
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
January 20, 2021 Minutes

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Musso, Commissioner Scheel, Councilmember Staheli, Drew Ellerman, Eldon Gibb, Brandon Wright, Kathy Spring, Matt Evans, Kent Rasmussen, Rick Meyers, Drake Howell.

The meeting was broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Meeting called to order: 5:33 PM
Invocation: Commissioner Scheel
Pledge of Allegiance: Commissioner Hansen

Commissioner Hansen acknowledged that the Planning Commissioners received the forwarded written public comments.

1. APPROVAL OF AGENDA

a. Approval of the agenda for January 20, 2021.

Commissioner Musso motioned to approve the agenda for January 20, 2021.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

a. Approval of the minutes from January 6, 2021.

Commissioner Scheel motioned to approve the January 6, 2021.

Commissioner Musso seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen disclosed that he lives near items 5A and 7A.

4. FINAL PLAT

a. Consideration and recommendation to City Council for the Chaparral Ridge Phase 5 Final Plat located at approximately Lost Ridge Drive and Desperado Drive. Applicant is Kent Rasmussen.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Chaparral Ridge, Phase 5 subdivision, located at approximately Lost Ridge Drive and Desperado Drive. This particular subdivision is proposing 20 lots on an area covering 7.85 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The Preliminary Plat was approved back on June 23, 2008

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Chaparral Ridge, Phase 5 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Musso asked if the project conforms to the Hillside Protection Overlay.

Mr. Ellerman answered that this project as a whole was before the Hillside Protect was created.

Commissioner Scheel asked if it is common to have a 14% grade road.

Brandon Wright said he thinks it is a 10% grade. He said that 15% is too steep.

Commissioner Scheel asked if this is the end of Loss Ridge.

Mr. Ellerman answered it is.

Commissioner Scheel said he walked this and is concerned with drainage.

Brandon Wright commented that it appeared they put in proper piping and there is access to clean out the drainage. There is a maintenance agreement from the developer that is recorded.

Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Majestic Hills Phase 3 Final Plat located at approximately 3650 South 1320 East. Applicant is Doug Dennett.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Majestic Hills, Phase 3 subdivision, located at approximately 3650 South 1320 East. This particular subdivision is proposing 23 lots on an area covering 10.09 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on November 14, 2018

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Majestic Hills, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the

proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Mr. Ellerman explained that there is a problem with one name change of the road from Meadow Court to something else.

Commissioner Hansen asked if the applicant is okay with the road name change.

Mr. Ellerman stated he will make sure they are contacted.

Commissioner Musso asked about the vacant area and why they aren't lots.

Mr. Ellerman explained that they are part of the floodplain and need to be addressed first.

Commissioner Hansen asked about the parcels to the east.

Mr. Ellerman stated they are open space and commercial.

Commissioner Scheel motioned to recommend approval to the City Council with the findings and conditions of staff with an additional condition #6 that the road name Meadow Court be changed to something else and not use Meadow.

Commissioner Musso seconded the motion.

Motion passed unanimously.

- c. Consideration and recommendation to City Council for The Views Phase 4 at Coral Canyon located at approximately Black Canyon Avenue and Cobble Creek Drive. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for The Views at Coral Canyon, Phase 4 subdivision, located at approximately Black Canyon Avenue and Cobble Creek Drive. This particular subdivision is proposing 29 lots on an area covering 24.319 acres. The specific location of this subdivision is zoned Coral Canyon Planned Community Development (PCD). The Preliminary Plat was approved back on August 28, 2019

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for The Views at Coral Canyon, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

6. The plat needs to show restrictions on corner lots stating that NO DRIVEWAY ACCESS inside of the corner radius. This needs to be done by a hatched out area on the plat itself and a note as well in the General Note portion of the plat. This needs to be added before moving on to the city council agenda.

Commissioner Musso asked to see an aerial.

Mr. Ellerman showed the google aerial.

Commissioner Scheel asked if there is only one access.

Mr. Ellerman explained that the trail system is used as an emergency access.

Commissioner Hansen asked who maintains the gas/power utility easement. Is it going to be part of a trail system?

Mr. Ellerman answered that he thought the project would maintain it.

Brandon Wright said there is a 20 inch water line as well.

Drake Howell explained that there wouldn't be anything in the high pressure gas easement and leave it as is.

Commissioner Scheel asked if this could go further south.

Mr. Howell stated there is a steep slope.

Mr. Ellerman stated there will still be some development to the south.

Commissioner Scheel asked if there could be a connection to Telegraph.

Brandon Wright answered it is too steep.

Commissioner Phetsomphou motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

5. EXTENSION OF TIME

- a. Consideration to approve an Extension of Time for a Conditional Use Permit C-19-13 for a Recreational Vehicle Resort/Park located at approximately 5000 South between Washington Fields Road and the Southern Parkway. Applicant is Millstream Properties.

Background

Drew Ellerman reviewed the report: This item was approved back on December 18, 2019 during the regularly scheduled planning commission meeting. The applicant is requesting approval of a six month Extension of Time for the approved Conditional Use Permit. The city code allows for such a request.

The approved CUP is to develop a recreational vehicle resort/park development at this particular location.

The parcel is currently zoned Stucki Farms Planned Community Development (PCD), this kind of use at this location was part of the original approval of the PCD and was required to obtain a conditional use permit approval under regular city code regulations.

Staff has no concerns with this proposal for the six (6) month extension of time requested.

Recommendation

Staff recommends that the Planning Commission approve the Extension of Time for C-19-13, allowing for an additional six (6) months, based on the following original findings and subject to the following original conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the approved Stucki Farms PCD plan.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.
5. The dumpsters will be screened with a block wall on three sides and solid gate(s) on the opening area. Details for this item shall be submitted for review and approval prior to the installation.
7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
8. The dedication of remaining and proposed roadways (specifically Warner Valley & Washington Fields Road) will be required to be platted along with the boundary of this development through the subdivision process of Washington City.
9. All lighting within the project development will be directed inward to the site.
10. All signage will be in accordance with the adopted sign regulations of the city.
11. All buildings being presented as part of this application will have the same finishes and exterior design as the presented "Club House" exterior design and finishes.

Commissioner Phetsomphou asked if anything has changed.

Mr. Ellerman answered that everything is all the same as the original approval.

Commissioner Hansen asked what road improvements will be and if the store is going to be in the first phase.

Brandon Wright said they will be responsible for Warner Valley Road and the Washington fields Road. He said that they don't have any plans yet.

Mr. Ellerman said that the plan shows landscaping and things will be worked out at the construction drawing stage.

Brandon Wright said that they are responsible for everything to the east of their parcel.

Commissioner Musso motioned to approve the extension of time.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

6. ROAD DEDICATION

- a. Consideration and recommendation to City Council for the Bonnie Lane and 1100 East Road dedication. Applicant is Washington City.

Background

Brandon Wright reviewed the report: The applicant is requesting approval of the road dedication plat for a portion of Bonnie Lane and 1100 East. The purpose of this Roadway Dedication is to construct both roads for adjacent developments for a secondary access.

The Public Works Department has reviewed the plat and approved the design.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for a portion of Bonnie land and 1100 East to the City Council.

Commissioner Musso asked if the road is already built.

Mr. Wright answered it is currently dirt. He said there are three owners that have to sign off on this. Ridge Pointe, Desert Flower and Winter Haven. He explained that there will be about a 4 foot off set to connect to 1100 East across Telegraph.

Mr. Ellerman explained that Desert Flower was limited to 20 units then a second access had to be installed.

Mr. Wright explained that Ridge Pointe was to have secondary access for their project.

Commissioner Scheel asked if the bond kept it in place.

Mr. Wright answered yes.

Commissioner Phetsomphou commented that there is concern with the Bella Vista subdivision to allow for another access.

Commissioner Phetsomphou motioned to recommend approval to City Council with the recommendation of staff.

Commissioner Musso seconded the motion.

Commissioner Scheel voted Nay.

Motion passed with a 3-1 vote.

7. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to the City Council for the Iron Horse Phase 2 & 3 Preliminary Plat Amendment located at approximately 4155 South 1000 East. The purpose for the amendment is to add a phase line between lots 53 and 54 creating an additional Phase 3 containing two lots 54 and 55. Applicant is Lanse Chournos.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of an Amended Preliminary plat for the Iron Horse, Phase 2 subdivisions, located at approximately 4155 South 1000 East. The reason for this amendment request is to add another Phase, Phase 3 to this development area. Due to difficulty in obtaining storm drain easement and connection, the applicant is needing to split phase 2 into phases 2 & 3, allowing for the storm drain problem to be resolved at a later date as it relates to the two lots (54 & 55) being held up at this time. All the other lots in Phase 2 are ready to move forward at this present time and wish to do so.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning of this development. The subdivision(s) also remain in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Plat for the Iron Horse, Phases 2 & 3 subdivision(s) to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of March 9, 2016. Staff is wishing to add two additional conditions due to changing requirements since this preliminary plat was first approved (condition #'s 14 & 15).

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. Along with condition #1 (above), an offsite storm drain extension will be required for discharge from this site as well as to accommodate pass-through water.
3. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
4. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
5. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
6. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
7. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
8. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
9. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
10. Driveway locations are to be approved by the Public Works Department.
11. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
12. A right turn pocket will be required coming off of Washington Fields Road.

13. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

14. Provide an addendum for drainage study and provide LID for these two phases (2 & 3).

15. Show restrictions on corner lots - no driveway access inside the corner radius. The final plat will also show the restricted area and have an associated note in the General Notes section of the final plat.

Commissioner Musso asked if the detention is in Phase 1.

Mr. Wright answered that the drainage will drain into phase 1.

Commissioner Musso asked about the commercial area.

Mr. Ellerman answered that several years back there was supposed to be a school and they felt some fast food business would be a good idea. But the school moved location.

Commissioner Musso said his concern is this would be another small commercial area.

Mr. Ellerman said that the General Plan shows a large area for commercial use.

Commissioner Hansen asked if there is a chance that this would not be developed. His concern is that Lot 54 and 55 would not get built.

Mr. Ellerman said that when the drainage is worked out lots 54 and 55 would be built.

Commissioner Hansen acknowledged that the commissioner received the comment prior to the meeting.

Eldon Gibb stated that there were no comments for this project.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Hansen said his concern is that the two lots will sit for a long time.

Mr. Ellerman said that he has had discussions with Brandon and the developer that might be worked out sooner than later. He said that the Final Plat still has to come in.

Commissioner Hansen asked if with this submittal will there be any road improvements to Washington Fields Road.

Mr. Wright answered not with this request.

Commissioner Scheel motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

8. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-06 to change from OS Open Space to R-1-15 Single Family Residential minimum 15,000 sq ft lots located at approximately the end of Lost Ridge Drive. Applicant is Kent Rasmussen.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 8.72 acres, located at approximately the far east end of Lost Ridge Drive. The requested change is from the current zoning of Open Space (OS) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

The R-1-15 request is for the purpose of developing the 8.72 acres into a future residential development.

This particular location has a General Plan Land Use designation of Very Low Density Residential (VLD). The surrounding zoning to this parcel is R-1-10 to the west and north, Open Space to the east and south.

Staff has no concerns with the proposed zone change as outlined. But we wish to point out that the state's new LID drainage standards will be adhered to as the parcel moves through the development stages. The property lies within the Hillside Protection Overlay area, and the applicant has already gone through the Hillside committee review process and development conditions as required by the committee will be made part of the preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-06, for the zone change request from Open Space (OS), to the proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Scheel asked if this request is taking too much out of open space.

Mr. Ellerman answered no. He showed the preliminary layout. He explained that he doesn't like to show site plans but he knew there would be questions about the hillside.

Commissioner Scheel asked about the drainage.

Brandon Wright answered that he hasn't seen plans yet.

Rick Meyers explained that the drainage is less when developed because of the runoff of the steep slopes. Most of the drainage will be retained on the lots.

Commissioner Scheel stated that he lived to the south and had some drainage issues to his property.

Mr. Meyers explained that due to the development the flooding has been less.

Brandon Wright explained that working with Mr. Myers on drainage the issue will be controlled.

Commissioner Phetsomphou commented that lots 1 and 2 appears to be a canyon.

Mr. Meyers explained that they want to leave it natural. He explained that to the south there will be a detention area so the drainage that exists now will be the same. He said that there is a drainage area that would drain to Crooked Creek Drive.

Commissioner Scheel said that he is concerned with access to the detention to keep it maintained.

Mr. Meyers said that the developer will provide access.

Commissioner Hansen asked about the detention pond that has lining and rock.

Mr. Meyers said that some of the rock is so the pond doesn't erode away. He explained that if the rock is too large they would put in a smaller rock. He said that the HOA will be responsible for the maintenance of the detention area.

Kent Rassmussen said that the HOA exists and the HOA will pay \$75.00 annually.

Commissioner Hansen opened the public hearing.

Todd Houghton commented that his concern for the information to the public was generic. He said that the washes touch his backyard and drainage is an issue. He said that if the pipes get clogged it would cause flooding. There is silt already there. The other problem is the citizens in the area don't know what they will be looking at and stacking rock is an eye sore. When does it stop going up the hill with retaining walls?

Commissioner Musso asked if Todd had a lot of water from the detention site onto his property.

Mr. Houghton answered he hasn't seen the water drain to his property but has seen a buildup of silt.

Commissioner Phetsomphou asked what the amount of the fill was.

Mr. Houghton answered that it was about 2 feet deep and most was close to detention pond 1 then to detention pond 2.

Eldon Gibb stated there are no further comments.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

Commissioner Musso motion to close the public hearing.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Commissioner Musso stated he agrees with Todd that they don't know what it will look like along the hillside. There would be 10 to 15 foot retaining walls.

Commissioner Scheel said that people buy property next to open space and don't understand that open space can change.

Commissioner Hansen said he has had a conversation with the developer and the retaining wall is going to look like what is already in the area. His issue is the drainage and he thinks that the property owners that are already there need to be protected.

Commissioner Phetsomphou said his concern is also the drainage.

Commissioner Hansen asked Mr. Wright about the comment that development would improve drainage.

Mr. Wright answered that the drainage will go to the nature flow to the north to the detention area.

Commissioner Hansen commented that it appears that there has been conversation to work out the drainage.

Mr. Meyers explained that the new lots will not go to the ponds. He said that they did consider the existing properties and there will be a drainage study at preliminary plat stage. He said that there will be less water going to the ponds.

Commissioner Hansen asked if the water would stop before the canyon.

Mr. Meyer said it will push to the south and the north canyon will remain. He said that there will be a lot of fill to the north. He said that the scar that is currently there will be covered up with a retaining wall. The Hillside Protection Committee made a recommendation to use rock that will match the area.

Commissioner Phetsomphou said he is having difficulty imagining the retaining wall and why can't they leave a lot natural.

Mr. Meyer answered that the fire trucks would have a difficult time. He said there was a question about when to stop development up the hill and the answer is the Hillside Protection Committee would have to make recommendations.

Commissioner Hansen asked if this doesn't pass is a wall on the property that is adjacent to this request. He said his concern is the drainage but it could be worked out.

Kent Rassumsen said he owns the property.

Commissioner Scheel said he thinks the access to the detention ponds needs to be easier to maintain. The silt needs to be maintained.

Mr. Ellerman stated that the concerns are still going to be there tomorrow.

Mr. Meyers stated that the development will be better for Mr. Haughton and the scar will be taken care of.

Commissioner Phetsomphou asked if drainage could go to Bramble Way.

Mr. Meyers answered no.

Commissioner Hansen said that the problem is that the existing property owners will lose the view.

Commissioner Scheel motioned to recommend approval to the City Council with the recommendation of staff and to address issues with drainage.

Commissioner Musso seconded the motion.

Commissioner Scheel Aye

Commissioner Musso Nay

Commissioner Phetsomphou Aye
Commissioner Hansen Aye
Motion passed 3 to 1 vote.

Recess for 5 minutes 7:40 PM.
Meeting reconvened 7:45 PM

- b. Tabled from January 6, 2021: Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-05 to amend the Coral Canyon Planned Community Development(PCD) . The purpose is to amend the 5 foot setback requirement in area 5 & 8. The Trail System. Nightly rental zoning in areas 7 and 9. Telegraph Improvements. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to Amend portions of the Coral Canyon PCD project, as found in the Land Use Master Plan Map (update trailways along Telegraph St. and proposing nightly rental area added to Area 9), Development of Telegraph Street, And verbiage update found in Section 3, Chapter 4.2(G) Setbacks and Lot Coverage.

More specifically:

Changes in Section 2, the Land Use Master Plan map:

The amendment is to update the Coral Canyon PCD Land Use Master Plan map, by first: adding an extended Trailway along the southeast site Telegraph Street with the city approved ten foot (10') trail from Area 4 to Area 9 as shown in the attached exhibit. And second: a proposal to expand the use of recreational multi-family (vacation/short term) use found in Area 9 (Coral Ridge) into the existing commercial use area of Area 9, leaving roughly 4 to 4.5 acres to commercial use and adding thirteen (13) acres (+/-) to vacation/short term townhomes use.

Also in Section 2, a proposal to amend the "Revised Zoning Comparison" chart to allow for new setback regulations for Areas 5 & 8 only, calling for five foot (5') side yard setbacks along with ten foot (10') rear yard setbacks in these two Areas.

Changes in Section 3, Chapter 4.2(G) Setbacks and Lot Coverages:

Updating the verbiage as it relates to the changes proposed in the Revised Zoning Comparison chart, allowing for Areas 5 & 8 to have five foot (5') side yard setbacks along with ten foot (10') rear yard setbacks in these two Areas.

Update the agreement on Telegraph Street improvements from Area 13 to Area 8/9 with

improved street cross-sections for this stretch of the Telegraph roadway as shown in the attachment to this report.

Staff has reviewed the proposed changes and amendment, and staff supports the majority of the proposal. The item of concern is the new expansion of the “multi-family recreational - vacation short/term of Area 9. The city feels there is currently a sufficient number of vacation rental units within Coral Canyon and throughout other areas of the city.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-05, for the zone change request, Amending portions of the Coral Canyon PCD project plan, to the City Council, with staff’s considerations, based on the following findings and subject to the conditions below:

Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Brio PCD project plan.

Conditions

Only the amendments as outlined above (with associated exhibits/ maps), are made part of this amendment to the Coral Canyon PCD project plan.

Commissioner Musso asked what was approved in area 8.

Mr. Ellerman replied it was a preliminary plat with patio homes.

Commissioner Musso asked if the city has seen anything on the south of Telegraph.

Mr. Ellerman replied that there hasn’t been anything brought in.

Commissioner Hansen asked why all items are being brought in at one item.

Mr. Ellerman answered it is to not have 4 public hearings and to address all requests.

Commissioner Hansen asked if they could break up the request.

Mr. Ellerman answered yes.

Commissioner Musso stated he doesn't see a problem with the request except the nightly rentals. He said that the concern over the views doesn't seem to be an issue.

Commissioner Scheel said he doesn't see what could go on the 4 acre commercial.

Commissioner Hansen said that based on the comments received the citizens don't want vacation rentals.

Commissioner Hansen acknowledged that the commissioners received public comments prior to the meeting. There were over a hundred comments.

Commissioner Hansen opened the public hearing.

Eldon Gibb read public comments received after the email sent to the commissioners.

