the neighborhood located on Red Racer Driver, between Northgate Peaks and Hidden Pinion subdivisions. This storm drain is overwhelmed every time it rains or the contractors water construction areas. If an impervious RV parking lot gets added to the existing and

planned extensions of Northgate Peaks Drive, stormwater runoff and additional pollution will become even worse.

We would like the Planning Commission and the City Council to know that when Mr. Young was asked how the RV parking would be managed and controlled, he did not provide any details--merely that the Developer would charge for parking and there would be a fence or wall around the lot. No other details were forthcoming regarding security procedures, measures to prohibit people from living in their RV's while in the lot, how fees would be collected, whether the lot would be staffed, etc.

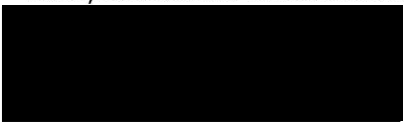
Based on these concerns, we ask that the proposed zone change to allow the Northgate Peaks RV parking lot be denied. However, if approved, we request two things: 1) the other two RV lots be built first so the Developer gains experience in managing such facilities, and 2) that the Developer be required to post a bond with the City to cover costs of removal, remediation, and revegetation of the Northgate Peaks RV parking lot in the future.

3. Summary of Request Regarding Case No. 2019-ZCA-006

In short, as enthusiastic supporters of the Ledges East, we are asking the Planning Commission and City Council to approve other changes in Case No. 2019-ZCA-006, as submitted to the City Planning Commission for hearing on February 12, 2019; however, we request: 1) reinstating the common area between Northgate Peaks Drive and amending the Johnson Arch platted subdivision, and 2) disapproving the RV parking lot at the north end of the Northgate Peaks subdivision. If you have any questions, please feel free to contact us at the address below or at ncoulam@yahoo.com or 435-574-4906.

