

June 23, 2020

Regarding Proposed Zone Change  
River Trail Townhomes  
1400 East Riverside Drive  
Case No. 2020-ZC-019

My name is Sharon Sanderson.

I am the president of the River Ridge Homeowners Association and as such I am here to represent 32 homeowners of properties adjacent to the development requesting the zone change being addressed tonight. All 32 homeowners wish to go on the record to object to the approval of the requested zone change.

Our concerns are the following:

- 1) The developer of the property has requested a zone change which would allow the construction of a staggering 41 households. Considering the fact that most households own and operate at least two vehicles, this could mean that approximately 82 additional vehicles would be entering and exiting the already extremely congested Riverside Drive. This additional traffic would happen within approximately a two block area and would occur on a daily basis.

The residents of River Ridge are already extremely impacted by the traffic congestion of the dangerous intersection of Riverside Drive and River Road. Adding an additional 82 vehicles, along with service vehicles and

vehicles visiting the area on a daily basis is an unacceptable amount of traffic being added to an already overwhelmed area. It would be dangerous and irresponsible to do to allow this impact at this time. In addition to the dangerous traffic situation the additional households represent increased noise around the clock causing hardship to an already dense neighborhood.

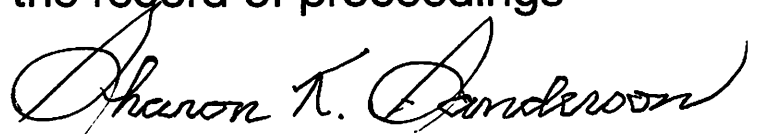
2) Access of emergency response vehicles to River Ridge through this traffic congestion is also a concern.

3) With regard to essential infrastructure we have concerns over available water, and of water runoff issues, as this development is only a couple of blocks from the Rio Virgin River.

Due to Covid-19 restrictions I am but one person appearing before you tonight but please realize that I am speaking for 32 separate homeowners impacted by your decision. We are objecting to the issuance of this zone change at this time. We are asking that our concerns be addressed before the zone change is granted and the authorization is given to proceed with the development.

Please enter this letter into the record of proceedings

Sharon K Sanderson



President, River Ridge Homeowners Association

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