Lamar Nichols said he lives on Liberty Drive. He said that the most important aspects are the HOA doesn't represent Coral Canyon because the board is Cole West. He did join the zoom meeting that Cole West held. He said that he owns another home in Coral Canyon, areas 5 and 8 were not to be low income housing.

Commissioner Hansen said that they did receive Mr. Nichols public comments prior to the meeting.

Mr. Nichols said that there is a lot of development in the area of Coral Canyon and traffic is already an issue. He asked for clarification about area 7 not being nightly rentals. He said that he has seen a plan for two story homes and that would block his view.

Dave Mason said that he doesn't want to lose his view.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

Drake Howell explained the background of the request. He said that he has had meetings by way of zoom and sent out a newsletter. He said that the nightly rental in area 7 but the citizens were upset so they proposed a gated community to the north in area 7. He said that Cole West did listen to the citizens and they took off area 7 as nightly rentals. He explained that some of the items are housekeeping items such as the trail system that was already planned and it is the developer's responsibility to put in the trail. The other item of housekeeping is the improvement of Telegraph Street and the developer is responsible for the improvements. The setbacks on areas 5 and 8 have an approved maximum units. The setback request is to make smaller lots. He said they showed an exhibit that showed two story units but the building height is 35 feet so two stories are permitted per the city ordinance. He said that there are already 5 foot setbacks and he lived in Coral Canyon in a home with the 5 foot setbacks. He said that their partner is SITLA and they have a vision of a nice community. He said as far as the commercial area is concerned it has been there for 20 years with no interest. He said that they have had a couple of restaurants

that didn't survive. With increased traffic and with nightly rentals there is little traffic except for a couple of holiday weekends. He said that in 2018 the city approved some nightly rentals and has been receiving some transit tax money from nightly rentals.

Commissioner Musso motioned to close the public hearing.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

Commissioner Hansen asked Mr. Howell if the HOA allows for the 35 foot height.

Mr. Howell answered that his understanding is that it is allowed.

Commissioner Musso said he wouldn't consider area 7 to be nightly rental. He asked along area 8 and if they could build single family homes instead of the two story homes. And the Fourteen Fairway when he appraises them they are high entry homes. He said that the land and impact fee are so high that it doesn't appear to be affordable. Another question posed is there going to be more multifamily homes and is there going to be a modular home park.

Mr. Howell clarified that he has no ownership of the luxury RV park in Hurricane near Coral Canyon.

Mr. Ellerman explained that in 2016 area 7 did receive nightly rental to the south. It isn't something to worry about because it is done.

Commissioner Musso asked why Cole West is still in control of the HOA.

Mr. Howell answered that confusion over area 7 stems from the original proposal which was to the north of area 7 but they withdrew that due to the citizens' concern. As far as area 8 and the concern about two story homes, from day one the building code and zoning allowed for two story. The former owner chose not to build two story homes. He said that in area 8 they are considering two story homes. The last question was about the HOA. He explained that the developer is still in control per the declarant.

Commissioner Hansen asked if the areas will pay the same HOA fees.

Mr. Howell answered that some areas have their own amenities. But they will be part of the master HOA and to their own HOA amenities.

Commissioner Scheel asked if they would trade area 7 to move to area 9.

Mr. Howell answered that they don't want to give up area 7 because it is already approved for nightly rental. He explained that the golf course has been closed and there is new management operating the golf course.

Commissioner Hansen said that when he first started there were about 10 public comments and now tonight there are over 100 comments and he has had conversations with the citizens. His

concern is the effect this will have on the existing property owners. He is not a fan of nightly rentals. He is for the trail and Telegraph improvements. He would like to have the homes across Telegraph to look like it matches Coral Canyon. He doesn't have a problem with the setbacks. He is not in favor of the two stories but it is allowed.

Mr. Ellerman explained that the comments that came in for the January 6th meeting were included in the public hearing for that night so that is why there were so many comments.

Commissioner Hansen said that he can't ignore all the comments.

Commissioner Musso said that they are only used at 40% to 50 % use. He is concerned that there will be an over saturation of nightly rentals. The developers are the ones that make the money. He has appraised a unit at \$330,000.00.

Commissioner Phetsomphou said that there are nightly rentals in Coral Canyon.

Commissioner Musso explained that the nightly rentals are in Coral Ridge and Town Center and the Eighth Fairway which are higher end units.

Commissioner Hansen said that there are already a lot of nightly rentals. He asked if they could find out how the citizens feel that area 7 was taken off the request.

Mr. Ellerman explained that this will go to the City Council in a public hearing.

Mr. Howell said that there were two meetings where they heard from the citizens and that is why they changed their original plan. He said that when there is a change in a PCD all property owners have to be notified of the change and that is why there were so many comments.

Commissioner Hansen said that there weren't any comments that were positive.

Commissioner Musso asked Commissioner Scheel what could go in the commercial area.

Commissioner Scheel answered that it could be a car dealer, retail but not a big commercial store like Walmart or Smith's.

Commissioner Hansen and Commissioner Scheel agreed that they didn't have a problem with the two story homes.

Commissioner Musso said that it doesn't affect the property values.

Commissioner Scheel motioned to recommend partial approval to City Council to approve the Telegraph improvements, trail system and the setback requirement. He motioned to deny the nightly rental in areas 9 with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Commissioner Scheel Aye

Commissioner Phetsomphou Aye

Commissioner Musso Aye
Commissioner Hansen Aye
Motion passed unanimously.

9. DISCUSSION ITEMS

- a. Training on Planning Commission Protocol.

Mr. Ellerman said that the commissioners need to decide if they are willing to meet in the council chambers.

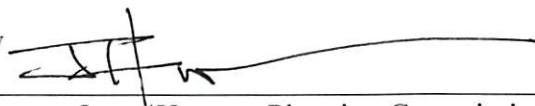
Commissioner Musso and Commissioner Scheel said they were okay with meeting in the council chambers.


Commissioner Hansen asked if there would be more of the public and how to control the number.

Mr. Ellerman said the enforcement of masks and 6 feet distancing. There would only be 20 people in the room. He still encourages people to do the public comments online.

Councilmember Staheli stated there is some training video that was put out by the Utah League of Cities and Towns. He said that he has sent the link to the commissioners.

Commissioner Musso motioned to adjourn the Planning Commission Meeting.
Commissioner Scheel seconded the motion.
Motion passed unanimously.
Meeting adjourned: 9:47 PM

Washington City
Signed By: 
Jason Hansen, Planning Commission Chairperson

Attested to: 
Kathy Spring, Zoning Technician

PC012021 Public Comments:

177 Total Comments, Page Refreshed: 03/11/2021 11:07:28

7a. Plat Amendment: Public Hearing: Iron Horse Ph 2 & 3, 4155 S 1000 E. Applicant: Lanse Chournos

Chris Taylor of Coral Canyon

Regarding: 7a. Plat Amendment: Public Hearing: Iron Horse Ph 2 & 3, 4155 S 1000 E. Applicant: Lanse Chournos
Sent: 1/20/2021 14:37:48

This is turning into an Airbnb. Not why I moved here. It's peaceful and safe. To allow another mass influx of this kind will kill this neighborhood. Traffic is already a mess and there is no design or infrastructure in place to accommodate more people in this area. This will be ruined. I'll move to wherever my tax dollars and votes are better appreciated and better spent. Go chase your dollars. They won't be mine.

Chris Taylor of Coral Canyon

Regarding: 7a. Plat Amendment: Public Hearing: Iron Horse Ph 2 & 3, 4155 S 1000 E. Applicant: Lanse Chournos
Sent: 1/20/2021 15:18:40

This is turning into an Airbnb. Not why I moved here. It's peaceful and safe. To allow another mass influx of this kind will kill this neighborhood. Traffic is already a mess and there is no design or infrastructure in place to accommodate more people in this area. This will be ruined. I'll move to wherever my tax dollars and votes are better appreciated and better spent. Go chase your dollars. They won't be mine.

8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Michael M Andersen and Sheryl Andersen of Washington

Fields

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen
Sent: 1/16/2021 11:00:27

We like the open space as it is, but we would rather develop this than the fields farm property, no right thinking country ever uses their best farm property to build on. Kent will do a great job, however the contour will be difficult to deal with. We are concerned about good drainage and know the Houghtons are as well. We would not want to ever see the proposed open space that is left over developed, because of this drainage issue. In conclusion, if we had a vote, we would probably say NO, don't allow it...Going any higher up the hill would also be a mistake. Any proposed planting of native plants should be better than what was done on the hill behind our home and Houghtons, as all that grew was a couple of flowers and a hill full of weeds...Thank you for letting us express ourselves...Just a parting thought, but we hope someone is monitoring our water availability, we have a ton of new homes under construction and pending...I know we have had water moratoriums in the past to assess water availability, maybe we should consider that again...(that was St. George City)...oh, we also hope that there is an active HOA that will be in place to protect views and the integrity of the property, the one that is there now has not been active at all...we have cleaned out the drainage every year and it is not part of our HOA...(High Chaparral) ... again, Thank You!...

Vickie Grabowski of Coral Canyon

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen
Sent: 1/16/2021 11:31:10

I am a full time home owner in coral canyon off the Mesa. I would like to express my concern for the proposed zone changes to include vacation rentals,etc. this would be a terrible thing to approve. When we came here 6 years ago from Southern California we fell in love with this beautiful community. We were told there would be no building below us. I trusted the builder at the time, jack fisher homes, now cole west, only to see and hear daily the building going on. Why do they want to turn this area into another Disneyland. Perhaps they can find another home builder that wants to built single family homes if Cole West isnâ€™t interested in doing that. Vacation rentals, etc is not the answer. Thank you for your consideration. Vickie Grabowski

Todd Houghton of Washington Fields

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/16/2021 22:47:10

I would request the council review what is being developed in this area and what this will look like in the future. (Large rock retaining walls, and hillside scaring). We own the furthest East lot in Phase 4 and disagree completely with this proposal for the following reasons: - Phases 4,5,6 and others have a non existing HOA which needs to be mandated as there are many homes out of compliance, and issues with the non existing maintenance of the weeds, garbage, and retention basins. The way it was approved does not allow any machines to access the retention ponds for cleanup of weeds or eroding soils which will cause a major issue. For more than one year we have seen eroded soils from phase 5 carry into the drainage of phase 4 and not be repaired or fixed. - From what I can see on the rough site plan, it appears that lots 1 and 2 will be encroaching into two of the major drainages on the hillside. We disagree with this proposal completely as this poses major potential of flooding and erosion issues for our lot and home in the event of a failure of their proposed drainages. - Drainage and erosion of the proposed lots 1 and 2 naturally will drain and erode with who to maintain? Where does all the runoff go? Why would you approve of a development of two lots that would be built within two major hillside drains? - We've lived in this neighborhood for more than 13 years and note all of the issues in the other drainages that many are having with neighbors draining water, erosion issues, and lack of cleanup/maintenance of those drainages providing hostile neighborhood conditions. - Massive hillside scaring turns the area into unsightly large retaining wall sections. Drive around the valley and you can see how ugly some of these developments have become and the eyesore to our community. - Why approve of two 2+/- acre lots that are allowing the same frontage/width of lot as a standard .25 or 1/3 acre lot? Overly long, and skinny lots. - I strongly disagree with the way this area is developing and how things have been left unchecked and unmaintained in their current setting of phase 4. Why would things change if this was approved ?? - This seems like a very risky, challenging, and highly impactful development to pickup 4 lots that are non appealing from the retaining walls to their skinny widths.

George Peck of Coral Canyon

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/17/2021 18:53:48

When we bought here thirteen years ago we did so because of the isolation from St. George city. Now you have allowed so much new construction that there is hardly any separation from the city. Traffic, noise, and crime are real concerns. Our property values will go down as contractors and others will get even more rich. Please tell these people to find other ways to make money for the sake of our beautiful community!

Scott Slater of Coral Canyon

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/17/2021 19:59:26

I am opposed to any changes in coral canyon without the vote of residents. Premiums were paid for view lots and there should be no changes because of this alone.

Shirley Carlson of Washington Fields

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/18/2021 10:58:44

This area was designated as "Open Space" for a good reason and I strongly feel it should remain that way. I don't think it is necessary to keep building up the hill sides and destroying the few hills that are here. I use to see quail and roadrunners around often and with the new phases in that area being built out that wildlife has pretty much disappeared. I am not in support of this zone change. Thank you for considering my thoughts.

Mike Brown of Washington Fields

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/18/2021 11:10:57

I am not in favor of this zone change for the following reasons. I enjoy very much the view of the natural open space hillside everyday as I look out my back windows and from the deck. It doesn't seem right or necessary that the few hills we have around us need to be covered with homes. I already purchased two lots behind me so I could build only one story spec homes on them to preserve some of my view of the fields and now I have to be concerned about my hillside

view. I believe in growth but I believe in leaving natural open spaces where needed to retain the beauty of this area.

Jaelyn Wallace of Coral Canyon

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/18/2021 16:59:59

I would like to keep Coral Canyon untainted by more of Cole West's™ sitla developments with vacation homes. They are without a doubt a conflict of what a small home town community means. Multiple miles of more terrible buildings, the traffic along with the increase in crime and garbage increase is unacceptable. Please stop this!

Lisa A Scott of Coral Canyon

Regarding: 8a. Zone Change: Public Hearing: Z-21-06, OS to R-1-15, end of Lost Ridge Drive. Applicant: Kent Rasmussen

Sent: 1/20/2021 15:40:24

As a full time resident of Coral Canyon, I strongly object to any changes to Coral Canyon zoning to include and allow overnight rentals, vacation homes and any other temporary or short term housing. Short term tennant accomodations, will increase traffic parking, and congestion to this area violating the "quiet enjoyment rights" of the existing homeowners. Additional overnight rentals in our beautiful planned community, will diminish our property values and corrupt our beautiful and serene neighborhood. We are not a resort community. We are a community of neighbors.

8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Ilan Shanon of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/15/2021 14:14:06

1. Cole West or its predecessor never informed the residents of its application for a zone change to overnight stays which, according to Drake Howell of Cole West

was previously approved for area 7 by the city. He wasn't sure if it's in 2018, 2017 or 2015. I, and numerous other residents are totally against any overnight stays in areas 7 and 9. In existing overnight stays at Town Center we've had lots of trash, as many as 13 people on one pickleball court, numerous boats and ATV's parked, loud parties, etc. We're surrounded by overnight stays at Sienna Hills as well as numerous apartments, which add to congestion. We invested in our homes based on the original Coral Canyon PCD plan, and feel the proposed changes are totally counter to why we bought our properties here. We've financed the infrastructure of Coral Canyon with extra property tax surcharges and deserve the community in which we invested. **WE ARE NOT A RESORT. WE ARE A RESIDENTIAL COMMUNITY!** I support development only in accordance to the PDC plan as of 2013 when I bought my home.

David Alderman of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/15/2021 14:25:27

Cole West's intent to amend the PCD is something that I am strongly opposed to. The proposed changes will be detrimental to the existing community. Cole West would like to build attainable housing and nightly weekly rental units in a single family residential neighborhood. Doing so will lower property values for the neighborhood and increase profits for themselves by increasing density and altering zoning. As an active member of the Coral Canyon community with well over 100 personal contacts within the community, I believe that I can accurately relay the nearly unanimous sentiment I have heard regarding these proposed changes from my fellow community members. Should Cole West decide to build attainable housing or nightly/weekly rentals, there is plenty of land OUTSIDE the PCD in which they can do so. Amending the PCD is a bad decision for Coral Canyon and I respectfully request that Washington City accounts for the overall sentiment of its constituents. Sincerely, David Alderman

Raymond Olsen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/15/2021 20:13:18

I support the application regarding building more nightly rentals in area #9. Much of areas 5 & 8 are in a FEMA designated flood zone making the building of high density housing a risk. Does Cole West have a mitigation plan for this? Would strongly suggest that any housing approved in 5 & 8 compliment and blend with the 14th fairway area across telegraph street. Thank you to Cole West for

removing the nightly rental request from area 7. I hope that the planning of this area involves the diverse voices all stake holders in this beautiful place we call home.

Frank X. Harris of Washington Fields

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/15/2021 20:25:17

I oppose this development.

John Cribbs of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 11:07:32

I believe from personal experience that when the kind of housing proposed by COLE WEST is introduced into a neighborhood it brings with it higher crime rates along with an overall depreciation of property value to the surrounding homes. My family had to leave Las Vegas because the neighborhood on Las Vegas Drive became so unbearable; burglaries, rapes and home invasions all directly connected to the development of low income housing introduced to our neighborhood. Please do not destroy our wonderful and quiet community by allowing this kind of development to be injected here. Thank you.

Steven Meyer of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 11:29:30

I am opposed to the zoning changes by Cole West for Coral Canyon because it will further reduce our property values and decays the community as a whole. Nightly rentals are particularly worrisome because it will create vandalism and clutter that distracts from the beauty of our community. Area 7, within the golf course, should be zoned with larger lots for exclusive homes such as those that are built on the 18th fairway. Beautiful and expensive homes helps to enhance and upgrade the level of the community and the Coral Canyon Golf Course which will improve revenues for the city. We love the Coral Canyon community and do not wish to see it diminished and devalued, therefore we oppose these zoning changes. Please help maintain the high value of this neighborhood.

Thomas J Berres of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 12:00:57

My wife and I are very apposed to this new proposal. We have been residents of CC for over 15 yrs and we moved here because it was said to be a residential area. Now with the passage of this proposal it is directly opposed to the premise of what we were told here when we came here. Short term residents have no respect for our community or our values and our laws. We are not a resort but a strong neighborhood community. This can not become another corporate money grab that will destroy our community. Thank you for your favorable action to dismiss this item.

Sandra Webb of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 12:33:34

Attention Planning Commission Coal West is requesting a change (PCD) of Coral Canyon to allow the addition of vacation & nightly rentals in undeveloped / open space areas. The current area requesting change is the interior open space of CC golf course. As I understand the units will be located directly across from the homes along E Crimson Fairway Drive & Broken Rock Way. My husband & I are adamantly against these changes. The nightly rentals/ vacations condos that Washington City previously approved to Coal West (which we were unaware of happening) that are at the round-about area of the entrance to Coral Canyon from SR-9 have been a determent to our once lovely development. These Condos continually have trash in view, large RV & trailers, boats, ATVs parked & visible to anyone entering development.. In addition these ATVs often ride our trails or in the wash area creating damage. If you want to witness drive by the area on a holiday weekend. Coal West has done enough damage to Coral Canyon. It also creates more congestion to Washington City. Please don't allow more nightly rentals. We need homeowners who value our development. Thank you for listening and hopefully not allowing another Coal West destruction. Sandra Webb

Albert Keller of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 14:19:50

Coral Canyon was sold to the original residents as a residential community. I

purchased here in 2004 with the thought of living out my years with some solitude. Unfortunately, that commitment by the developer and SITLA has been breached with the introduction of overnight accommodations within less than a mile of my home. While the sale of the property is a boon to the developer and SITLA it has caused nothing but problem to the residents. Overnight residents have no respect for the property creating odd hour noise, the owners with disrespect, spreading trash and as happened to me recently parked in the turning lane to load a van of 9 passengers holding up traffic the entire time they gathered. Frankly, this complex seems to me to be quite enough. It is not understandable, with the building in this area, just why the master plan for private residence cannot be carried out. The property values remain high and population numbers stable which are to the benefit of the City. I would ask that no further development other than single owner residence take place in the Coral Canyon development. PS The traffic through the residential areas with the proposal on the Mesa will impact residents disproportionately resulting in further devaluation of the property values. I trust if anyone on the planning commission lives the effected areas they would not want such development in their neighborhood. With best regards,

Barbara Armbruster of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 14:46:09

In 2004 we started looking at single family neighborhoods in the Washington/St. George area. One of the neighborhoods we looked at was Coral Canyon. The advertising stressed "A Master Planned Community". In February 2002 St. George Magazine call Coral Canyon "the Best Neighborhood in Southern Utah. Coral Canyon was given the "Envision Utah" Governor's Quality Growth Award in June 2002. Coral Canyon was given the "Best Community of the Year" 2003 for State of Utah, given by the Home Builders Association of Utah. All this was based on the Master Plan for Coral Canyon. People bought homes in Coral Canyon because of the strength of this Master Plan. Many people paid lot premiums for their lots, and we pay a special assessment on our property tax for being in Coral Canyon. We are not a resort, we are not a nightly rental business, we are not a high density neighborhood. We are an excellent single family residence neighborhood, comprised of families who live here every day in this terrific neighborhood. Please vote against any changes to the Master Plan. There is enough space in the Master Plan for commercial areas. Please keep Coral Canyon the great place is it to live.