Sincerely,

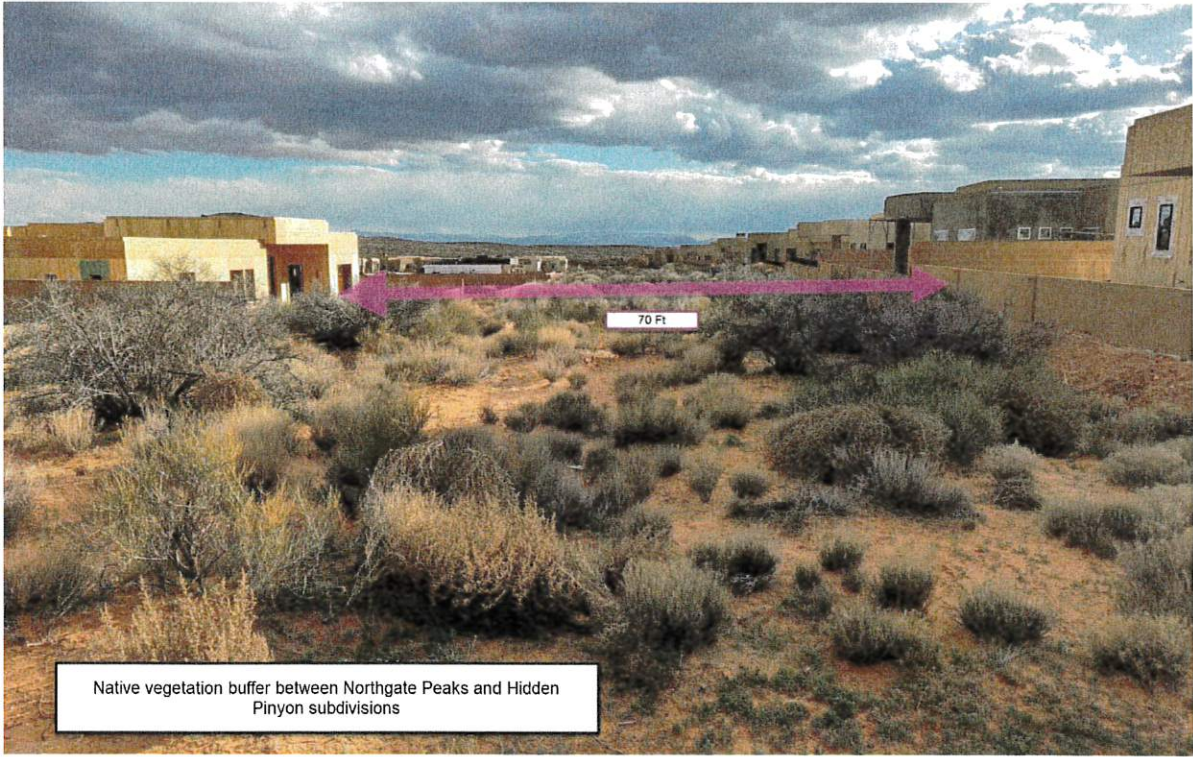
Nancy Coulam and Alan Schroedl



Attachments: Exhibits A-H



Exhibit A showing Master Plat



Native vegetation buffer between Northgate Peaks and Hidden Pinyon subdivisions

70 Ft

Exhibit B

Unremediated bladed area between Northgate Peaks
and Hidden Pinyon subdivisions

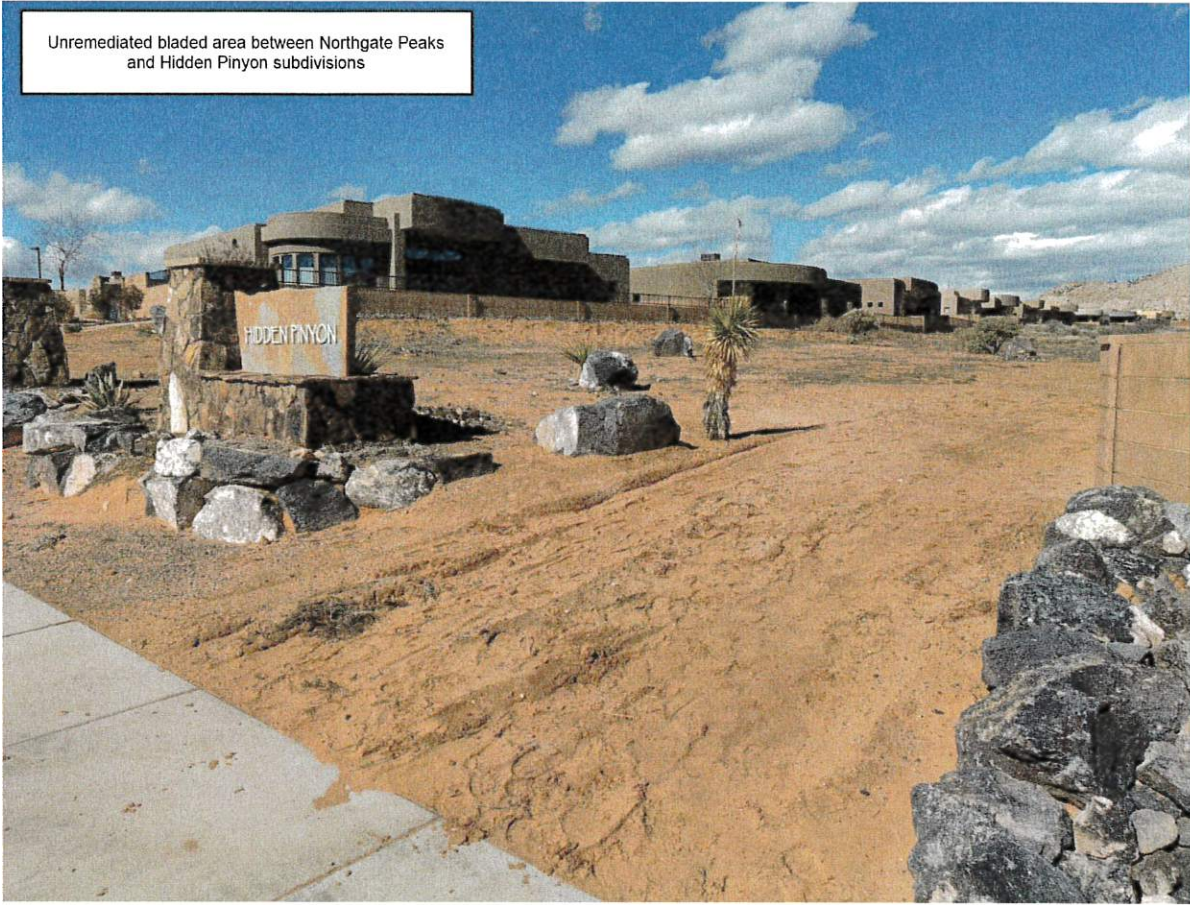


Exhibit C



Trash and weeds along Red Racer Drive south of the Northgate Peaks subdivision

Exhibit D

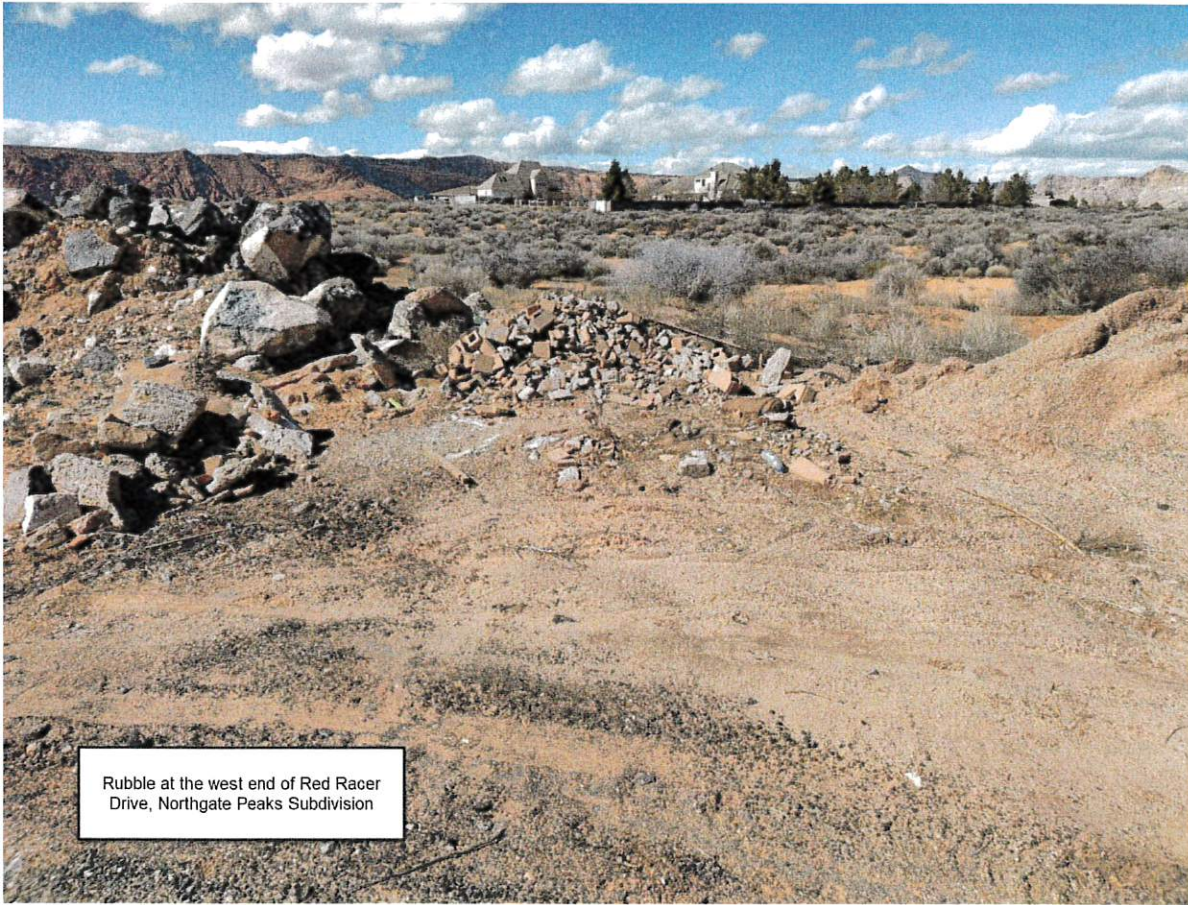


Exhibit E

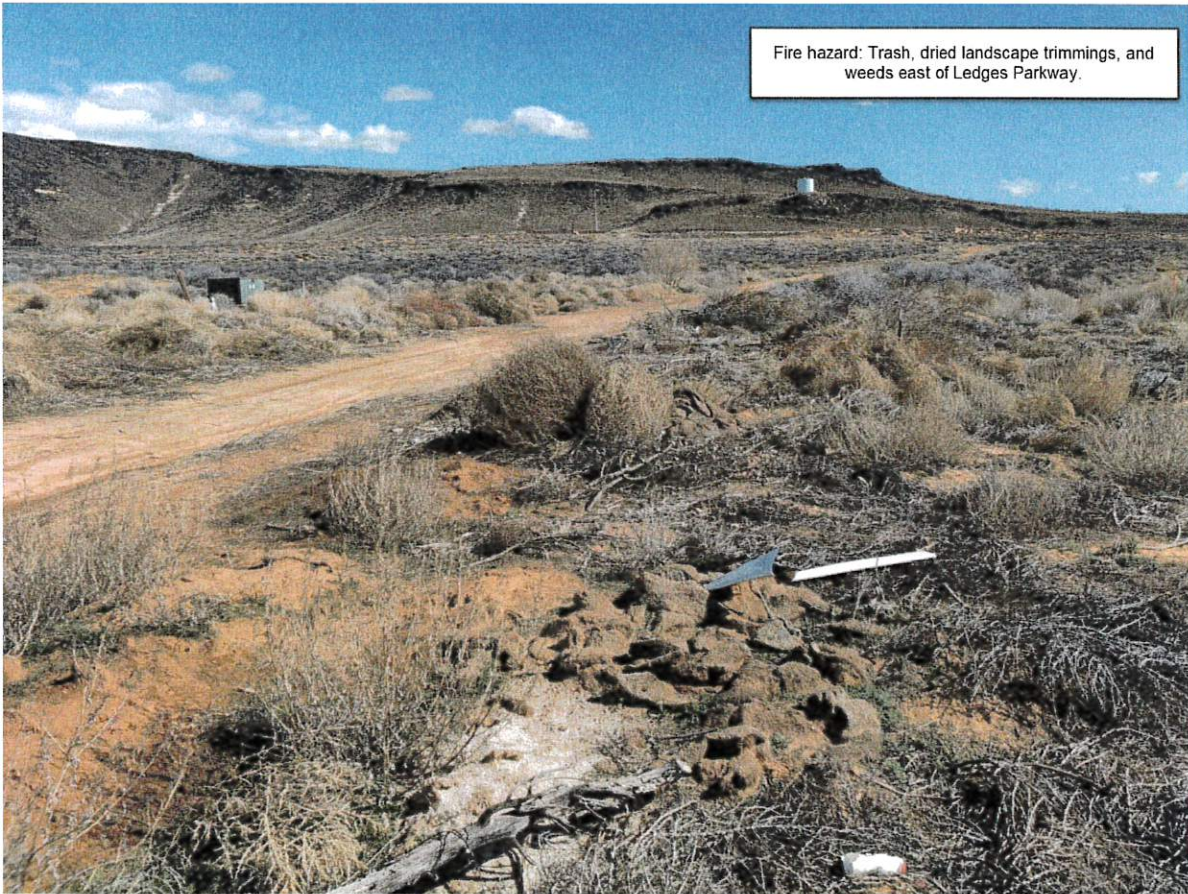


Exhibit F

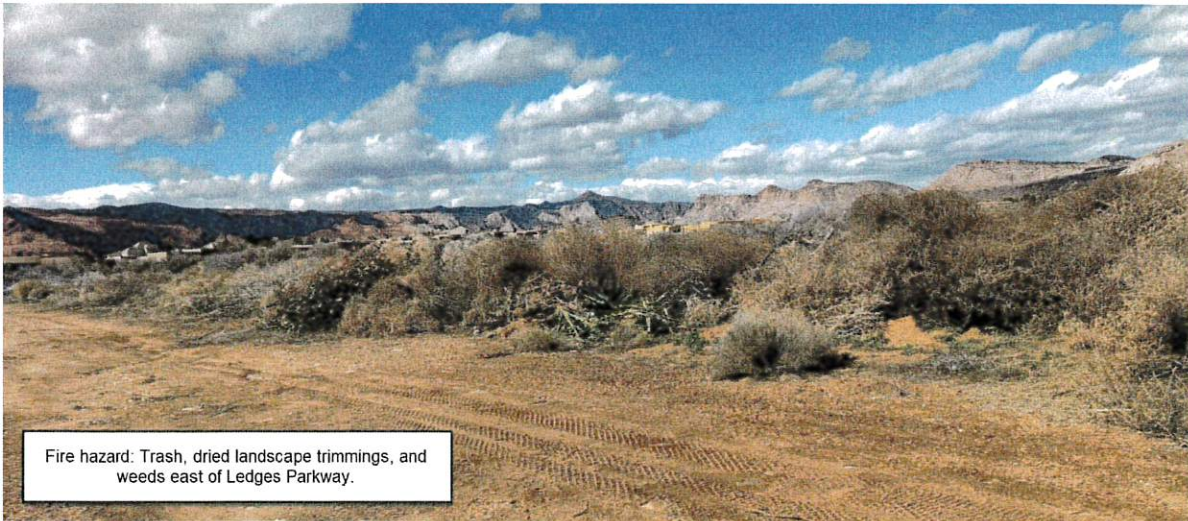


Exhibit G

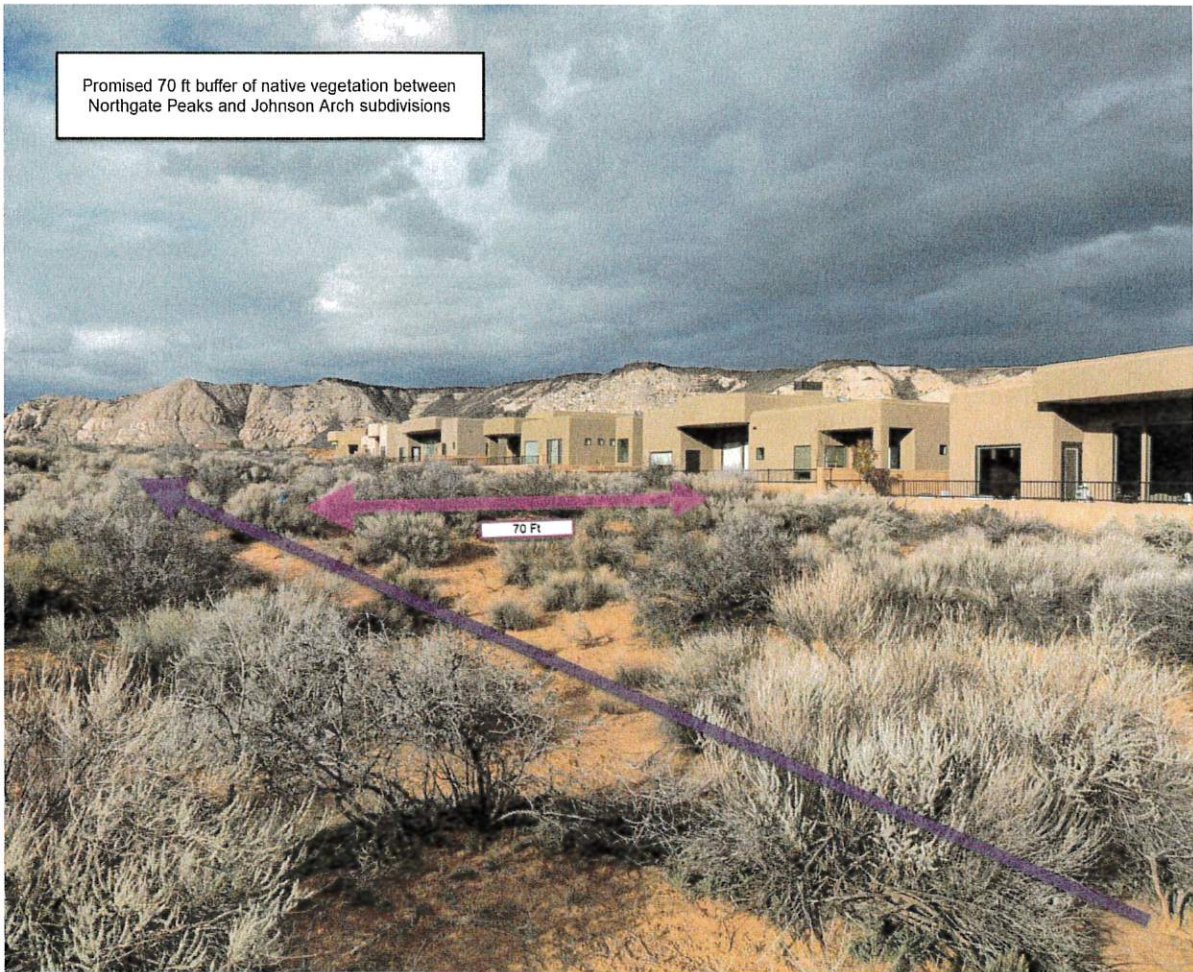


Exhibit H

February 11, 2019

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

Dear Planning Commission Members and Ms. Davidson,