Kelly & Sandra Powers of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 15:05:12

This letter is being sent to you by Kelly and Sandra Powers. We live at 3143 Grasslands Parkway Washington, UT for the last 16 years. Some of the big reasons we originally purchased the home were the careful and strictly enforced guidelines for home construction, landscaping and property use requirements applied to the homes being built at the time and assurances for the future. We were assured nightly rentals and would be limited specific areas. To spite this, recently Cole West has built many more high density sections and many more nightly rental units in conflict with the CC&Rs. Specific concerns and comments.
• Environmental and traffic studies are 20 years old. Cole West has stated they are relying on these and do not intend to update them. Of course, these studies are completely outdated with the development of new housing and roads over 20 years. Traffic congestion & safety, wildlife habitat, seasonally flooded areas and potential jurisdictional wetlands could be impacted from construction and need to be reevaluated.
• PCD requires Developer to construct a new trail network area 4 through area 5 and along both sides of Telegraph Road. To the existing Razor Ridge Park. Cole West proposes to complete the trail system over time piecemeal resulting in construction disturbance to residents, safety issues and will make the trail unusable for some years.
• Cole West's proposal for construction of a high density nightly rental single family detached (SFD) housing in area 7 and high density nightly rental single family attached (SFA) units in area 9 is not compatible with current Coral Canyon covenants and would result in diminished quality of living and property values for existing residents; a material breach of trust.
• The Coral Canyon golf course, once one of the mostly highly regarded public courses in Utah, has fallen into disrepair and damage. We understand the purchase by a new owner will soon be confirmed by SITLA and the governor, however, Cole West freely admits they have not had any communication to the new owner though their proposal will certainly affect the value of the golf course and represent potential risk the purchase.
• The Cole West proposal in area 7 will negatively impact the current homeowners adjacent to the golf course, residents of the Beehive Assisted Living Center, sensitive environmental areas, previously flooded water courses and Coral Canyon Golf Course. Negative impacts will include increased noise from construction, traffic and nightly rentals.
• Cole West proposes these new areas will not participate in the current HOA and rather will have their own. This is not allowed by the current CC&Rs. As homeowners in the Coral Canyon area, we oppose the further development of nightly rental neighborhoods. We oppose re-zoning and any waiving building covenants that would permit high density, low

cost housing that does not comply with CC&R standards.

Jim and Patti Burruss of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 15:17:21

This letter is being submitted by Jim and Patti Burruss, Coral Canyon homeowners. We have observed Cole West operations, such as development proposals, Planned Community Development (PCD) amendment requests and participated in various public meetings. Based on these observations we are concerned about Cole West's approach to future development in Coral Canyon and PCD amendment revisions submitted for approval at the January 20, 2021 Planning and Zoning (P&Z) meeting. The PCD amendments were sent out to Coral Canyon residents, not well received and numerous concerns expressed during the public meetings. Statements made by Drake Howell of Cole West indicated they had approval from P&Z to build nightly rental units in Areas 7 (The Island) and 9. The PCD amendment for Area 7 is not compatible with current adjacent residential home HOA rental ordinances. Howell stated that they can proceed with their proposed developments based on environmental and other studies conducted in 1999/2000. My professional experience leads me to believe their opinion is flawed. Potential sensitive wildlife habitat, seasonally flooded areas and potential jurisdictional wetlands occur within development Areas 5, 7 and 8 that could be impacted. Causes and impacts of recent flood events (past 3-6 years) in Area 7 and golf course should be reviewed and Cole West proposed stormwater and flood control measures updated to ensure adjacent residents, golf course and new Telegraph Rd. improvements will not be impacted. Many of the homeowners participating in the meetings raised concerns that Cole West had never disclosed P&Z changes to the 2005 Master Plan or conditional use changes since 2015. There appear to be major discrepancies in what Cole West states they have approval for, what has actually been approved by P&Z, and changes to the Master Plan. We believe the PCD amendments proposed by Cole West are not in the best interest of current Coral Canyon or Washington City residents and will result in significant negative impacts, including increased costs, diminished property values, as well as the loss of viewsheds and sensitive environmental areas. Failure by Washington City to require Cole West to update 1999/2000 impact information and comply with existing zoning will likely violate current state and federal environmental regulations. Violations may result in work stoppage and lawsuits from regulators, environmental groups and residents. It could also be viewed as negligence on the part of Washington City if amendments are approved and Cole West is allowed to proceed. We respectfully request that the Washington City P&Z, City Manager and City Council conduct a

comprehensive review of Coral Canyon residents' concerns regarding Cole West's PCD amendments. Our recommendation is to deny the proposed PCD amendments and require Cole West to prepare updated impact assessments and provide currently approved zoning information.

Robert C. Ferry of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 16:29:20

The increased density will decrease the overall value of living in Washington City, by increasing traffic flow and total number of people using parks and other amenities. Coral Canyon was envisioned to be a single family homes environment. Washington Cole West would like to build attainable housing and nightly weekly rental units in a single family residential neighborhood. Doing so will lower property values for the neighborhood and increase profits for themselves by increasing density and altering zoning. Should Cole West decide to build attainable housing or nightly/weekly rentals, there is plenty of land OUTSIDE the PCD in which they can do so. Amending the PCD is a bad decision for Coral Canyon and I respectfully request that Washington City accounts for the overall sentiment of its constituents.

Derek Hall of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 17:18:23

Last June my wife and I completed construction of our new home on the 18th Fairway at Coral Canyon. We purchased the lot in 2008 with the intent to build and retire there eventually. Our dream came to fruition in 2020. The serenity of the area, the breathtaking views of the Razor Ridge, and glimpses of Zion's Park are what we now enjoy in retirement. Having done considerable developing ourselves in Ivins, Utah, we paid particular attention to the master plan for the area that surrounds our building lot, prior to purchasing, so as not to be surprised and/or disappointed as the master plan unfolded. The Cole West plan for the Coral Canyon Community seemed reasonable to us and so we invested and ultimately built. We knew that the unobstructed views from our home on Crimson Fairway Drive, overlooking the 18th fairway, would not last forever, but we were not deterred by the prospect of seeing single family dwellings from our back patio because we were confident that the homes would be of the highest quality. We understood clearly that the master plan would eventually be completed. The purpose for my letter to you is to express our concerns regarding

the proposed changes to the existing master plan. The existing master plan is the one that we and others bought into when we invested millions of dollars into our residences. We consider Coral Canyon to be an area where our investment will be secure and will increase over the coming years. It is our understanding that the proposal by Cole West requests variances to the well-established master plan to include changes to set-backs, clearances, and most concerning, zoning that would allow for the construction of nightly rentals directly adjacent to the 18th fairway, and directly in our, and our neighbors' sight line. We are seeing even now, in Coral Canyon, how these nightly rentals are currently impacting the area relative to building density, traffic, noise and litter. To envision that sort of drastic change to an otherwise quiet and serene neighborhood is extremely concerning, to put it lightly. We do not oppose Cole West's plan to complete its master plan and build single family dwellings along the golf course, but we are adamantly opposed to the City approving their proposal to change the zoning to allow nightly rentals in an area not previously a part of the master plan. We hope this letter finds you and yours well, and we look forward to voicing our concerns in a public forum at some point in the near future.

Jeff Robicheaux of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 17:37:29

I am not a fan of the nightly rentals. Not only did it increase traffic through the neighborhood but I have also seen kids ridding Dirt Bikes down the Sidewalk and Down into the ravine. Not sure how this could improve Home Value? Because of this Great place(Southern Utah) we have already seen a lot more Side by Sides in the area which are very noisy. Again, how is this improving Home Value? People coming to visit don't give a rats behind about this neighborhood. They have no vested interest. I moved into this neighborhood 13 years ago and it was peaceful. It's not anymore and if the decision is made on keeping home owners happy I'm sure you won't approve this change. Congress already makes enough poor decisions!!!! We don't need our local officials doing the same. Respectfully, Jeff Robicheaux

Mindy Smith of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 18:17:05

My family lives in coral canyon. It's been a beautiful neighborhood. The addition of the vacation rentals have not been advantageous to our community.

They weren't in the original plans when we built here. We moved here with the understanding that we would have neighbors and not be in a vacation spot. It has been disappointing to see that change. Please listen to the residents of this community, we do not want any more nightly rentals. We have more than enough.

Cynthia Garner of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 18:57:14

We strongly oppose the amendments that Cole West is proposing for the Coral Canyon neighborhood.

Paul T Kendall of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 19:05:07

I am strongly opposed to the Cole West plan to add more nightly rentals in Corral Canyon. Corral Canyon is a unique and special community within Washington City and the current homeowners deserve some protection from more and more nightly rentals. There is more traffic, litter, and noise from the current nightly rentals. Please keep Coral Canyon from becoming just another in and out community. Short term visitors have little interest in the long term health of our neighborhood.

Patrick Kinahan of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 19:52:54

As a homeowner in Coral Canyon for several years, I bought in the area for what it represented. And now, with the purpose of financial gain at my expense, Cole West seeks to misrepresent the integrity of my neighborhood. Common sense dictates that our city leaders not cave into this flagrant attempt at personal greed. Plenty of other land is available for Cole West to make its money without drastically changing the rules long after these rules were established. Please uphold the original intent of this beautiful area. If these changes are approved, there's no point in having any zoning regulations.

Patrick Kinahan of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 19:56:41

As a homeowner in Coral Canyon for several years, I bought in the area for what it represented. And now, with the purpose of financial gain at my expense, Cole West seeks to misrepresent the integrity of my neighborhood. Common sense dictates that our city leaders not cave into this flagrant attempt at personal greed. Plenty of other land is available for Cole West to make its money without drastically changing the rules long after these rules were established. Please uphold the original intent of this beautiful area. If these changes are approved, thereâ€™s no point in having any zoning regulations.

Steven D Stanger of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 20:13:36

I oppose the zoning change requested by Cole West. I purchased a home in Coral Canyon in 2008 because it offered a quite safe neighborhood where residents look out for each other. I feel a zoning change would bring increased traffic an overall increase in noise potential increase in crime and a decrease in my property value.

Susan walker of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/16/2021 20:47:14

I am against the setbacks and nightly rentals in Coral Canyon. What makes the area so unique and desirable is the open spaces and small community feel. Very unusual in developments in this day and age. I think this is a big reason so many of us live in this area and why Coral Canyon is so in demand for people looking for homes in SG/ Washington area. I feel with more people coming in and out will be increased safety concerns, more traffic, noise etc. I own several propertyâ€™s in the area so I speak for all of us who live and enjoy it here. please consider keeping Coral Canyon the special place that it is and was designed to be. Please take into consideration how YOU would feel if you lived here.

Richard Knoebel and Nanette Hinton of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 11:03:19

Richard T. Knoebel, M.D. 2596 E Slick Rock Rd Washington UT 84780
mei@mei-ime.com Date: January 17, 2001 Dear Washington City Planning
Commission: I, Richard Knoebel, and my wife Nanette Hinton strongly oppose
the attempt by Cole West to amend the Coral Canyon PCD. We are longtime
residents of Coral Canyon and are opposed to additional attainable housing and
short term rental units in our single-family residential neighborhood. The result
of the current short term rental units recently added in the commercial
area/roundabout area of Coral Canyon, are evident and negatively impact our
community as a whole. Increased traffic, temporary residents without respect for
our community and other problems resulting from the increased density of these
developments is, in our opinion, contrary to the original Coral Canyon single-
family residential plan which excludes denser housing and temporary, not long-
term, rentals. Additional such housing would only accentuate this already present
problem. The PCD amendment by Cole West dangles the offered improvements
of sidewalk along Telegraph Road and extension of the city bike path. These
improvements, however, in our opinion are simply improvements to the
community that are expected of a developer allowed to expand and build in Coral
Canyon even under the current PCD. Such community improvements should be
expected even with expansion of single-family residences as currently allowed.
These expected improvements should not be tied to or in any way contingent
upon the proposed PCD amendments that are only of benefit to the developer, not
the community. Again, we strongly oppose Cole West's intent to amend the
PCD. Please take this into consideration at your planning commission meeting on
1/20/21. Should you have any questions, or if I could be of any assistance, please
do not hesitate to contact me. Sincerely, Richard Knoebel and Nanette Hinton
208 720-4645

Jill Burt of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 11:17:16

On behalf of myself, my husband and our surrounding neighbors, we would like
to express our deep concern and anxiety over the proposed zone change by Cole
West. As with many others, we made the decision to purchase our home due to
the rural nature of this community and the current master plan which did not
allow for additional nightly vacation units and 2 story townhomes splattered

along Telegraph Road. The area is already becoming more densely populated and over built, without the open spaces needed for a community to thrive. We are NOT in favor of changing the overall appearance of our neighborhood that this proposed zone change would include. Our very way of life is at stake, all for the big money this zone change is intended to make for a few contractors. Please look to the future and not be short sighted by voting NO to this request.

Jacey Parker of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 11:22:54

I am writing this to voice my concern over the proposed zone change by Cole West. Please vote NO to this request. Having purchased my home on the Fourteenth Fairway only this past year, I was insured through the Cole West documents provided that the master plan had been in place and would not change to include higher density living through additional vacation homes and townhomes along Telegraph Road. Vote NO to ensuring that Washington remain a wonderful, highly desired community to live in for years to come.

Robert Burt of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 11:28:55

Please vote NO to the request by Cole West of changing our neighborhood with higher density homes, reduced setback sizes and two story townhomes built along Telegraph Road. We do not have the infrastructure for such changes nor is it desired by our community. Do not get caught up in the promises by a few to the detriment of many residents that already call Washington their home. This is not in our best interest, do not be persuaded. VOTE NO to this zone change.

Bruno Ricci of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 11:33:58

The new community in ZONE 4 strongly disagrees with proposed building in ZONE 5. #1 Colewest had indicated without detail that the land in ZONE 5 was BLM owned and that is not 100% true. Colewest, had up-charged many homes Lot Premiums from Estimated \$55K to perhaps \$120K to have the open View which is in ZONE 5. They plan to Dart that view with homes which decrease the

value of our homes. This is thievery. Aside from this, the area is home to wildlife and a water source for them. There are Beehive farms down there which help our community as well. From time to time there is a foul odor from the Dump and you can hear the rifle range which literally Zone 5 would be on top of. The area, is adjacent to the DUMP and newly proposed rifle range. This area is not suitable considering these factors. The over population of this area and proposed building will damage the community around these areas and produce unwanted pollution. From ZONE 4, there is plenty of homes that are on high ground that Colewest can make money on which will have a beautiful view looking to the East. We demand all Lot Premiums be refunded and also propose law suits as to the degradation of property values. Our voices need to be heard and taken seriously. We in ZONE 4 are adamant about this proposal in ZONE 5 to be left alone and not built on. In fact, we are PISSED OFF! I have already voiced my concerns with Colewest Development and there was no response. We hope, in your judgement on a CITY level that you will listen and respond in our favor. Please leave ZONE 5, as is as well as the other zones. The difference with ZONE 4 is that our View to the East will be effected atop all the other complaints the other zones have, plus the extra money spent. If you want to add more homes to ZONE 4. Fine. But do not ruin what the residents paid for - the view. ZONE 4 is called THE VIEWS. Do not RUIN your slogan and buying points for future residents. Go build somewhere else that is not off a STREET named LANDFILL road. How dare you all..... You build on zone 5. Many will go on STRIKE in Zone 4. Thank of your community COLEWEST, why people bought homes here rather than your \$\$\$\$. Thank you City of Washington. We expect you to hear us the people and not \$\$\$ to ruin it and our resources and our beautiful view we paid for and our Dark Star light skies to be lit up by LIGHTS below us. THANK YOU FOR LISTENING. Vote NO on the PCD Proposal for COLEWEST.

Brett Fay of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/17/2021 11:38:25

We have been residents of Coral Canyon since 2001. The Zoning change that created nightly rentals in the commercial area near town center has changed the nature of the community. It changed the community from a quiet residential area to a weekend party transient one. Now we are woken up on holiday weekend at 3 in the morning with loud music from the nightly rental balconies. Then during the day on more than one occasion we have ATVs riding up the drainage behind the house. We would not have this annoyance if it was commercial or even a regular residential area. We feel that this has reduced our homes value, both monetarily and from a place we like to live. NO MORE NIGHTLY RENTALS

IN CORAL CANYON!

Cyndi Sidles of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 11:43:27

Please do not allow anymore nightly rentals in Coral Canyon. The current rentals that were pushed through under dubious circumstances have destroyed the nature of this community. It went from a pleasant residential community to a loud party place and inserted many transients into our neighborhoods. These types of housing have no place in a residential community. Please also limit building on scenic vistas, it is important to remember why people want to come here, looking at houses on every hill and mesa isn't it. Please evaluate the landscape view sheds prior to any building. Thank you.

Ted Cardin of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 12:05:18

We the Homeowners of Coral Canyon request the Washington City Council to NOT Agree to this request from Cole West to build higher density nightly rentals all around our single family homes. They plan to build 2 story rentals, which go against our basic CC&R's we all had to sign to build here many years ago. The latest nightly rentals Cole West built a few years ago near the Holiday Inn has only brought Trash, Noise and a disrespect for our community with them ripping up and down the streets with their ATV's, Motorcycles, LOud parties into the middle of the night, and of course the overflowing trash containers are always in plain sight, filled, until the trash company comes to empty them,. We ar required to only have our cans out for one day, then back behind our gates, otherwise we get fined. We tried to stop this nightly rental issue when Cole West along with Sitla and the Coral Canyon HOA, all worked against the few of us who attended the meeting to Zone change the "Park Center" area from commercial to residential with nightly rentals, At that time Kyle Pasley from Sitla threatened us with building a three story Hotel there if we disagreed with his and Cole Wests move. We still disagreed. and we asked the city, on record, asked where the fence line would be (as to setbacks with a fence to block our view of the trash and ATVs) along with where the trash cans would be put so as not to have the residents see this eyesore, The city also asked about this, Cole West said this would be taken care of, Yet Nothing to this day has ever happened years later. The same goes with these renters parking their toy trailers in plain sight 24/7, this

was also told to us that this would never happen, and again another eyesore each and everyday. These "People" are also hanging their laundry over the rental railings, again another infraction in our CC&R's. We never signed on to live next to a nightly rental Hotel system throughout our community, never knowing who your neighbors are and never knowing if you and yours are safe. And if we knew this years ago, that we were buying in a community that allowed nightly rentals to happen?, then we would have never moved here. This is a place we want to have to raise our families in a safe and peaceful fashon. That is why we moved here. And now along with the New RV Resort going in by the Texaco with 200 units, we will never get any peace. This will only make our home values decline if this Zone change is passed, But of course Money talks and most of you, if not all are getting backdoor payments from Cole West to make this happen with a wink and a nod....bottom line, we as homeowners, may have to band together to hit this with a class action lawsuit in the near future. Your Call....

Tai Beal of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 12:36:47

I strongly against reducing the sides and set back by 5 feet in Area 5 & 8. I also against building nightly rentals at Areas 7 & 9. The density of population in the area has become so high and it's affecting the quality of life. Please don't build more nightly rentals in the area.

Mason Dansie of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 12:38:57

I am writing to express my opposition to Cole West's intent to request zoning changes for new development that will amend the Coral Canyon PCD. Our home has been in our family since the original construction back in 2006 and we are proud to be part of a community that has, for the most part, adhered to the original design and intent of the PCD. Cole West indicated in a recent meeting with the residents that they received permission in 2015 for zoning changes in an area that is known as Area 7 however there was no meeting with residents prior to make all residents aware of their intent to go to the city to request these changes. Cole West has a duty to meet with the residents and they did not do this at the time. As they control the Board of the HOA it further compounds their duty to have a formal meeting which they did not do. If this is true, that nightly rentals in part of the Area 7 have already been allowed via zone changes, then I

feel this was done in improperly and this zoning change needs to be reversed. Cole West, to their credit, has now formally met with the residents to share their additional plans for more zoning change requests. My concern is their changes are not consistent with the original intent of the community. Examples of the inconsistency against the intent of the community are many: In the Design Guidelines for Coral Canyon there is a phrase "It is important to assure that there is continuity in the community as it develops and, therefore, certain standards and requirements must be set to guide future construction." There are Resident Declarations about prohibiting activities that may be nuisances to other residents. The original CC&Rs have land use classifications clearly spelled out that should be followed: vacation rental properties are not in this list. There is also a reference that there will be no application for rezoning filed with government authorities unless the proposed use complies with the Residential Declaration, applicable Tract Declaration, and the general plan of development for the Covered Property. Cole West stated in the meeting with residents that the market demand for vacation rentals is strong right now because of Covid. However, since Cole West controls the Board of the Master Residential Association, and is bound to be stewards of the community and not propose changes inconsistent with Residential Declaration, short-term responses to real estate market demands should not be proposed that are not in the best interest of the long-term quality of the community. I would like to conclude my comments that oppose any zoning request change by asking the planning commission to request Cole West show evidence of a resident meeting in 2015 for zoning changes in Area 7.

Karina Dansie of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 12:44:08

Cole West's intent to amend the PCD is something that I am strongly opposed to. The proposed changes would be detrimental to the existing community. Cole West would like to build low-income housing and nightly rental units in a single family residential neighborhood. We are already experiencing many negative effects as a result of the current nightly rentals in Coral Canyon Town Center. These problems range from excessive amounts of trash everywhere, driving on our community paths with ATVs, noise nuisance, etc. Many Coral Canyon home owners paid tens of thousands of dollars extra to Cole West for views and privacy, our family included. In the interest of even more profits, Cole West is now turning their backs on us home owners. The efforts by Cole West to deviate from the original Master Plan and change the zoning to high density is appalling. It goes against the very reason we bought our home in this community. During our recent Zoom meetings with Cole West regarding this

proposed zoning change, there was a resounding NO from all residents on these calls. As Coral Canyon residents, we have absolutely nothing good to gain from this. It will only have a negative impact on our safe and quiet community, as well as our property values. Amending the PCD is a bad decision for Coral Canyon and I respectfully request that Washington City accounts for the overall sentiment of its constituents.

Margaret Halloran of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 12:48:17

I am strongly against this zone change and urge the council to Decline Cole West's request to amend the PCD of Coral Canyon. Hundreds of families have bought their homes here because they Like the community the way it is, and assumed it would stay that way, because of the Zoning currently in place. This is unfair to us and tantamount to an ethical breach of contract. It would also greatly alter the character of the community which we so love and feel safe in. It is especially unfair to the original buyers who have already had the intended character of the neighborhood and their control of HOA altered due to circumstances beyond their control. Please SAY NO to this proposed alteration of Coral Canyon. Thank you

Debra Goodman & Kevin Hills of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 13:15:15

I am concerned about one night stay vacation rentals !!!! Vacation rentals are bad enough. We are already paying double taxes....city and Coral Canyon!!! This is not supposed to be a resort community ,this is a single, single level family and retirement community! I would hate to see what happened to Washington Pkwy and Telegraph happen here! Its a mess of an eye sore....the traffic is already so incredibly bad as well!!! I think your cheating the people that brought into your great community and selfishly now you want to change the zoning on them and a put all these hotel style vacation homes in here (EVERYWHERE) There is plenty of property and vacant space elsewhere ...Where I'm sure Cole West can afford other properties somewhere else! I know that's all big investor's think about; but once in awhile someone has to think about us(The people in the community)!!! Thank you for your time!

Dennis Varney of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 13:42:48

Are more nightly rental units really necessary in the St. George area, seems like there are already enough. We bought a home in this area for a reason, because it is a very nice area. It's an enjoyable, quite, well kept area to live. Maybe residents need more say and not just the builders who seem to have their voices heard above the voice of the residents. Is there going to be enough water to sustain all the building that is going on in the St. George area?

Teena christopherson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 13:48:13

I strongly oppose Cole West's attempt to amend the PCD. I purchased a home in Coral canyon because it is a neighborhood with single family homes and no vacation and nightly rentals. Adding high density living, and nightly rentals will completely change the character of the neighborhood and lower property values. Amending the PCD would be a bad decision for Coral Canyon. Please deny this request. Thank you,

Do not want low income housing. of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 13:58:29

I moved here because of the nice neighborhood and view. I did not buy my home so they can put low income houses around me.

Rodger Burton of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 14:03:29

As a resident of the Views @ Coral Canyon, I HIGHLY recommend that this zone change request by Cole West Development be denied. There is already an abundance of "attainable" housing in this area, particularly along Washington Parkway and at the intersection of Washington Parkway & Telegraph. We purchased our home w/ a wonderful east facing view which would be impacted

by new building of homes or anything else. I was told by the salesman that the only thing that would possibly be built was on a ridge far to our right and that IF it happened it would be many years down the road. Also the additional traffic would be problematic. I strongly urge denial of the request.

Frank X. Harris of Downtown

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 15:05:31

Renters do not have an investment in the community. I oppose this change.

Keith & Patricia Vandewark of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 15:46:19

We oppose the zoning change for Coral Canyon as it will result in increased traffic, devalue our homes. We especially oppose the creation of nightly rentals as it will be an increase in tourists who do not respect our community! When we purchased our home in Coral Canyon, it was strictly a single residence community. We now have nightly rentals near Holiday Inn and I have observed trash thrown over the bank behind the residences. Therefore we feel any additional nightly rentals will further detract from our peaceful beautiful community.

Michael Patrick Gibas of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 17:09:17

We live here full time, not for a few nights, and we support the city fully. With this proposed development there will be a huge increase in traffic, probably an increase in crime, and a definite loss of privacy. The developments already added in Coral Canyon have increased traffic through our neighborhoods, and more congestion on all the trails! The style and color of these developments in no way blend in with the scenery! Renters do not care or respect the covenants of our association. Our facilities will be maxed out. Our home values will definitely drop. When we moved here we were not informed of such a drastic change to our community. My wife and I oppose this strongly!

Teena christopherson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 17:15:51

I strongly oppose Cole West's attempt to amend the PCD. I purchased a home in Coral canyon because it is a neighborhood with single family homes and no vacation and nightly rentals. Adding high density living, and nightly rentals will completely change the character of the neighborhood and lower property values. Amending the PCD would be a bad decision for Coral Canyon. Please deny this request. Thank you,

Shelley Olsen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 17:41:25

The Coral Canyon Community is exactly that, a community. This is where single families live and grow and care for a community. I am highly opposed to nightly rentals in this area. Preserving the integrity of this community is the number one priority. We are not a resort community and have no desire to be a resort community. We don't want the traffic, congestion, and transient attitudes that come with nightly rentals.

Doug and Cheryl Hardy of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 18:48:47

One of the reasons we bought our home in Coral Canyon was that there were no nightly rentals. We wanted a family neighborhood. The existing nightly rentals are a nightmare. Trucks show up pulling trailers full of four-wheelers with no parking. Kids ride the four-wheelers in the ravine behind our house day and night. Garbage overflows from weekend checkout until Friday which is the designated pickup day. Please don't allow the zoning change. Don't change the intention of our quiet family neighborhood. We didn't want to live in a resort community.

Julie Kendall of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 19:34:32

Coral Canyon is a wonderful, safe and owner-maintained community that has been established over the past 20 years on its existing zoning and trusted by the thousands who live here because of that zoning. Please do not let Cole West change that zoning and fill up the center of Coral Canyon with high-density overnight/weekend traffic! We have enough of that kind of air bnb traffic already. We understand that this kind of development is very profitable and captures very high dollars at sale, and it sure pays a lot of revenue to you the city. However, it is we the home owners (who have made long-term significant investments in Coral Canyon based on current zoning) that pay the price for this kind of development. Cole West doesn't live here, and neither do the folks who buy those units for nightly rentals. They don't have to contend with all the increased traffic and gobs of people who overfill those units, leave their trash and park all over the place, including boats and OHVs. The owners of those units don't have a personal stake in Coral like we do and are not here to reign the transients in. We take a lot of pride in our community and are responsible for what it looks like, its safety, as well as its maintenance. We have plenty of air bnb units near the SR 9/I-15 interchange of Coral Canyon. Please don't let them build a bunch more. We pay lots of taxes, vote consistently for our leadership, and we're here for the long haul. Thank you for reading this.

Jan Kirke Howard of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 19:45:53

I was informed When I made my purchase in Coral Canyon that daily rentals were not allowed in this community! That's already been abused by town homes and condominiums, enough is enough!

Lane Stromberg of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 7:00:13

We as full time residents have objections to changes for overnight rentals, increased density, and set back changes to the existing CC&R's. These changes are only in the best interest of Cole West. The growth to the community is already overwhelming the services available and the existing infrastructures in our community. The overnight rentals in our area with increased sleeping capacities present multiple problems with parking of trucks, side by sides, and ATV's. Our existing HOA rules do not allow Boats, Trailers, or RV parking on

the streets or in our yards, yet short term tenants totally unaware of the existing HOA rules bring them in abundance. These changes violate the "quiet enjoyment rights" of the existing homeowners who have literally built this community for the last 20 plus years. Additional overnight rentals amongst such a well planned community diminishes our property values and will destroy the face of our neighborhood settings. We are not a resort community.

Nedra Pope of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 7:01:29

I have lived in Coral Canyon for 4 years and as a single women have felt very safe and comfortable. Until now. The nightly rentals that we now have, have brought unwanted night life, traffic, thefts, and I am sure that your reports show this. Any additional rentals would just increase the already rising stats. It is getting so busy here in Washington county that I feel the want to leave. Don't turn our neighborhood into any more of a "Spring Break" than it already is.

Brian Trapp of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 7:14:06

cole west wants to change set-backs in Areas 5 & 8. This will definitely increase density. cole west has also stated in a Zoom meeting that they want to build 2-story homes here. So, what they want to do is just crowd people in. Just jam it up. This will lead to a lot of nightly/short-term rentals, increased traffic on Telegraph, and not build our community. Coral Canyon already has smaller, less expensive homes throughout our community. They just aren't all jammed together. cole west also wants to build nightly-rentals in Areas 7 & 9. We already have nightly-rentals at Town Center and The Eighth, and frankly, they are a blight on our community. They are unattractive, crowded, and big-trouble causers for residents. Washington City already has an over-abundance of nightly-rentals in Sienna Hills. The cole west says it wants to build "high-end" (whatever that means) homes across the street from these. Not clear thinking or good planning. The original plan for Coral Canyon was to be single-family homes. That is what we want here. We are a COMMUNITY. We are NEIGHBORHOODS. We are not a resort. Thank you Washington City Council for your consideration.

Ronald Hall and Becky Hall of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 7:28:34

Coral Canyon is a neighborhood community and not a resort community which the proposed changes would create. Nightly and temporary rentals do not promote community engagement which eventually deteriorate the Neighborhood in appearance, cohesiveness and safety. Our current community has a feeling of safety and community involvement. Coral canyon should not be used as a tax write off. The council should continue to promote the enrichment of Washington County and not the deterioration of the county.

Robert L. and Colleen England of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 7:58:18

We are extremely dissatisfied at the current and proposed building of med high density units and 2 story townhomes. We came to Washington City and Coral Canyon because it was a quite and somewhat isolated part of the city. The noise from the increased traffic and influx of renters coming into the area have diminished the neighborhood. Im very concerned about property values and crime that can result in part time rental units. We are very supportive of Washington City and hope they will make the right decisions as they grow and develop this unique and beautiful area

Dr. Jeff Hicken of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 8:47:43

I purchased my home in Coral Canyon because I wanted an area that was a single-family home area. I am very opposed to a zoning change that would allow this builder to take advantage of this great area. We already have nightly rental areas adjacent to Coral Canyon and it is not only increasing traffic but I fear that additional building of this nature inside Coral Canyon will severely affect property values. It is my understanding that there are plenty of open areas that are available for the kind of construction that this builder wants to do. Please do not allow this zoning change to occur.

Lee and Pam Mccullough, and wilderness Acres of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/17/2021 9:04:08

Cole West, a nightly rental developer, wants to amend the PCD and change zoning to permit more nightly rental areas within the Coral Canyon Neighborhood. We are totally against this as it brings more crowded roads, more traffic, more crime, more high density, and more garbage. Coral Canyon was developed to be a residential community and not a busy, crowded vacation resort. All of our neighbors agree that permitting more nightly rentals will not improve the character of Coral Canyon, but instead will invite more crowds, noise, and congestion, which will result in lower property values and a less inviting neighborhood to live in. We specifically are against allowing any nightly rentals in the area known as area 7, also called the Island which lies right in the middle of the golf course. This area should remain closed to nightly rentals. There are lots of areas outside of the PCD which can be used for vacation, nightly rental type housing. Please do allow Coral Canyon to become a crowded, nightly rental vacation resort.

Brad Cabrera of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 10:21:00

I have concerns about the proposed zoning change requested by Cole West in the Coral Canyon Development. Adding rental properties and multi-story townhomes, as well as nightly rentals, will change the original make-up of this planned community. The additional traffic, noise and loss of privacy that this change will impose on those of us that live here full-time is unacceptable. I have been a home owner in Coral Canyon since August 2007, occupying our home since the spring of 2008. This development was not intended to be a resort community for short term renters and I do not wish to see it become a resort community. I request that this zoning change be denied.

Mike Tolley of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 10:54:16

I am writing to you to voice my opinion on a zone change, I feel we have enough

nightly rentals, and once covid is through with people will go back to there old ways and start long distance travel again ie Hawaii, Disneyland, etc. I for one feel that in a few years these nightly rentals are going to be setting empty for most nights. I hope you turn them down.

JoAnn Christensen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 11:04:54

I am against the proposed zone change in coral canyon . I bought my home on the current coral canyon lay out . I believe the multi use multi family as proposed will dramatically drop the value of my home, also I think it will change the life style of the area that I bought into , I vote NO to the cole west proposals. Thank you JoAnn Christensen

Claudia Keddington of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 11:08:30

My husband Roger and I are opposed to any code changes for our neighborhood of Coral Canyon. We especially oppose nightly rentals in our community. The few we have now have created many problems including trash left all over, parking many cars along our streets, and lack of respect for the residents here. I feel like there is over saturation of nightly vacation rentals in this area already. They're below us and above us. The increased traffic and noise is already terrible as well as an uptick in crime. When we purchased our home in 2009 we were assured this would remain a neighborhood of single homes with no nightly rentals. Cole West is trying to ruin our neighborhood/community in order to make more money. The concerns of homeowners does not matter to him. Squeezing more homes onto smaller lots also detracts from our community and lowers our home values. Please do not approve his request for zoning change.

Raymond F Kemp of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 11:18:03

I would like to see a map of the proposed zone change area sent out to all residents in the effected areas. Telegraph north of Washington already needs street lights. At least, a traffic and sound study should be done and not just a

negative declaration. A full Environmental Impact Report. As a resident of Coral Canyon "Views", I am against the zone change proposed.

Brent Low of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 11:21:53

TO: Ken Neilson, Washington City Mayor Jeremy Redd, Washington City Manager Kathy Spring, Washington City Planning and Zoning CC: Roger Barrus, SITLA Chairman Dave Ure, SITLA Director Kyle Pasley, SITLA Assistant Director Aaron Langston, SITLA Deputy Assistant Director My great great grandfather (Jacob Bastian) was an original settler of Washington City, my roots run deep in Washington City. We are committed to Washington City. We fell in love with Coral Canyon from the first day it opened. The golf course was like no other, an excellent design and the turf condition was as if it had been there for a decade. We were sold on the concept and vision of Coral Canyon, restrictive CC&Râ€™s, sense of â€œcommunity,â€ open spaces, walking paths, excellent community center and park and a geographically advantageous location protected by the tortoise preserve, the anticline and rugged hills. The â€œplanâ€ was clearly to make Coral Canyon a community and not a resort. Much of the new development has changed to nightly rentals and resort style housing. The vision sold by the owners and original developers is being threatened. This is especially true for all existing residents who invested in their homes, under the â€œplan.â€ Adding insult to injury, Cole West shows complete and utter disregard for those currently living in and committed to the â€œcommunityâ€ of Coral Canyon. They (Cole West) make it clear that they wield the ability and power to do whatever they see fit to do, including, changing zoning, avoiding notifications of changes and deceiving current residents. Further, they control the HOA. Their disregard for and arrogance toward those living in Coral Canyon is over the top. Those of us who moved to Coral Canyon, based upon the original developer and SILTAâ€™s community-based plan and based upon Washington Cityâ€™s zoning restrictions, are very worried that we are at a cross-road. Cole West has already been allowed too much latitude and threatens to change the community forever. We previously lived in a neighborhood with 14 new homes. We didnâ€™t know it but one neighbor built their home with intentions of nightly rentals. That one home changed the feeling of the entire neighborhood dramatically with constant barrages of large gatherings (parties), numerous cars parking (11 cars) on and crowding the street, loud music, teenagers and college students gathering to party, fire department called for a garbage can fire and police called. Those specific instances all

happened in the first five months. Please, do not allow Cole West to change the zoning and change the community feel of Coral Canyon, any more than they already have done. Allow the current residents to continue to have exactly what they purchased, a community. Sincerely, Brent Low

John Frederick Lubs of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/18/2021 11:29:56

My partner and I have lived on E. Fourteen Fairway Drive, just off Telegraph Rd. in Coral Canyon for fifteen years. I do not see anything in the Cole West plan that would benefit Coral Canyon residents. Most us bought in this neighborhood for the quiet, traffic-free, crime-free place it currently is. Access to St. George and Hurricane for us all depends on Telegraph Rd. If thousands of new units are built on that artery to the city the impact on many of us will be very negative. We are therefore firmly against the Cole West plan.