As a resident of a home located on Northgate Peaks Drive in the Ledges, I write to express my vehement opposition to the proposed RV parking lot at the end of our street. The case number for this proposal is 2019-ZCA-006.

Until February 7, never have RV parking lot locations been displayed on versions of the Ledges Master plan shared with me or with residents that I know. The requested zoning changes to establish three RV parking lots come as a complete surprise.

My wife and I bought a home in the Northgate Peaks section of The Ledges because of the magnificent expansive views and distance from traffic and associated air pollution. In good faith, we paid a premium to purchase our home in such a location relative to other options.

By placing an RV parking lot at the end of our street, the developer will generate income at the expense of residents of Northgate Peaks. A visible eyesore and the associated noise and air pollution from diesel powered RVs will negatively impact our property values. In the meantime, the developer will gain significant benefit as revenue is generated from RV lot access fees.

I recently visited the end of the newly paved section of Northgate Peaks Drive with and raised a pole to 14 feet in order to show how our views will be impacted. (Large RVs reach 14 feet in height.) As you can see in the attached photos, it appears that there will be a complete obstruction of our view of the majestic White Rocks above Snow Canyon.

Both photos were taken at street level from northwest corner of the termination of the extension of Northgate Peaks Drive looking northwest toward the proposed RV lot site. One photo shows me standing 40 feet from a fence line where the proposed 6-foot wall would stand. In the other, I'm standing 20 