Joe Anonymous of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/18/2021 11:30:26

We live here and support Washington city daily. It seems, we have an over abundance of night rentals and don't need more. However, we have to drive a good distance to get to a grocery store, adding to the congestion. Why not consider adding a grocery store closer to the Coral canyon Community and surrounding communities.

Kurt & Amy Redmond of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/18/2021 11:38:27

We are homeowners of Coral Canyon and would appreciate it if you would not approve zone changes for our area. We live here and support Washington City on a daily basis and would not like to see an increase in traffic or crime in this area. We appreciate the quiet neighborhood and that our home and the homes around us have increased in value since moving here and would like to keep it that way. Just because there is land available, doesn't mean that you have to build on it. The nature around us is beautiful and needs to stay unobstructed with more housing. The wildlife would also be disrupted by further building. Please do not allow this

zoning change to take place. Thank you for your time.

Terry Taylor of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 11:59:28

We bought a home in Coral Canyon because of the single family homes and no nightly rentals. With the nightly rentals already approved that will make the neighborhood less desirable and changes the entire atmosphere of the community. The City has ignored the people in other areas and allowed high density housing and nightly rentals. We support the City and local businesses like hotels and feel it will encroach on their ability to make money for them and the City. We do not want nightly rentals and high density housing in Coral Canyon. Please do not approve this change in zoning. Thanks, Terry Taylor

Lane Stromberg of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 12:02:22

We as full time residents have objections to any changes for overnight rentals, increased density, and set back changes to the existing CC&R's. These changes are only in the best interest of Cole West. The growth to the community is already overwhelming the services available and the existing infrastructures in our community. The overnight rentals in our area with increased sleeping capacities present multiple problems with parking of trucks, side by sides, and ATV's. Our existing HOA rules do not allow Boats, Trailers, or RV parking on the streets or in our yards, yet short term tenants totally unaware of the existing HOA rules bring them in abundance. Current issues with non conforming parking concessions given by the city at the Hotel, overnight rental condos, and the Town center, are already overflowing to any available on or off street parking. These changes violate the "quiet enjoyment rights" of the existing homeowners who have literally built this community for the last 20 plus years. Additional overnight rentals amongst such a well planned community diminishes our property values and will destroy the face of our neighborhood settings. We are not a resort community.

Cathy Tarbet of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/18/2021 12:41:16

I wanted to give input regarding the proposal by Cole West to request zone change. I'm opposed to the change for a couple of reasons. Mainly, that this deviates from the original plan communicated at point of sale in Coral Canyon. There is really no reason this zone change should be allowed as it will affect many established areas as well as allow for future development including more townhomes and nightly rentals which increases traffic, parking, noise, etc. My daughter recently purchased a beautiful condo at the Views. Although she is happy with the condo, they are very discouraged with the noise, traffic, parking, partying, etc. This is mainly due to nightly rentals which are not being monitored and include many very large groups.

Bruce Hagerty of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/18/2021 13:23:13

This letter is being submitted by Bruce and Myrna Hagerty homeowners and full time residents of Coral Canyon. On December 16, 2020 we participated in a ZOOM meeting chaired by Drake Howell from Cole West regarding their plan to apply for a variance to the Coral Canyon Master Plan that would change the set back requirements and allow nightly rentals (short term rentals) in areas designated for single family homes. In that meeting there was a comment regarding concerns that nightly rentals would cause crime to increase in our otherwise quiet and safe community. Mr Howell did not respond well and glossed over the issue. I have been a Law Enforcement Professional for over 38 years and have served at the highest levels of Policing. In my experience there is a direct correlation between property ownership, those residing in the property and crime, noise and traffic. I conducted some quick research and found that short term rentals are a concern in communities all over the Country from Dallas Texas to Ogden Utah, and Los Angeles to Nashville TN. Shootings, sex crimes and theft are among the crimes that have been reported. In fact the Weber County Utah Commissioners received 66 email submissions totaling more than 100 pages of complaints from Ogden Canyon residents. One Commissioner stated that "we have seen increased crime, traffic and parking is atrocious". Additionally it has been reported that in Nashville TN "Short Term Rentals are responsible for 60% of Crime and sexual assault". I also found that many Cities are having to establish new policies to address Nightly Rentals and increased policing with associated costs. We are therefore very much opposed to the Cole West proposals. We want Coral Canyon to remain a quiet community not a resort like atmosphere with transient occupants and the problems associated with nightly

rentals.

Chris Dansie of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 14:02:18

I write this first in opposition to all of Cole West's recent requests for zoning changes for new development that would amend the Coral Canyon PCD. I also write to express frustration and disappointment with the nightly rentals that Cole West has changed the east entrance to Coral Canyon with. I've been a homeowner here since 2009 and I was never told anything about the zoning change request for that east entrance back in 2015. It is becoming clear to the entire community that the proper process was not followed in 2015. If that is not the case, Cole West must provide evidence of a notification of the resident meeting in 2015 for proposing zoning changes in Area 7. The evidence should show how many home owners were notified, how many responded, what methods the communication occurred, how they ensured homeowners were notified and had been given a chance to respond, what the community response was, etc. Given the massive uprising against this recent seemingly simple zoning change, it is clear the Coral Canyon community would not have approved the zoning change in 2015 for nightly rentals. I knew nothing about the change until the units were completed and I saw the first "for rent" sign in a window. It has resulted in vehicle laden, beach towel ridden and trash bag lined streets. Tons of cars, trailers everywhere and chaos at the formerly pleasant entrance to Coral Canyon. Even the design of the units is so wildly different it has degraded the community through clear lack of planning and CC&R enforcement. I avoid even using that entrance. The original CC&Rs have land use classifications that did not include nightly rentals. The intent of the community experience, as outlined to the new home buyers years ago, has been violated and cast to the side. Also, a Cole West employee having a place on the Board of the HOA is a massive conflict of interest. They should NOT have seats on the Board. Cole West had a duty to meet with the residents and they did not do this in 2015. This zoning change needs to be reversed in Area 7 before the beauty of the south side of telegraph is also destroyed. Chris Dansie Coral Canyon Resident of over a decade

JoAnn Christensen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 14:07:48

I am against the proposed zone change in coral canyon . I bought my home on the current coral canyon lay out . I believe the multi use multi family as proposed will dramatically drop the value of my home, also I think it will change the life style of the area that I bought into , I vote NO to the cole west proposals. Thank you JoAnn Christensen

Suzanne Daley of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 14:23:47

January 20, 2021 To the City of Washington City Planning Department, My husband and I purchased our home in September 2013 on Crown King Ave, Highland Park Coral Canyon. We are expressing our opposition to the Zone Change that Cole West is proposing. We live here full time and support the City and County on a daily basis. As a licensed Real Estate Broker in the County, I have seen the explosion of new vacation rental areas throughout the County. This explosion is providing a very transient population of folks who may be here for a weekend but not vested in keeping our community and neighborhoods, quiet, clean and free of disruption. Our HOA rules can't even be applied to these vacationers here in Coral Canyon. While there may be a place for the "vacation rental" investment properties, Coral Canyon is not that place. Traffic and density in the areas where there are short term vacation rentals doesn't allow for the solitude and privacy that we as homeowners, have come to enjoy and expect. And, by the way, we were promised single family homes when we purchased our home here in 2013. No talk of nightly rentals. Coral Canyon is a very sought-after area for home buyers looking for the feel of a neighborhood. But if that changes to a more transient, dense community, the home values we enjoy could diminish. Please do not allow more vacation rentals in this pristine area of the county. We do not wish to live in a resort, we want to continue to enjoy the tranquility of our neighborhoods. Sincerely, Suzanne and Dan Daley

Jackie S Cooley of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 14:24:49

Upon the purchase of our home in Coral Canyon eleven years ago, we were only told about the sewer shed across on Telegraph Street and the airplane route to the airport that needed to be of concern to us. We were never told of the idea of building nightly vacation rentals in this vicinity. My husband and I strongly do

not agree with this plan of nightly rental due to the apparent lack of respect shown now by the present nightly renters. I can only imagine how much worse it will get with this being saturated throughout the Coral Canyon vicinity. As a homeowner, I can see problems with security, loss of privacy, drop in the value of our home, and additional noise in an otherwise quiet neighborhood. Our trails will become overcrowded and their will become garbage left on them from the renters. We are not and have no intention of becoming a resort city. We are a neighborhood of very concerned families that want what is right for us.

B Glen Crawford of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 14:53:34

I can certainly understand why Cole West would want a zone change in order to make more money, being a businessman all my life. When Cole West purchased this land to do the development which they have done, they knew what they purchased and what the zoning was. I purchased my home also know what the zoning was, and one reason that I made the purchase. Quiet neighborhood, high but fair home values because of what we have. That, and a dozen or more reasons why I like this area would, in my opinion change if Cole West got what they are asking for. I don't think it is right or fair to all the home owners in Coral Canyon to make that change, in order for them to make more money, when as I stated before they knew what they purchased. I am 110% against this change. B Glen Crawford

John W Anderson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 15:55:29

I would like to express my opposition to Cole West's plan to amend the PCD. I believe their proposal will be extremely detrimental to our community and will only damage the character of the neighborhood. Increasing the density and altering the zoning will only serve the profits of Cole West, it will do nothing to benefit the residents of Coral Canyon and will very likely result in lowering our property values. I respectfully request that their proposal be rejected by the City.

Jeff and Debbie Carson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 16:53:08

We purchased our home in Coral Canyon in January 2020. A major plus in our decision to purchase was the CC&Rs and Master Planned Community which (we thought) would protect our home value and our quality of life. The two proposals for Coral Canyon would definitely not protect our home value and in fact, we believe it would decrease the value of homes in the community. (1) Please do not allow any rule changes regarding set back requirements for new construction. Keeping the set-backs as previously designated would protect the aesthetics and home values in the community. Having CC&Rs and a Master Planned Community should give homeowners the peace and quality of life promised by those covenants and should not be changed without serious and meaningful discussion and agreement with home owners who are already invested in this community. (2) Please do not make changes to allow more overnight rentals. We have experienced first hand the problems with neighbors who are not a regular part of the community and who have no regard for the CC&Rs required by members in the community. We have seen motorcycles ride in the undeveloped areas by our home, completely disregarding the rules and signs that state "no motorized vehicles" and "stay on trails". We have witnessed golf carts speeding up and down the trails (going so fast that one almost tipped over) and endangering any persons who are walking the trails. We have heard the noise of loud music and shouting throughout the night from overnights in our neighborhood. Overnight rental tenants have no regard for the rules meant to protect the safety and peace of others living in the area. I know that some overnight rentals have previously been approved, but please do not add more of these types of homes or the neighborhoods will be overrun by those who simply do not care about Coral Canyon!!

D. Gordon Burns of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 16:58:55

I agree with the recommendations from the Washington City Planning Commission Meeting Review dated January 20,2021 on the Coral Canyon PCD. It is consistent with the documentation provided by Washington City on 2/24/2020 (and provided by Washington City last week). It is also consistent with the PCD map in the Washington City folder for the 1/20/2021 meeting. These documents show the only undeveloped area zoned "Multifamily Recreational" (nightly rentals) is in area 9. It is important to limit the undeveloped area for "Multifamily Recreational" to keep the integrity

and intent of the Coral Canyon Planned Community as defined in 1998 and maintained through today. Note that there needs to be better documentation control with revision history. The lack of documentation control causes confusion and upsets individuals. The home owner, the developer, SITLA and Washington City all have a different set of documents as demonstrated in the Excerpt below of notes taken on a 2/24/2020 meeting with Washington City and the second example from last week. Cole West is responsible for updating the PCD, zoning comparison and land use table. They have the information from planning and council meetings as well as the original maps. The updated PCD presented in today's meeting, if approved, should become the standard PCD and no prior notes, minutes or amendments should supersede the updated PCD. Excerpt from a 2/24/2020 meeting: Attendees: Drew Ellerman, Washington City Community Development Director D. Gordon Burns, PE, resident in Coral Canyon Highlands Subdivision Timothy A. Fitch, Engineering Director, resident in Coral Canyon Highlands Subdivision Notes: 1. Amended Land Use Master Plan amended 10-06-2005 along with the revised zoning comparison revision date 10/13/2005 and the associated Land Use Table are the only maps and tables authorized for use by Washington City Planning for Coral Canyon. a. Amended Land Use Master plan amended 7/26/2007 on the Trust Lands Website (<https://trustlands.utah.gov/projects/coral-canyon-master-planned-community/>) is not authorized for Coral Canyon. b. Washington City General Plan; General Plan Adapted January 23, 2017; <https://washingtoncity.org/development/generalplan> is not authorized for Coral Canyon. c. Washington City Zoning Map, Ordinance #2008-27, July 2, 2008; https://washingtoncity.org/gis/pdf/zoning_map.pdf is not authorized for Coral Canyon. Example 2. I corresponded with Drake Howell and Steve Whitehead from Cole West from January 7, 2021 through January 12, 2021 trying to find out what the controlling documents were. They provided me with 7 attachments dating from 2007 to 2016 of which none agreed with what Washington City gave me on 2/24/2020. So, I went and visited Kathy Spring at Washington City to see what they had as the controlling documents. Kathy verified the documents provided to me in 2/24/2020 were the controlling documents. Once again, just last week, no one could agree.

Jolene Nelson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 18:49:00

I dispute Cole West building medium high density units, 2 story townhomes, more nightly vacation rentals in the interior Coral Canyon golf course, and more homes which likely could be low income. Additional traffic congestion on Telegraph and loading these properties with units not conducive to residential, as

was originally planned, is worrisome and will bring all of the residents of Coral Canyon's property values to decrease and bring about congestion in the area that is not in keeping with the planned community of family living. I would appreciate your attention to the concern of the present residents that have built up this area to be a beautiful showplace of a clean, well kept, peaceful, community. We hope to have this community remain the beautiful area that we have worked so hard to keep upscale and clean. Thank you for your attention to this matter.

Ronald W. Jibson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 18:57:52

My wife and I have lived in Coral Canyon since 2011. We have made considerable investment as we considered the existing master plan at the time of our purchase. Our concerns are in the following areas. 1) By allowing Cole West developers to change zoning from original plan, is a classic bait and switch to residents. Residents have been misled when minimal to no notification has taken place in the past which has led to an abundance of nightly rentals being approved and is changing the residential community environment into a vacation resort nightly rental community. This results in proven higher crime, increased trash, traffic and social issues resulting from vacation rentals where those renting have no community ownership or regard for existing residents. 2) Outdated and incomplete traffic, environmental and flood plane studies. Environmental studies are outdated and incomplete and do not recognize the substantial bird and mammal life that exists in the proposed areas. Current FEMA flood plane data shows that area 5 and 8 are directly in the flood plane. No construction of new homes and structures should be considered without addressing traffic, environmental and additional issues. 3) Our proven research shows that in the past, proposals have been made without proper notification of residents. This is a result of Cole West controlling the board of the HOA and making submittals of zoning changes without residents being aware. This claim as well as all others can be documented however, with the size requirements of this document, not possible. Bottom line, Coral Canyon residents have no voice in the HOA with two of three board members being Cole West executives. Cole West has no regard for the existing and previous planned community in the future and are totally focused on building out every piece of ground available with nightly rental homes, townhouse and multistory structures. Our appeal to the Planning and Zoning committee is to deny the aspects of Cole West's application that relate to adding more nightly rentals to our community and less space between buildings. As residents, you are our only protection against overzealous

developers who have no long term interest in Coral Canyon. Thank you.

Dan Harwood of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 19:13:58

Cole West is requesting several zone changes within the Coral Canyon PDC. As a resident of Coral Canyon, I am opposed to their requested changes. I realize that it is their job to try and maximize profit. Their desired profit however, comes at the expense of current residents and would adversely affect property values and the general ambience of the entire area. I, along with hundreds of other residents purchased in Coral Canyon based on the current zoning and, the requested changes seem like a bait and switch tactic. Cole West will be gone in a few years and it seems wrong to change things this late in the development and leave the residents, as well as the city, with undesirable and detrimental changes.

Jane Wilson Weyand of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 19:19:07

Cole West's intent to amend the PCD is something that I am strongly opposed to. The proposed changes will be detrimental to the existing community. Cole West would like to build attainable housing and nightly/weekly rental units in a single family residential neighborhood. Doing so will lower property values for the neighborhood and increase profits for themselves by increasing density and altering zoning along with disregard for our existing community members. If Cole West want to build attainable housing or nightly/weekly rentals, there is plenty of land OUTSIDE OF our community PCD in which they can do so. Amending the PCD is a very negative decision for Coral Canyon and I respectfully request that Washington City listens to and accounts for the overall sentiment of its residents. We all moved to Coral Canyon because of its established profile of the single family home residential community, not a commercial "vacation village". There is mounting evidence that the exiting rental properties at "Town Square" have contributed to increased noise, littering, trash build up and "renters" disregard and disrespect for the adjacent residents property and environment. Respectfully submitted, Jane Weyand

Eric & Tanya Beard of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 19:22:39

I strongly appose the zoning change for Coral Canyon. We do not want to see nightly rentals in Coral Canyon. It would add to the traffic and noise of our quiet neighborhood that we enjoy and pay taxes on. It would drop our property values. There is already so many vacation rental areas that are in the area. It would change the look and feel of our community. One of the big reasons we bought there is because nightly rentals were not allowed. Sincerely Eric & Tanya Beard.
1677 N. Ranch View Dr Washington

Von & Janet Wells of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 19:54:07

We have a home in Coral Canyon on Broken Rock Way. We are adamantly opposed to nightly rentals being built in areas 7 & 9. We can see no public record of Cole West ever receiving approval to build anything in these two areas. How can they be asking for something that doesn't exist in public records.

Crimson Fairway Enterprises, LLC (Lot 120) of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 20:27:38

In considering the proposal for Cole West, I would respectfully request from the Washington City Planning and Zoning that you take into account that the residents in Coral Canyon have been mislead by Cole West regarding current zoning and "entitlement" approvals. We have had many residents, including myself, who have gone into the Washington City documents, including but not limited to, the current Washington City Zoning Map. The documents clearly show the city's current zoning information and is directly contrary to Cole West's interpretation. Whether the city information is complete and accurate or not, it leaves residents with no factual information to base decisions on and makes it extremely difficult to make comment regarding Cole West's new proposal to modify existing zoning. Residents have made financial and lifetime decisions based on the master plans clearly shown back in 2005 only to be told by Cole West that subsequent approvals have given them "entitlements" to build out nightly vacation rentals in areas not shown on city maps and documents including area 7.. Based on this information, I would request from Washington City Planning and Zoning that "no action" be taken on this request until accurate facts can be produced showing what the current zoning truly is, allowing citizens

of Coral Canyon to comment and be a part of future requests by Cole West. As Abraham Lincoln once stated, "I believe in the people, when given the truth they can be depended upon to meet any national crisis. The great point is to bring them the real facts.." As residents, we have been given mis-directed facts and partial truths by Cole West in our attempt to be a part of this zoning change process. Please allow us time to respond regarding the "facts" before critical decisions are made impacting our homes and families. Thank you for your service to the residents of Washington City.

Julie Tanner of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 20:30:52

Please don't turn our quiet, clean, pristine neighborhoods into traffic congested, garbage ridden slums with different visitors each night that come to play, party, and couldn't give a flip what the area looks like when they leave! We didn't foresee this kind of action happening when we moved to the area and would like to maintain some kind of semblance of what drew us to this area. If you have any conscience or intelligence we trust you will reconsider your plan to put more of these nightly rentals in our neighborhoods. We don't want or need more of these nightly rentals in search of the almighty dollar for the owners. Please do the right thing and hear our pleas to keep our values intact, and our neighborhoods the quiet, desirable place that brought us here.

Karen Call of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 7:32:38

We LIVE here and support Washington City on a daily basis. We are EXTREMELY concerned about traffic overload on Highland Pkwy as well as on Telegraph. We are seniors and we purchased our lot and built our home being assured we would be living in a safe, quiet neighborhood. Our peace and safety will be completely destroyed with the added traffic load, crime and loss of privacy to name only a few. There are so many vacation rentals and multi family homes and apartment buildings that have ALREADY been built. WHEN WILL THIS STOP??!! We are becoming extremely concerned and stressed! Property values are of course a concern but our health and SAFETY and peace of mind are foremost. It's time to STOP!!!!

Harry Ochs of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 7:46:35

It is completely unfair and unconscionable to change the zoning in our neighborhood where residents have already purchased knowing what the current zoning is at time of purchase. This is ridiculous. This has gone way overboard, seeing how much they have ALREADY built in our area. We are horrified to think how traffic will increase dramatically on Telegraph, Highland Parkway, etc. It will be dangerous for us seniors trying to get to the hospital for emergencies , doctors offices, etc, and now they want even MORE building which will bring MORE residents, MORE traffic, MORE crime. It's gone crazy. We will have to move.

Brent Edmunds of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 8:28:39

The Zone Change that Cole West is seeking i am a home owner in Coral Canyon i have seen the effects of the Current Nightly rentals the increased traffic the garbage that is left this zone change will effect my home value i hope that the council considers Home owner Concerns.

Linda Hart of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 8:50:10

I totally object to Cole Wests zone change to build. I moved to this community 15 years ago and love the quietness of this community. The vacation rentals are causing conjection and ruining the look of our community. My vote is NO!!

Chad christensen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 9:19:07

I am a resident of coral canyon, and have been for over 10 years. My wife and I decided to buy into this community because of the clean, quite community. It has a golf course and a lot of open land throughout the community, which is what we

really liked. The amenities seemed to be very adequate for the amount of residences. We have had several overnight rental units built in our area, it does adversely affect our utilities roads and generally more congestion and traffic, along with the fact that you bring in a more diverse group of people. I have owned and rented apartments in my life. Rental people are just temporary, and don't take care of their property and surroundings like owners do. I currently live next to renters, I have had over 6 different families come in and out, they just don't care for their yard, neighbors, and possessions the same. One family even set up a paint company in their home, and would spray paint jobs in the front yard of their home, over spraying my cars and property. I feel like condensed housing also cheapens my property, I did not buy into that!! Who will reimburse me when that happens and my property value decreases ? I strongly vote against the changes that are being asked for by Cole West. I think their intent from the time they came into this neighborhood, was to rezone and change the integrity of my neighborhood, just to make a buck. Not fair to the people currently residing here in Coral Canyon. Chad Christensen

Alfred & Michele Kreutz of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 9:32:43

We have lived in Coral Canyon for over seven years. We were told the upper area of our community, if ever developed, would be homes like the ones that are currently here. This appears to not be happening. We would not have bought a home here knowing what is going to be built. This is a quiet community and that will not be the case with nightly rentals. Being we are full time residents, we feel our opinions should count. We are not against homes in the area but we are not for nightly rentals. There is an abundance of nightly rentals all over the county. Thank you.

Jay Francis of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 9:39:32

Thank you for taking time to read this letter. We live at 3317 Broken Rock Way in Coral Canyon. It has come to our attention that Cole West is requesting to change the zoning for several areas in and around Coral Canyon including developing on Coral Canyon Golf Course between holes #1 and #10 (I believe Cole West calls that area #7). It's not the developing the area that has us concerned (although that will drastically change the view and landscape of the

course) it is the fact that we are under the understanding they are trying to change zoning to get smaller lot lines and to request nightly rentals. We are writing we say we are opposed to that. As a city, you and done a good job to hold Coral Canyon as a premium place to resideâ€thank you! That is what we bought intoâ€a well-planned out residential community not a resort or transient community. We are concerned with the mobile home park that is being excavated, as we speak (between I-15 and Foothills Canyon Drive), the Cole West Development on North Canyon Greens Drive and North Park Center Drive and the townhomes near hole number 4 and 5 (North Saw Grass Dr. and North Coral Ridge Dr.) that there will be more rental traffic than would be preferred for this area and to add even more nightly rentals is just not the right thing to do or the right place to do it. We understand that there is not only a need but in some way an obligation to provide affordable options. You have done a masterful job at planning a good mix of high-density nightly rentals just south of us between Telegraph Road and Maverik Store (I-15). That area was appropriately planned and done well, and it will add some commerce that will be good for Washington City. As a planning commission you have the responsibility to not only look and plan for the here and now, but to look out to the future. Itâ€™s time to shake the â€œEtch A Sketchâ€ and look at the Coral Canyon community from a blank canvas going forward. Itâ€™s time for more transparency. Get the residents involved (like we are now) and get proper input and council from those who bought into the master plan. That has not been done in the pastâ€no proper notices and no input from residents. We are finding that hard to do with Cole West controlling the HOA board for Coral Canyon. So, my request is twofold. One, do not approve any more nightly rentals in the Coral Canyon area especially in the area on the golf course. Two, letâ€™s refer back to the original PCD for Coral Canyon and restore the original vision and help us keep and restore Coral Canyon as the jewel of Washington City. Thank you again for reading this letter and please let us know how we can help keep the jewel of Washington City the gem it is known for!

Jimmie and Susan Anrews of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/18/2021 9:41:27

We have live in Coral Canyon for eight years and have seen the traffic in our area double or triple in that length of time. We were told that our community was pretty well built out, but we have new homes and condos going up in our community ever since we have lived here. We are very much opposed to any more changes in Coral Canyon.

Ronald Hutchison of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 10:24:05

Against the coral canyon zone change

Ted Carapezza of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 10:36:33

I am a 4 year resident of Coral Canyon Mesa. I moved here because I felt that the HOA was strong and took care of the residents for a reasonable price. Since Cole West became part of the HOA we have been subjected to many changes that are not in line with the original plan outlined to us when we purchased here. I do not agree with the current proposals to build high density units, including townhomes in our area. We don't need any more vacation units that detract from the original purpose of a single family home subdivision. There are problems associated with this type of development that a well documented. Drop in home values, property management issues, a general disregard for permanent residents, garbage and trash issues, and trailers, ATVs and RVs parking issues to name a few. I respectfully hope you will consider these concerns and not allow this zone change. We enjoy living in Coral Canyon Mesa and would like to continue to enjoy the benefits of this wonderful Southern Utah community.

Gregg Johnson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 10:39:12

I am not in favor of the zone change proposal for the following reasons. First, I live here and support Washington city and I am concerned with more change to our neighborhood that would potentially increase crime, and especially increase traffic. This is a quiet neighborhood and was a key reason for purchasing here eight years ago. Second, I have seen an overabundance of crowding with the apartments and nightly rentals with more still being constructed in the area. Now we are at an over-saturation point. Third, a neighborhood that is highly respected and premiere in Washington City is becoming something very different. It is time to stop this. I don't want to see my home value decrease. I don't want to deal with the lack of respect for the community that has already come with all the renters.

It is time to maintain the residential prominence of Coral Canyon!

Brian Walter Johnson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 11:26:02

Valid reasons to deny Cole West's application to add even more nightly rentals and more closely clustered buildings. When I moved here in 2008 Coral Canyon presented a master plan that created and maintained a community that would be a neighborhood of single family homes with open spaces, uncrowded streets, and great views. Based on this master plan, my wife and I made the decision to purchase our home in Coral Canyon. Over the years, changes have chipped away at the plan's original intent. Specifically, the construction of two story nightly rentals at Town Center and The 8th makes the entrance to Coral Canyon look like a vacation resort and not the planned community. And now Cole West has a request in to allow construction of new sections of Coral Canyon to be sold and used as nightly rentals and effectively surround our neighborhood with a resort. We live here and support Washington City on a daily basis, not just a couple of nights. I believe that the changes that have been allowed and are being considered for future development by Cole West will increase traffic on streets not designed to handle it through neighborhoods that don't want it by people with a noticeable lack of respect for residents. In addition, if I owned the Holiday Inn or the new Best Western hotel, I'd be very uncomfortable with the direction Washington City is going with possibly approving the clusters of new nightly rentals in my back yard. Our HOA has been controlled by developers who are only concerned with making more money on high density nightly rentals than they would on residential construction. Our only representatives in this whole process are the Washington City officials that oversee this development. I do not see approval of the Cole West proposal as adding anything beneficial to our community or the city. As a resident with a single family home and a very real investment into what I thought would be Coral Canyon, I implore you council members to take a very serious look at this expansion from our point of view. We are a community and a neighborhood and we didn't sign up to be a resort. There are much more suitable places for this type of development. Thank you for your consideration.

Glen Schriever of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 11:50:18

Cole West is wanting to change the master plan AGAIN!! When we moved here it was for a certain life style. The Coral Canyon Community Plan. Cole West has already changed that by building nightly rentals and, on top of which, they don't even fit into the design and landscape of Coral Canyon. People who stay there are allowed to leave over stuffed garbage cans which in turn leads to trash blowing every which way. The nearby Hotel averages 1 hr. a day cleaning up their trash. Now Cole West wants to put Nightly rentals in the middle of the golf course??? The golf course has fallen in disrepair and is a joke among the golfing community. Apparently, the golf course has been sold to a new owner who is setting goals to make it one of the top courses in the State again. Perhaps Washington City can be proud of it again instead of embarrassed to tell people we live near it. How unfortunate it will be when trash from the nightly rentals, from people that really don't care because they have no local pride, is scattered across the golf course.. Soon it will be a joke again, the renters will be gone and we will be left here wishing we had never moved to Coral Canyon with its constant lowering lifestyle and dropping property values. We paid extra to have a golf course view! It is being taken away with a view of nightly rentals, noise, and traffic. How fair is this? Cole West wants to put two story homes on the east side of Telegraph. They want to make these low income homes. Again, we moved to Coral Canyon because it was a beautiful, quiet neighborhood subdivision. Cole West has already changed that on the north end. Now, they want to change that on the golf course and build two story low income homes as well. Typically younger families will move to low income properties and the high density plan Coral Canyon is requesting, will allow for minimal distance in the back, front and sides of homes. There will be lots of toys, items and garbage build up. Cole West's HOA standards are lower than Coral Canyon standards and it is reflected in the current rentals in Coral Canyon. We ask Washington City to consider increased traffic, noise, police protection. We are asking Washington City to say enough is enough. We are saturated with nightly rentals and there are another 50 (in an RV park) going up as we speak. We plead with you to keep Washington City, Washington City. Keep Coral Canyon, Coral Canyon. We pay taxes, we support the city, we live here because we love it here. Contractors will leave, nightly renters will leave, but we will still be here, unless it continues to change. Glen Schriever Resident of Coral Canyon Spring Valley Drive 801-380-8978 .

Shelby Hall of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:12:19

We have owned our lot in Coral Canyon since 2008. I understand a zone change was requested and approved in 2016 to allow nightly rentals. We find no evidence

that the residents, including myself, were ever notified of the pending change. According to the minutes from that planning and zoning meeting where the zoning change was approved, there were only 3 or 4 people in attendance, which leads me to believe many more besides myself were not notified of the requested zoning change to accommodate nightly rentals. I will tell you of my personal experience with existing nightly rentals in Coral Canyon. Last Saturday as I was checking my mail, I could hear the motor noises of RZRS and Can-Ams racing over by the Town Center nightly rentals. I live on Crimson Fairway Drive and took a ride over to the nightly rentals that night and saw how crowded the parking lots were. I drove down the back driveway where the garages are located and could barely get through. There were Toy Haulers and Side by Sides parked along the driveway and into the desert landscape. I attempted to turn around but there was almost no room. At the turn around area there is a sidewalk and a curb and gutter leading to Coral Canyon Boulevard. By what I could observe, this curb and gutter is being used as an exit/entrance to the back alley by the trailers and off roaders. That same night, Saturday, I drove over to the Condos at the 8th where there were 3 to 5 garbage cans in front of each condo in the parking lot. I don't know of any trash collectors that come on Sunday morning. Also, last fall, as I was sitting out on my deck enjoying my view of the 18th Fairway, I was surprised to see teenagers in golf carts racing up and down the fairway chasing rabbits. It's clear to me that if this new zoning change takes place to allow more nightly rentals in Coral Canyon it will only get worse. Coral Canyon is a residential community, not a resort community. I am totally against nightly rentals.

Kim Brown of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:22:43

I have been a homeowner at 382 Black Canyon for 10 years and have commercial property at 2400 Town Center. I would like to speak out against any development of area 5 as this is a drainage and wetland area that will be adversely impacted with development and take away from the view, serenity and wildlife habitat for the trail going down the canyon. I am also opposed to the setback proposal in any of the areas because of neighborhood people conflicts it creates and fire protection issues especially when eliminating sidewalls. I also feel nightly rentals in area 7 is inappropriate as the Coral Canyon area was designed as a home area and not an overnight stay area. Overnight stay condos are nothing more than a glorified hotel and I would think that the local hotel owners would be screaming about the business competition. I am having first hand experience with the units on Park Center Drive and the poor planning and outright moves made, like turn

Park Center into a private street, to circumvent Washington city parking regulations for this dense of housing. These condos are designed for multi family rentals and there apparently was no thoughts that along with this comes multi family vehicles, rv's, boats, large pickups, trailers of all sizes. Unfortunately my property is catching all the overflow of these vehicles and people walking to the condos and hotel which also has non conforming parking to Washington city requirements. I don't have a problem with the area 9 proposal other than I would like to see the parking issue further addressed as it is also a problem in that area with existing rentals. A thanks to the commission for the work they do.

John and Pam Gazlay of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:43:42

We moved to Coral Canyon in 2011 for the community. We were not anticipating having rental properties around us. In 2019, while my wife was home babysitting our grandchild, someone attempted to break into our home. When he couldn't get into our home he broke into the garage looking for items to steal. My wife called the Police and they found and arrested him. His excuse was that he was high on drugs and alcohol and got lost trying to find his vacation rental. Having the revolving door of vacationers right next door makes us feel very unsafe, especially when my wife is home alone. Please do not allow anymore vacation rental in this wonderful community. Thank you, John and Pam Gazlay

Marilyn Nichols of Outside the City of Washington Limits

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:44:23

General Discussion These efforts are being pursued without sufficient input from and consideration for the current tax-paying property owners in Coral Canyon (CC). The CC original master plan provided predictability in development and maintenance of a neighborhood community where uncrowded streets and open spaces would enable attractive views of surrounding geography. Additionally, at least in our case, we did not know that CC would someday become the kind of development that through nightly rentals would focus so much on becoming an investment property for folks that don't even live in the community. It was also never envisioned that CC would become affiliated with, or attached to, affiliated with low-income/attainable housing. Recognizing that the master plan was ultimately amended to include a few nightly rental properties appropriately separated from CC proper (i.e., Coral Ridge, Coral Springs), the more recent

Town Center, etc. developments have proven to be disruptive to satisfying the goals of the master plan as hoped for and understood by most residence owners – especially those of us who live here full time. These recently completed construction of the two-story units and their subsequent short-term rentals have become a significant disappointment and are seen as very negative in the eyes of many full-time CC residents. Adding higher-density structures either as nightly-rentals or low-income/attainable housing (not to mention the recent and rapid development in Hurricane) has no doubt impacted current CC homeowners in the following ways: increased higher-density traffic on all surrounding roads (especially at the intersections of Telegraph Street and Washington Parkway and Utah Highway 9 and Telegraph Street), inadequate parking as already being observed around the newer nightly rentals, and increased demands on and requirements for municipal services such as police, fire, garbage, etc. Given the recent completion of Red Rock @ Sienna Hills Apartments and the significant incomplete-as-of-yet construction of the Ovation @ Siena Hills Independent Living facility and adjoining high-density apartments, along with the development across from the Red Rock apartments recently commenced, we don't really know what we don't know in terms of how the Telegraph Street and Washington Parkway intersection will fare over time! Additionally, the intersection of Highway 9 and Telegraph Street will also be significantly no doubt be affected by the large (40 acres) new RV park being constructed virtually in CC, across from the Texaco along I-15. Finally, having additional nightly rentals and low-income/attainable housing in proximity of existing CC homes will undoubtedly result in declining housing resale values, as prospective buyers are unlikely to want to pay typical prices be near to such property uses.

Lamar Nichols of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:46:08

Proposal 1. We object to any construction in areas 5 and 8. Reasons are related to the General Discussion and to high-density two-story, low income/attainable homes blocking current views to the east along Telegraph Street, increased undesirable traffic density along and at all intersections of Telegraph Street. In addition, why in the world would a developer want to build homes just on the other side of the rocky ridge, where the Southern Utah Shooting Sports park is located – where one can hear recreational shotgun, rifle and pistol target shooters practicing or having competitions every day from nearly sunup to sundown. Isn't this a classic case of –coming to the nuisance? In addition, the Washington County landfill and in ever-increasing traffic makes the development of homes along this side of Telegraph Street somewhat suspicious.

No doubt Cole West's intention for reducing setbacks is to enable them to build a larger structure, closer to the nearest larger structure on the available lots - so they can increase the profits accordingly. In their proposal they state that these homes would be similar to the subdivision to the 14th Fairway subdivision of CC. If that's the case, and if building must occur in areas 5 and 8, then they must also conform to the overall design specification, layout and setbacks of those CC subdivision homes as called out in the current zoning descriptions. Proposal 2. We object on the grounds that assuming there is no construction in areas 5 and 8, as per above, the Trail System development is unnecessary. Proposal 3. We object to any construction in area 7. Before there can be any meaningful discussion regarding this proposal, Cole West must provide architectural renderings of how the proposed changes would affect views and sightlines in this area of CC. Before further considering these PCD changes, the affected residents should be able to see the visual impact from various points along Liberty Greens Drive, Broken Rock Way, Crimson Fairway Drive, Highland Parkway and along Telegraph Street. (Note: Our home is on lot 490 at 1398 Liberty Greens Drive on the golf course side and we are currently fortunate to have a view across the 12th green and of the 16th fairway.) In addition, the view impacts for residents of the existing subdivision along the 16th Fairway need to be communicated. Most of the lots/homes along the aforementioned streets that have views/sightlines across the golf course were purchased with the understanding that these views/sightlines would forever be unobstructed and as such premiums were paid for them accordingly. Consequently, if these view/sightlines are interrupted, there will need to be fair and just compensation paid to homeowners impacted. If any construction takes place over the objections of the CC residents, then we obviously object to allowing nightly rental zoning for SFD in any portion of area 7 for the reasons provided in the General Discussion.