feet from the likely wall location. The two locations were chosen to demonstrate the impact of RV's parked at different depths from the street. The super-imposed image in the second photo shows how a six-foot wall would completely block all views of the White Rocks from almost every location along Northgate Peaks Drive. The tops of large RVs protruding above the wall would only further magnify the unsightliness of a structure that should never exist in such close proximity to homes on our street.

It is understood that a small percentage of prospective residents of the Ledges desire a convenient place to park their RVs, boats and trailers. My sole request is that the developer and city planners work to locate an area for the storage space that doesn't negatively impact current homeowners. Under no circumstance should an RV lot be built in such a conspicuous location as the northern end of Northgate Peaks Drive.

Thank you for your consideration,

Dave (and Linda) Weller





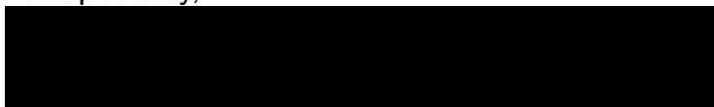


The purpose of this letter is to communicate our strong opposition regarding the recent, major changes being proposed by the developer of the Ledges Community. The proposed RV/Storage areas do not belong within the North Gate sections and should either be denied or re-located to more suitable industrial or commercially zoned areas. RV parking lots have no place in a residential area, as they will detract from the overall "desert scape" beauty and permanently alter the grand vistas of the North Gate section within the Ledges. The proposed locations will absolutely block the majestic views of the white rocks above Snow Canyon. You should not "Pave Paradise to build an RV Parking Lot".

My wife and I will be completing our home build on North Gate Peaks Drive within a few short weeks, and we are now second guessing our decision. A proposed RV parking lot up the street from our future home was absolutely the worst news we could have imagined. The reasons for our opposition are many such as altering the grand views of the mountains, property devaluations, RV noise, RV traffic up and down quiet residential streets. The list of negatives are many, and the list of positives are very few. Approval of these proposed changes is extremely short sighted. The considerations for both short and long term implications need to be fully understood by the planning commission, since these changes only profit the developer. I am confident if these proposed changes and their locations were part of the original overall plan submitted to the board, you would have surely denied it.

We searched many planned communities in the St. George area, and not a single one checked all the boxes that the Ledges did. We ask the planning board to consider the majority of the opposed voices to these RV parking location changes and not consider approving a very bad plan change by the developer. We simply ask all members of the planning board-would an RV parking area be welcomed on your streets ?

Respectfully,

A solid black rectangular redaction box covering the signature area.



Raymond Snyder <ray.snyder@sgcity.org>

Former Fire Station Bar Request

2 messages

Veralynn Porter <[REDACTED]>
To: ray.snyder@sgcity.org

Mon, Feb 11, 2019 at 10:06 AM

Dear Mr. Snyder:

I am writing on behalf of the Gary (deceased) and Carol Coleman Family Trust, owner of the historic home located @ 158 N. Main Street, St. George. I am Gary and Carol Coleman's oldest daughter, executor and future inheritor of this historic home. This home has been in our immediate and extended family since the early 1970's.

It is our understanding that the city has a request from a private individual, Brooks Pace Trust, to convert the fire station into a bar and brewery. On behalf of my mother, my siblings, my extended family and myself, we are vehemently opposed to this request.

The downtown charm and historic value of this main street district, in our opinion, will be severely compromised by a bar and brewery. There is currently not enough parking to accommodate the businesses surrounding this area and a bar would only exacerbate that problem. If people want to drink, there are plenty of restaurants in the Ancestor Square that hold a liquor license and can accommodate their needs.

Please admonish the planning commission, on our behalf NOT to approve application 2019-CUP-004.

Best regards,

Veralynn Porter
[REDACTED]

Raymond Snyder <ray.snyder@sgcity.org>
To: Veralynn Porter [REDACTED]

Mon, Feb 11, 2019 at 11:02 AM

Veralynn Porter,

I've copied your letter and I will provide a copy to each Planning Commission member for their review and consideration.

Thank you for your comment.

[Quoted text hidden]

--

Ray Snyder

Re: Notice re: Zone Change in The Ledges

1 message

Pene Herman <[REDACTED]>
To: Genna Singh <genna.singh@sgcity.org>

Tue, Feb 12, 2019 at 3:53 PM

Thank you Genna. I will review. A neighbor will be attending meeting for a bunch of us unable to be there on short notice.

One of our big concerns is that St George seems to be ignoring the master plan and granting many more high density units via zone changes without requiring the developers to put in the parks/green space etc. As commissioners change, these life quality features are disappearing. The Ledges is a prime example of this oversight.

Thank you for your time in sending the info.

Pene Herman
[REDACTED]

Enjoy today!

On Feb 12, 2019, at 3:31 PM, Genna Singh <genna.singh@sgcity.org> wrote:

Pene,

Apologies for the delayed response. Please see the attached staff report for tonight's meeting. Planning Commission (the meeting tonight) recommends approval/denial to the city council who will hold another public hearing at a future date (most likely March 7th).

On Tue, Feb 5, 2019 at 3:15 PM Pene Herman <[REDACTED]> wrote:

Dear Ms. Singh,

We received notice today that there is a meeting regarding a zone change within 500' of our property in the Ledges. We can find nowhere the details of this zone change (location? Zone change to what? RV's where?). We are building a house on this property and the fact that you use the terms zone change, RV parking, and resort all in the same sentence with no detail has us concerned. 500' from our property can only mean it will be in our view, sold to us as protected. We do not live in the area yet but own the property with home completion expected in two weeks. Since you only give us less than a week to get comments to you, I have been searching and searching for more info — including a few phone calls. No luck.