Lamar Nichols of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:46:55

Proposal 4. We object to any more nightly rentals for the reasons provided in the General Discussion. Proposal 5. We object to any development in areas 7, 5, and 8, therefore there is no need for the improvements along Telegraph Street. In conclusion, as a home owner in Coral Canyon for 11+ years, I have enjoyed living here but at different times have been somewhat suspicious of the organization of our CC HOA and how it operates within the SITLA goals and objectives, and the developer's/resident contractor's motives (e.g., Coral Canyon Construction/Realty, Henry Walker, and now Cole West). I submit that

those home owners who don't live near the areas with the changes proposed don't really care about the outcomes and I understand their lack of vocal involvement in this matter. However, among those of us who, in fact live adjacent to, or have views/sightlines affected by these nightly rental and attainable/low-income housing proposals, I doubt you will find any homeowner who will support these changes. Sadly, we lack the representation of the HOA board which should be comprised of those who are part of the community and have real decision-making authority - but is instead controlled by Cole West managers and employees who are not CC residents, let alone homeowners affected by these proposals. This is a significant issue: As long as the HOA is controlled by any developer, our only representatives are Washington City official. We understand that it is not your mandate to become involved in Coral Canyon internal developer/HOA matters. Unfortunately, homeowners like us have no other alternative except to request you to represent our interests which are not always the same as the profit motivated developers. I close by asking that you genuinely review and seriously consider our perspectives as you make your decisions regarding these proposed changes to the Coral Canyon PCD master plan.

Richard Saunders of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 12:54:34

I have been a resident of Coral Canyon since 2008 and I am asking you to table any discussion of change to our current zoning. We do not have a need for smaller set backs allowing structures to be closer than currently approved. We also do not need any future nightly rentals in a city where we have allowed so many over the last 5 years. I was glad to pay a premium for choosing to live in such an outstanding neighborhood as Coral Canyon. Even being informed that we would pay more in taxed assessment fees was worth it in community value. After all this community offered: Clean streets, quiet evenings, beautiful homes, conscious neighbors, protection of reasonable CC&Rs, etc. Currently the HOA is not run by the residents, but now controlled by the development company currently Cole West. This will be the case until we meet a high percentage of completion of build out. This number seems to be a moving target as more potential units are being requested and greater density requested. The City of Washington is our only guardian of what has made Coral Canyon a great place to live. Back in 2018 the City was wise to require that any zone change to Planned Community Development require notification of all citizens of any requested zone change. It is highly debatable that a Zoom meeting met this requirement as many of our residents do not use electronic devices well. Even with limited information getting to all residents, I think you may hear many other pleas for

help in defeating this change request by those that live here in this area. In reference to any previously approved nightly rentals for Coral Canyon, these were done prior to the City mandating that residents be informed. This being the case I ask that any non developed nightly rental requests be RESENDED by the City as I nor my neighbors were given the opportunity to challenge these requests. There is no shortage of nightly rentals in the city. Thank-you, Richard Saunders 2649 E Upper Canyon Dr Washington, UT

Lorin G. Ransom of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 13:08:04

Regarding Cole West's request for approval to change setback sizes along Telegraph Road: I am opposed to Cole West's request for a few of reasons: First, I worry about the congestion this proposal will cause on and around Telegraph Road. Telegraph is already busy along that stretch with garbage trucks streaming in and out of the landfill and cars traveling along the road at 50 mph plus. With Cole West's proposal I worry about the safety of entering and entering Telegraph Road. I am also concerned about the unsightliness that will be caused by decreasing the setback sizes along the road. Instead of Telegraph being a commuter road it will turn into a "community street". Finally, my wife and I own a short-term (1-3 nights) rental cabin in Island Park, Idaho. For the most part our renters have been well behaved and respectful of other peoples' property but there are always the few who cause problems. Also, our county, Fremont County, was pressured to enact licensing changes for owners of short-term rentals requiring us to charge a hotel nightly room tax so as not to have us unfairly compete with the hotels in the area. Perhaps changes could be made to Cole West's proposal to mitigate some of these issues. I would hate to see this beautiful place become an unsafe eyesore.

Debra Jones of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 13:22:59

I am writing in opposition to the changes being proposed by Cole West regarding the Coral Canyon development. I retired a little over five years ago, and after searching many areas to make a new home in Washington County, settled in Coral Canyon. The things I saw lead me to believe Washington City was great at community planning. This development/subdivision seemed inviting with several parks, great walking trails, an HOA with emphasis on yard and

home care and the general character of the neighborhood. At this point I was also told there would be commercial development added in the future, which was enough that I made the investment and purchased a home. From the time Cole West took over, they have made constant zone change requests especially when it comes to nightly rentals. I spend much time walking around my neighborhood and have witnessed for myself temporary visitors are not as invested in the quiet, the care, the cleanliness that attracted me here in the first place. It concerns me the HOA is now run by Cole West and the city is our only hope to maintain our neighborhood. Extending the trails and sidewalks is fine but please deny other aspects of their requests. Thank you for your service.

David & Karen Stapp of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 13:38:58

We moved to this area due to its location outside the center of town. With the recent growth of apartment complexes just outside of our subdivision, we feel this will increase traffic and crime over time. This, along with the condominium complex located in Town Square which has already produced excessive amounts of trash, the use of drone aircraft that violates the privacy of homeowners in the area, and excessive RVs/ATVs. With these issues in mind, excessive rental properties, condominiums, and apt. complexes will only reduce property values in the area and increase criminal activity. I am able to speak of these issues due to the fact that I am a retired Law Enforcement from the State of CA, who worked as a Sergeant of a Criminal Gang Task Force. I have seen first hand what can happen to established neighborhoods. In short, we are against your proposal which we believe will only benefit your organization and do nothing to enhance the overall Coral Canyon area, and which will further jeopardize the natural wildlife living in the area. With respect and concern, please consider other alternatives for the Cole West Group. Thank you for your time and consideration in this matter. Respectfully, Dave and Karen Stapp

Melanie Williams of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 13:47:49

We are residents of Coral Canyon and recently bought our home six months ago. We paid over \$280 per square foot strictly on the views and location of the home. We wanted out of the city and live away from all the hustle and bustle of what St. George is becoming. Upon hearing about the changes in this proposed

amendment gives us great concern. First with the proposed zone change along the Telegraph Road will increase traffic on already busy road, increase crime, and create more trash and ruin what is so special about the Coral Canyon Area. I live on the corner of telegraph and this will put us at great risk for crime, and trying to get out of the subdivision is already frustrating and overwhelming. This will also cause Washington City to have to put more traffic lights improve the roads just to accommodate this new proposal. Second concern is the wanting to put in nightly rentals with in the interior of the golf course. Not only will it take away the beauty that this golf course was built on, but as property owners we are not allowed to do nightly rentals of our own homes and must have contract for at least 30 days. So how is it we can now allow someone else to zone for this, when as home owners and paying association members we cannot. This does not make sense nor do we support this new proposal. I moved to hurricane over 22 years ago and watch the development of Coral Canyon. I grew up driving the old highway into town. I value where I live and it makes me sad to see all the development that is happening from money hungry people trying to stack as many people as possible on their land. I get we are growing as a community and need to accept it, but I ask you to consider what St. George means to you. We live in one of the most gorgeous cities in the state, and at the rate we are growing there is not enough businesses, nor can our roads support all this growth. Coral Canyon is unique and special, tons of money has recently been put in to the golf course to bring it back to life. By adding low income homes and nightly rentals will just depreciate the value of the current home owners and the golf course itself. It will also increase the risk of damage to the course by careless people. I am asking you to consider what is best for the land and the area. I understand the need for low income homes, but why do they need to go in the heart of a beautiful community that is now well established and known for it's beauty. Thank You for your time and consideration, The Williams

Debra Jones of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 13:57:29

I am writing in opposition to the changes being proposed by Cole West regarding the Coral Canyon development. I retired a little over five years ago, and after searching many areas to make a new home in Washington County, settled in Coral Canyon. The things I saw lead me to believe Washington City was great at community planning. This development/subdivision seemed inviting with several parks, great walking trails, an HOA with emphasis on yard and home care and the general character of the neighborhood. At this point I was also told there would be commercial development added in the future, which was

enough that I made the investment and purchased a home. From the time Cole West took over, they have made constant zone change requests especially when it comes to nightly rentals. I spend much time walking around my neighborhood and have witnessed for myself temporary visitors are not as invested in the quiet, the care, the cleanliness that attracted me here in the first place. It concerns me the HOA is now run by Cole West and the city is our only hope to maintain our neighborhood. Extending the trails and sidewalks is fine but please deny other aspects of their requests. Thank you for your service.

Thomas J Tedeschi of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 13:59:30

This change would allow Cole-West to build all along Telegraph Rd. medium density units, townhouses, including nightly vacation rentals. This will deter from the esthetics of the Coral Canyon area and golf course. The possibility of nightly rentals change the entire dynamics for the area. Telegraph Rd already is heavily trafficked and with these additional changes it will become worse. Also nightly rentals will show a lack of respect for the area. There are already plenty of rental properties in the area that additional units are not needed. This is a great community let us not ruin it. Please let us keep Coral Canyon the premiere area of Washington as it is today.

Connie H. Ransom of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 14:10:08

I have serious concerns regarding Cole West's request for a Zone Change to facilitate their planned developments along Telegraph Road and adjacent to the Coral Canyon golf course. i am concerned that the proposed developments will add tremendous congestion and traffic to an already busy road with few places to widen the road. Turn lanes would be difficult to place in the narrow road to accomodate such increase in traffic. Just observe what has happened to the traffic and congestion at the intersection of Telegraph and Washington Parkway with large apartment complexes built there in the past 2 years. I am also very concerned with the adjustment in Set-Backs that this would allow Cole West to implement. When we purchased our Coral Canyon home just 3 years ago this was an already well established (20 + years) community with a definite "community feel" that made it attractive. Property values could do nothing but drop if it were to become a "rental mecca". There are already some "nightly

rentals" in the community at the far north end and close to the junction of Telegraph and Highway 9. Some have been there for many years, with others more recently built, and homeowners bought in this area aware of them. When a development "goes in" to an established area it undermines the "community feel". It degrades all the area. Too often people who "nightly rent" have no respect for the community because they are just passing through with resultant lack of respect. One of the biggest issues always with "nightly rentals" is the lack of proper "management" since the owner of the property is absent, the so called "Management Company" works 9-5 and cannot, will not or does not respond to immediate concerns of the neighbors: noise issues, too many people in the units, garbage, parking, crime, congestion, etc. People who own the motels and hotels in the area certainly feel the loss of income. There are plenty of places for people to rent already that have a desire to stay in this area: motels and current nightly rentals. Let them rent there. Stop already!!

Linda S Palmer of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 14:38:08

I am retired and a widow. My husband and I built this home together before he passed away. He wanted to be sure I was taken care of after he passed. He died 6 weeks before we moved in. We put a lot options and custom features in our home. It was our dream home. I knew it might be hard to make ends meet after I moved in, so I made the necessary sacrifices to pay off my home when I closed on it. This is my only home. I live here full-time. I am fully invested in my home and my neighborhood. I moved into Coral Canyon because it was a beautiful and peaceful place. It is important that my home retains it's value. The day may come that I may need to sell. As a resident of Coral Canyon I know many people here who are in the same circumstance as I am. I feel like our concerns and needs are not considered the way they should be. As I have watched all the high density building that is going on all around me, I wonder how many decisions are being made wisely. Can this immediate area really sustain all the people who are moving in all at once? I wonder if the big picture is being considered, or if decisions are bring made solely for the monetary profit of a few. I have heard city leaders express concern about the GreenSprings intersection. The number of new housing that is affecting Washington Pkwy surely will have the same problems. All the new residents will increase the problems at GreenSprings because there isn't any retail shopping out this way. So, these are my concerns: 1) My home. It is my greatest investment 2) The Coral Canyon neighborhood and my neighbors. I bought here because of the existing community and subdivision 3) Traffic and the peacefulness of this area 4) Higher taxes to support all the new changes and

influx of people 5) No retail in this immediate area 6) Are my city leaders considering the big picture or the concerns of the people they serve?

Laurie Madsen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 15:09:34

I'm writing to express opposition to the proposed zone change that would allow Cole West to build nightly vacation rental units in the interior golf course areas of Coral Canyon proper. My husband and I purchased a home in Coral Canyon proper two years ago and have very much hoped that more long-term residents, especially families, would move to the area, as there is real potential for a strong and neighborly community to develop here (school, park, church, walking trails, clubhouse, etc.). However, **even more** vacation rentals in Coral Canyon proper, especially on a prominent hill smack-dab in the middle of our neighborhood, will surely dissuade potential residents who are looking for a place to "put down roots," and it will change the look and feel of the neighborhood toward "vacation resort" and away from "vibrant, friendly Washington City community." It will almost undoubtedly negatively affect home values in the area as well. Speaking on behalf of all home owners/long-term residents of Coral Canyon proper, please do not let this zone change pass; there are many areas in the Washington/Hurricane corridor to potentially build vacation units, and the very center of our neighborhood should **not** be one of them.

Patrick walker of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 15:33:48

I am NOT for changing the zoning in Coral Canyon. I bought in this area expecting it to be just the way it is. Actually, a little less crowded but it has expanded some since I have moved here. Coral Canyon works the way it is. There is a little more space than a lot of other developments, and a lot of good features that other subdivisions don't have. Let's keep it unique and special. There are plenty of other places to go where you can cram in more people and do your nightly rental thing. please, NOT HERE! I notice a new development going in up by Texaco. Lots of growth going in. Traffic will be a problem. Please spare this nice area we call home!

Bernie Almazan of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 15:41:48

Dear council members. Seven years ago my wife and I... on a whim decided to take a trip to St George, we had never been to Utah. We were getting close to retirement so we were looking for a place with many things to do and not a lot of traffic and not over populated. We spent the weekend here and by the end of that weekend we bought lot 37 on the mesa. It was everything we were looking for. Seven years later....this place has changed dramatically, it's gone from a quiet small community to (what they're trying to make it) a resort town with high density nightly rental housing which will create high traffic, much worse than it has already gotten. If we continue down this path of nightly rentals we will no longer have the place we all fell in love with. I ask that you deny the zone changes that Cole West is asking for. Cole W

JUDITH JOHNSON of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 16:23:02

As full time residents since 2008, my husband and I purchased our home in Coral Canyon based off of the vision contained in Coral Canyon's PCD Master Plan. A plan which provided predictability. Neighbors could get to know each other on uncrowded streets, in open spaces, with uncluttered views. It was a residential area of single family homes, no multi-level dwellings, and no vacation rentals on nightly or monthly basis. We live here full time and continuously support Washington City on a daily basis, and pay additional in Property Taxes for Coral Canyon. Over the years, incremental changes have chipped away at the Master Plan's original intent, resulting in major physical and social changes to the community. Changes that have added dozens of two-story nightly vacation rentals at Town Center, making the Gateway to Coral Canyon feel more like a vacation resort rather than a Planned Community. Already these changes have added additional noise in an otherwise very quiet neighborhood. There is noticeable lack of respect for the community by nightly renters. Additional traffic, garbage, crime and loss of privacy. This has changed the overall look and feel for our community. Allowing the proposed request by Cole West for a Zone Change will promote more nightly vacation rentals in an already over saturated area. Promote a loss of Commercial support for our local hotels. Add additional traffic problems on Telegraph, which is already over crowded, and Home Values in our community will drop. As a final point, as long as the Coral Canyon HOA

is controlled by any developer, our only representatives are you, the city officials. We know it is not your responsibility, but residents are left with no alternative but to ask you to represent our interests. We bought here because of the original vision in Coral Canyon's Master Plan. A look, a feel, a residential community with open spaces! Coral Canyon is a Community, We are a Neighborhood. We are not a Resort! Please do not approve the zoning changes proposed by Cole West. Thank you, Judy Johnson

Dean E Barker of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 16:42:41

I strongly object to Cole West's proposal to change the Coral Canyon PCD to allow nightly rentals in areas 7 and 9. When we purchased our home in 2001 we were impressed with the vision of the development as a mixed single "FAMILY" community where we could feel comfortable and secure and take pride in. Nightly renters care nothing about taking care of the property they are renting nor about maintaining the community and in some cases neither do the the property owners that they are renting from Cole West has already degraded Coral Canyon with their "Town Center" nightly rental development. There are already plenty of overnight rentals nearby in Sienna Hills that were planned that way from the start. I am also very disturbed to find out that in 2015 a part of area 7 was approved for nightly rentals without any general notice to the community. If it were possible I think that approval should be rescinded.

Rod and Anita Parry of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 16:48:55

We strongly disapprove of this Zone Change! We have lived in Coral Canyon for 12 years in two separate homes. For the last 12 years we have seen tremendous growth here and everywhere in the Washington County area. This is a great concern to us for several reasons. 1. We are extremely worried about the lack of water available for so much growth. The water problem has not been solved for future growth. 2. There are already too many vacation rentals in this area and are already causing major problems for residents. They are disrespectful with loud noise and music, parking issues, trash problems, drinking and partying all through the night. 3. We are very apposed to more high density, high rise units. The area near us on Telegraph and Washington Pkwy has already become over whelmed and looks like we are in the middle of a big city. High density/high rise

housing blocks and ruins the landscape and views of the area. It decreases the value of our properties, it increases crime and lack of privacy. 4. There is already way too much traffic on our roads. The reason we came here was because it was quiet, beautiful, restful and comfortable. Now you are changing the overall look, feel and quality of our community. We hope you will reconsider what you are planning and be respectful of our feeling and the reasons we came here. Thank You!

Max and Helene Parrott of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 16:59:36

Washington City council members: We have been living in the Coral Canyon development for the past 15 years. Prior to our relocating to this beautiful area in Washington City, we observed builders and developers and their projects in and around the St. George area. There were a number of nice communities that the quality of life was diminished by high density housing, seemingly inappropriate structures along with city governments that seemed to approve any project that would bring in a few dollars. We chose to move to Washington City because its government seemed to be more sensitive to helping to provide a good quality of life for its citizens. There was a sense of trust that the Washington City council would always lean towards protecting and preserving a neighborhoods quality of life. The proposed zoning changes and development by Cole West would not just change our quality of life but will more likely destroy it. Our experience with nightly rentals here in Coral Canyon has been extremely unfavorable. Loud music, screaming and yelling late into the night. And then waking up to a beautiful morning with trash and debris thrown in the street. Most of these people are here to party and enjoy a brief vacation but don't seem to care that they are disturbing the peace and not being good neighbors. On top of all of this, are the multiple vehicles roaring up and down the normally safe residential streets along with increased traffic. But why should they care, they are only there for a short time. The peace and tranquility in the Coral Canyon area would be completely lost. We ask you in the strongest possible terms not to approve any of these proposed changes and developments by Cole West or anyone else who would like to do this. Thank you for your help and consideration. Max & Helene Parrott

Dana Fitch of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 17:11:04

I am opposed to a zone change in the Coral Canyon area for any reason but especially to develop areas for nightly vacation rentals or 2 story townhomes. These changes would change the whole look and feel of our current neighborhood. It would also increase traffic and recreational vehicles as well as noise and trash. We already have part time home owners who let family come and we have experienced all of the above as well as they have no sense of community or getting to know neighbors. This doesn't fit in with the tight knit community that we have worked hard to develop in Coral Canyon. I can't think of a time when this is needed more than ever. Thanks for your consideration. I feel they should put in ALL luxury homes in Area 7 and not mix in nightly rentals for the reasons noted above.