Please help. Where can I find the location of these changes? Sorry if I sound concerned, but I am hearing from my future neighbors that the St George Planning Commission usually takes the developers side. We have been so excited to move to St George for our retirement. But loosing my view to RV parking and a resort will break my heart.

I have a feeling that this was a form letter and you really aren't approving all this within 500' of our home. But, in any case, please let me know where I can find this information quickly so we can comment, if needed. We really appreciate your time.

THANK YOU!!
Pene Herman

--

Genna Singh

Planner II CDBG | Community Development
Office: (435) 627-4450



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<PC 2019-ZCA-006 Ledges RV Short Term Density.pdf>

Notice re: Zone Change in The Ledges

1 message

Pene Herman [REDACTED]
To: genna.singh@sgcity.org

Tue, Feb 5, 2019 at 3:15 PM

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THANK YOU!!
Pene Herman

planning commission meeting on 12th

1 message

Nancy Coulam [REDACTED]
To: "genna.singh@sgcity.org" <genna.singh@sgcity.org>

Tue, Feb 5, 2019 at 5:56 PM

Dear Ms. Singh,

I live in the Ledges and am very concerned about the proposed planning and zoning changes. Do you have a written proposal and map you could send me prior to the meeting so I can prepare written comments?

Thanks in advance,
Nancy Coulam
[REDACTED]

RCVD
2/11/19
S

7 Feb., 2019

Community Development Department
City of St. George
175 E. 200 N.
St. George, UT 84770

Attention: Carol Davidson
Senior Planner

Subject: Proposed Zone Change
The Ledges

To all concerned, as a property owner in the Ledges, Estates Valderra development, on the west side of the highway, we definitely have an opinion related to this proposed modification.

The conditions when we purchased our property included no provision for a storage area for materials or vehicles of any sort. With regard to the proposed storage area for RV vehicles, it is not in keeping with the conditions under which we purchased our property. At this time we would object to any storage location which would include single motor – operated RVs. We would consider provision of an area to store a limited number of smaller RV equipment which are to be the towed variety and much smaller. This provision would be agreeable only if the storage area and equipment were not visible to the residential area of the community.

It would seem that such an arrangement would also be made on the east side of the highway. Such a development there would generally be determined by the residents in that location.

With regard to the proposed "Thorn Tree at the Ledges", it is unclear as to the extent of the development. However, we would not agree to any development allowing any drive in living units, or mobile living units. Smaller individual permanent living units would be acceptable depending on the models proposed.

Please advise us of the planning group's decision and the date and location of the City meeting regarding this issue.

Regards,

Roy R. Ventura, Jr.
Roy R. Ventura, Jr., P.E.




RCVD
2/11/19
[Signature]

6 Feb 2019

From: David Atkinson

To: Community Development Department St George

I am in favor of the request for a zone change amendment for
The Ledges to redistribute the densities and establish three RV
Parking lots.

I own a condo in the Ledges at 

Thank you.



David Atkinson



RCVD
2/11/19


OLSEN & OLSEN
LIMITED LIABILITY COMPANY

ATTORNEYS AND COUNSELORS AT LAW
8142 SOUTH STATE STREET
MIDVALE, UTAH 84047

Telephone: (801) 255-7176
Facsimile: (801) 255-8067

MITCHELL J. OLSEN
MITCHELL J. OLSEN, JR.
BEAU J. OLSEN

February 6, 2019

St. George Community Development Department
175 East 200 north
St. George, UT 84770

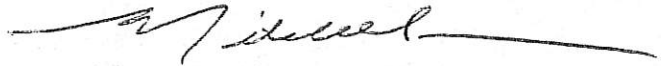
Re: Proposed Zone Change

Dear Community Development Department:

My name is Mitchell J. Olsen. I am a homeowner in The Ledges. We are opposed to the proposed zone change amendment for The Ledges' Residential Planned Development. We do not believe it is in the best interests of the homeowners that reside in The ledges. The proposed zone change would potentially have a negative impact on our property values and would not enhance the residential development. When we purchased a home in The Ledges, we anticipated strict residential development. We never imagined that the City of St. George would consider RV parking lots near our home. We respectfully request that the City of St. George deny the requested zone change.

Very truly yours,

OLSEN & OLSEN



Mitchell J. Olsen