Laurie Saunders of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 17:16:34

Gentlemen, I have been a Washington City homeowner in Coral Canyon since 2007. My husband and I moved here for the small town feel and sense of community. Over time we have attended many Planning and Zoning as well as City Council meetings together. So we have seen first hand the changes our city is experiencing, some for the better, some not. As far as the proposal put forth to the city for Coral Canyon by Cole West. This would fit in the latter category. We all know as a development, Coral Canyon needs to be finished. However, this proposal does not fit the area nor the original plans of our long established community. Years ago, Area 7 has had several proposed ideas submitted. The current Washington City zone map shows no RRST or nightly rentals approved, however, depending on meeting minutes from years past or who you talk to, this is not the case. Whatever the case may be, the phrase "just because you can, doesn't mean you should" fits here perfectly. Since 2015 many nightly rental areas have been approved. So much so we are oversaturated. In a 4 square mile radius of Coral Canyon we currently have 10 (or more) areas for nightly vacation rentals. Planning commission at meetings past are always reluctant to change commercial zoning as the city needs new businesses. What does this say to the Holiday Inn or the new Best Western? How does more nightly rentals support these local businesses? It does not. There will no doubt be letters this evening also talking about crime, traffic, parking, noise, trash, home values dropping, and changing the overall look and feel of our community, and affecting the golf course negatively. But there are the elderly to think of as well who reside at the Beehive assisted living. This will affect them too. At the 1/6/21 planning and zoning meeting, a similar group of high density townhomes were proposed in an area by

the airport, in your discussions you stated the need, but didn't like them, and the only reason you passed them was because they fit that area, and couldn't see them anywhere else where they would work. The setback change request would create just this same style of high density home. They do not fit the Coral Canyon community. In conclusion, you are our only source to go to. Please consider our community, and the wise words of a previous Washington City Council member "The most important thing as a councilman is to improve our city and neighborhoods, not maximize the developers profits. Coral Canyon is not a resort, we are families and neighbors, that support our city on a daily basis. Thank you / Laurie Saunders

we live in coral canyon because it a neighborhood not resort the master plan crown jewel in washington .this was planned community why are we changing the master plan of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 17:31:32

ok

Robert L and Dawn E Bird of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 17:55:08

We bought our house in Coral Canyon because we loved the quiet, peaceful and well kept community. We don't want more traffic, more noise, more crime or our house values to drop. There are plenty of high density units and nightly rental around, we were told this would never happen. Please don't change the overall look and feel of our wonderful community. We love it here.

Jeanette Afualo of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 17:55:28

My husband and I have lived in the Coral Canyon community for 15 years and we chose this great place because it was quiet, scenery and view of the red hills was beautiful, and the size of the development was just what we were looking for. We are very concerned and do not support what Cole West is proposing to

further do and feel like we are losing our privacy by the vacation rentals they have already built as renters come in and out of our once quiet and not so busy community. The overall look of our community has already changed and additional noise and traffic is not we had planned for when we moved here. Even our local hotels are already suffering and will continue to do so if Cole West is allowed to further develop our community and the surrounding areas. Please do not let this happen. Thank you very much.

Ian Howorth of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 19:12:37

I have been a homeowner in Coral Canyon since 2008 and I wish to object to the re-zoning request by Cole West for the following reasons. 1) Building more high density and short term rental properties is going to make our ever increasing traffic problems even worse especially around the junction of Telegraph St. and Green Spring. This affects the quality of life of every resident of Washington City. I purchased my home in Coral Canyon for the peace and quiet and quality of life that the community offered, these are quickly being eroded away. 2) Regarding short term rental properties, there is no pride of ownership, noisy vacationing families don't respect the peace we deserve. 3) Increased noise and traffic in the neighborhood negatively affects property values. I respectfully ask the Washington City Planning Commission to deny the re-zoning request by Cole West, as you are our only voice.

Susan Spivey of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 19:15:12

When is enough, enough? Areas are zoned for a reason. There was a vision. A quality of life promised to current homeowners/taxpayers/voters. Are dollar signs now clouding that vision? I admit I am part of the problem having relocated here 6 months ago. We felt it was such a nice area to live and don't want to be those people who want the door closed behind them. But I have seen firsthand the effects of both controlled and uncontrolled growth. Please see Summit v. Wasatch Counties. Do we want growth at ALL costs? Washington City seems to have a difficult enough time managing the impact and refuse of it's current citizenry. How will it move forward? Are developers footing the bill for this increased impact? I was "promised" no development would occur below me on Telegraph Rd. and I was confident of that based on current zoning and based on my

investment/property value, was certain that would be the case. Traffic and noise have already increased with the growth that has occurred in just the last 6 months. When you consider the increase in the property taxes you hope to reap from more development, please consider that my contribution will go down with the loss of property value. Please consider the long view. Once open space is gone it can never be retrieved. Ever. That said, developers are in the business of building and without that they could not exist. But are there other solutions that can be found with the least amount of impact on current residents? Please vote NO on the zoning change for higher density and multi-family recreational in Areas 5 and 8 and please retain as much open space as possible. You won't look back and wish you had built more. Thank you for your consideration.

Sandra Hashimoto of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 19:21:54

We do not want Coral Canyon Community to be rezoned, Cole West to build all along Telegraph, medium high density units, 2 story townhomes, as well as additional homes, including more nightly vacation rental units.

Sandra Hashimoto of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 19:22:43

We do not want Coral Canyon Community to be rezoned, Cole West to build all along Telegraph, medium high density units, 2 story townhomes, as well as additional homes, including more nightly vacation rental units.

Leon Hashimoto of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 19:29:17

I do not agree to have a zone change proposed by Cole West for the Coral Canyon Community. This deviates from the original plan communicated to me at point of sale as a homeowner.

FrankSemmerling of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 19:44:02

1. Endangers single family home status and character of our neighborhood as part of our original zoning plan. 2. The future of the area North of Highland Park could be affected by any zoning change. 3. The traffic on Coral Canyon Blvd. is already exceeding the 30mph speed limit, upto 45 mph plus. It is now a short cut from Telegraph Rd to Washington City from the Cole West development near Hwy 9. 4. With the new density proposed it will be a challenge for traffic flow and crime from a transient population of party homes. Frank and Nancy Semmerling homeowners since 2005. 1351 N.Overland TrailsDr Washington Ut 84780

Jackie Kinahan of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 22:15:28

As a Coral Canyon resident I am vehemently opposed to a zoning change. We chose this area because of the natural beauty and peacefulness . High density and vacation rentals take away from this. Vacation renters do not have anything invested in the neighborhood or community. There is an increase in noise, trash, traffic and congestion. Cole West is interested only in their bottom line. The sprawling development of Sienna Hills has enough vacation, high density and low income housing for the whole community. The impact on traffic and services is already overwhelming. Keep Coral Canyon a single family, residential neighborhood.

Gordon N. Bissegger of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 22:21:20

I have owned property's in Coral Canyon for almost 18 years, and have witnessed the rapid growth in and around Washington City. The proposal by Cole West developers for a zone change is something I wish to oppose. It is contrary to the policy communicated to me at the time I purchased my home, and would detract from the tranquil characteristic of this community. Numerous multihousing units have already been constructed recently along Telegraph Road, which has contributed to a higher noise level associated with much higher volumes of traffic in the area. Cole West's intent to build vacation rental units in interior golf course areas is especially disconcerting. They have already built numerous such units in and around the east entrance to Coral Canyon. Additional such units would likely

lower property values for homeowners and detract from the level of privacy that has been such a strong point for this community. Please deny the zone change request by Cole West.

Gordon N. Bissegger of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 22:21:33

I have owned property's in Coral Canyon for almost 18 years, and have witnessed the rapid growth in and around Washington City. The proposal by Cole West developers for a zone change is something I wish to oppose. It is contrary to the policy communicated to me at the time I purchased my home, and would detract from the tranquil characteristic of this community. Numerous multihousing units have already been constructed recently along Telegraph Road, which has contributed to a higher noise level associated with much higher volumes of traffic in the area. Cole West's intent to build vacation rental units in interior golf course areas is especially disconcerting. They have already built numerous such units in and around the east entrance to Coral Canyon. Additional such units would likely lower property values for homeowners and detract from the level of privacy that has been such a strong point for this community. Please deny the zone change request by Cole West.

Randy Parker of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 22:50:47

We purchased our Coral Canyon home specifically because nightly rentals are not allowed. This ensures a quiet neighborhood with very little traffic. We are concerned about the over saturation of nightly rentals that bring more traffic, noise, crime and less privacy. There are a lot of resorts in the area that have been built as nightly rentals. Mixing high density and nightly rentals changes the nature of our neighborhood and will leave a lasting scar on an otherwise beautiful neighborhood. Please do not change the zoning and damage our neighborhood.

Randy and Elizabeth Parker of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 23:01:54

We want to emphasize that we are not opposed to development and more homes

built in Coral Canyon. We just feel that the original zoning should be honored to preserve the look and feel of this great neighborhood.

Tom & Elaine Foster of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 4:45:29

Greetings: In April 2020, we moved from Detroit Michigan to beautiful Washington Utah. We purchased a house in Coral Canyon (CC) and enjoy living in the neighborhood and the St. George area. We are writing regarding the proposed changes in CC, specifically: building overnight rentals, building high density/low-income housing, and crowding additional houses and rental units in the interior of CC golf course. These actions will create the following problems:

*** Rental properties in interior golf course areas **Owners of rental properties are typically not onsite and cannot monitor activities of their unitâ€™s occupants. Property management is often neglected. Nightly tenants are also less responsible for activities onsite and upkeep of surrounding areas since they are transient and have no ownership interest. This results in: i,§ Increased noise. i,§ Lack of trash management; increased rodent infestation. i,§ Poor property maintenance and oversight. i,§ Unsightly parking of motor homes, ATVs, and boats throughout the CC community is prohibited by the HOA/by-laws. It is our understanding these new dwellings are not subject to our HOA standards and thus will change the consistent appearance of the neighborhood. *** High density/low-income housing **Additional building of this type will result in: i,§ Increased traffic. i,§ Limited parking spaces/increased parking on streets. This is already a problem in Coral Canyon. i,§ Potential of overcrowding of schools. i,§ Reduction of outdoor public space and quality of life. i,§ Decreased property values. Based on these anticipated problems, we request that you do not approve the plans submitted by Cole West.

Chesley H Erickson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 6:56:13

We are opposed to building nightly rental units on the interior of the Coral Canyon Golf Course. We are also opposed to increased building of townhomes or other medium to high density units in addition to what we were told at time of purchasing our current homes. The reason for this opposition is because this increase in building will reduce the community value and esthetics of our current homes. We are not a resort, we are a community and neighborhood. We do not

want additional transient rentals which diminish our quality of life in Washington City. There are significant property management issues with transient rentals and lack of respect for property owners living within the community on a full-time basis. Traffic and congestion of the area are already increasing at a rapid pace and this will do nothing, but exacerbate such increases. The look and feel of our community is rapidly decreasing into a multi-unit, multi-family housing project in the worst sense of those terms. Once the original purchasers and users of the units are gone, this area will be nothing more than a housing project and the feel and beauty of the area will be gone.

Jodi White of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 8:11:46

As an originally planned Master Planned community, Coral Canyon was recognized throughout Washington County and Utah as an example of how developers and municipalities could work together to create ideal planned communities. The initial development phases fulfilled that promise. As was promised, Coral Canyon was to be a livable, walkable community with small businesses, clinics, a grocery store and restaurants, and instead, when Cole West took over the development, the vision slipped, and Coral Canyon's potential was abandoned. It is now in danger of further erosion by their proposed changes. What should be viable, commercial space has now turned into high-density, nightly rentals that conflict with the community in both aesthetics and purpose. These vacation homes do not complement the surrounding neighborhoods, but instead look like cookie cutter, multi-story commercial buildings. The marketing was that these could sleep 35 people all in one house, but did anyone consider how many vehicles it would take to bring 35 people? How is that a "luxury property" that is basically a twin home with a small 2 car garage. Not only does the overall look of these "boxes" conflict with the Coral Canyon aesthetics, but they now have added additional traffic, garbage, noise and crime. As a home owner and a golfer, the new white boxes built along Hole #8 and 9 have destroyed the beauty and look of the golf course. They are not "luxury properties" but large white boxes filled with people that don't care about our community or golf course. Coral Canyon was designed as a multi-family residential community, not a "resort-style" community. Washington City has allowed many of these communities to be built along Exit 13 and if Cole West wants to build more nightly rentals, then build them off of Exit 13 leave Coral Canyon as a residential community. Once the "fad" of VRBO's is gone, the community will be left with empty white boxes. I respectfully request that you deny the Cole West's application that relates to adding more nightly rentals to our community and

reduce setbacks and ask you to consider the benefits of more open space.

Shannon M. Eide of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 8:17:28

Planning and Zoning, Washington City, My husband and I, Paul and Shannon Eide, purchased our Coral Canyon home in 2005 on Liberty Greens Drive for the beautiful unobstructed view of the golf course and mountain ranges. We paid a premium on our lot for this view, and have enjoyed this for over 15 years now. We are vehemently opposed to this new Cole-West construction of homes and nightly rentals just across the fairway from us. Additional homes as well as nightly rentals will cause problems for all of Washington City, not just the residents of Coral Canyon. It has been shown that visitors are not invested in our community and would not treat it as their own lacking the pride of ownership mentality. We also object to the proposed two-story cluster dwellings as this does not conform to the existing homes in our community, all of which are one story to protect and enhance the views of the golf course and picturesque scenery for all to enjoy. There are plenty of nightly rentals already constructed in Coral Canyon and I have heard that their occupancy levels are very low. Building additional units would decrease the occupancy for the already constructed units at the Town Center and The Eighth at Coral Canyon resort. Please take into account that we are not properly represented by our current home owners association, so we must direct our concerns to you. Please don't allow Cole-West to continue to develop on our beautiful golf course as there are many other places in Washington City as well as Washington County that would be a better option for them. Sincerely, Shannon M. Eide (435)773-7531

stephen gartner of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/19/2021 9:54:20

While nightly rentals may be appropriate in certain commercial areas, they should not be allowed in our beautiful community of single family homes. The Hurricane City Council unanimously rejected a similar proposal at Sky Mountain golf course for that very reason. Secondly, "attainable" single family housing is one thing, but there should not be high-density housing of any kind in Coral Canyon due to traffic, noise and light pollution of our rapidly diminishing dark skies.

James R. Bassett, Liberty Greens of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 11:09:32

Area 7 Recommendation: a. Retain existing zoning for Nightly Rental previously approved. b. Provide for open space as previously suggested by Cole West c. Allow Gated Luxury Homes on areas adjacent to Golf Course as previously suggested by Cole West. d. Retain existing zoning for single family residential [no nightly rentals in this area] for the area between Nightly Rentals mentioned in (a.) and Gated Luxury Homes mentioned in (c.).

Michael Hart of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 11:42:12

I am a homeowner of a Vacation Rental at Town Center at Coral Canyon. We upgraded from our second home in Sienna Hills, We've had a second home in Washington City for over 10 years. I support Washington City and appreciate the improvements the city has made in 10 years. We spend most of our disposable dollars in Washington City. I'm concerned with over saturation of RV Camping and nightly vacation rentals already in the area and growing. I'm sure not many homeowners in the Town Center community have reached profitability. My experience with Cole West has been negative. Every one of the 4 units in our townhome had water damage due to roof leaks. Cole West dropped the ball with communication in the final month of our closing, Our Cole West contacts have mostly left the company. Our HOA fees have increased from \$150 per month to \$215 per month. Cole West, still managing our HOA forced our HOA to accept "The Eight" into our HOA. Our pool was not built to invite that community. Cole West misrepresented available property managers resulting in months of lost rental income. Cole West engages in lies, half truths, and misrepresents the homeowners best interests. These first hand experiences are examples why Cole West should not have permissions to change zoning or CC&R's. Increased density will only increase the needs for parking and other issues left unresolved.

Ken Steelman of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 11:48:42

I moved to Coral Canyon because it was a planned community. There were no

multi-family homes in my neighborhood. There were multi-family homes in Coral Ridge where we chose not to purchase. All the other zones, I think there were 13 phases, were single family homes lots. Why after 30 plus years, since the master plan was developed, is the new developer changing the master plan? This will reduce our property value and increase the traffic in my neighborhood. My neighborhood is quiet and safe with single families homes. Cole West wants to make it transient with loud nightly rentals and multi-family townhomes. It was my understanding that the only areas for two story homes was in the Town Centre and Coral Ridge phases. By the way, I thought it was against our HOA rules to build two story homes outside those two areas. Those two areas were already planned and being developed when we purchased in Coral Canyon. Nothing was proposed or expected to be changed in the other phases. It would be like a building multi-family homes in the Green Springs area. Not a good idea! Thanks for your time and consideration, Ken Steelman, 2741 E Cross Point Drive, Washington, Utah since 2008.

John and Shannon Grosko of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 11:54:10

Cole West's Zoning Change proposal would permit the building of MORE LOW COST, HIGH DENSITY and NIGHTLY VACATION RENTAL HOUSING along an extended length of Telegraph St. adjacent to Coral Canyon. My wife and I are year-round residents of Coral Canyon and Washington City since 2016. We have seen the extraordinary, huge, building projects still being completed and extended along Washington Parkway and across Telegraph at the Hell Hole Trailhead location and are highly disturbed and concerned over the impact this increased low cost housing will have on traffic, crime, noise and loss of privacy, to name a few, in short, the quality of life that we anticipated when we bought our single family home in a HOA-controlled development, Coral Canyon, four years ago. We have never seen and don't believe that there is an infrastructure plan in the City which projects the impact which we are about to feel. Proper planning is sorely needed in Washington City. Extending the sprawl to include, yet, more "low cost homes and motel-like nightly rentals" will further, negatively impact our quality of life, as discussed above, and ultimately our home values which is very disturbing and wrong to all of the residents in single family homes. "Nightly Renters" are not likely to be the best neighbors", the increased garbage on Telegraph St. emphasizes that. Therefore, we urge you to deny this request and further, to implement a plan and process for future projects that protects the residents and not just the contractors. An impact plan will give us all a chance to keep our neighborhoods as we would like them. We appreciate the opportunity

to express our concerns for the future of Washington City. Please respect us and be sensitive to our concerns and deny this Change in Zoning request.

Rich Batten, 2962 E Slick Rock road of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 12:01:42

Planning Commission Members, I have been a full time resident of Coral Canyon for 4 years. In that short period of time I have seen many changes to the Coral Canyon Community. Some good as the development of The Views and some not so good as the Overnight Rentals at the Coral Canyon entrance off SR-9. I will say that the Coral Canyon Overnight Rentals are few and very stylish unlike Del Sol and the Ivory Homes Washington City Overnight Rentals that look like entry level townhouses. I will only speak in general terms regarding the Cole West Zone Change request. Coral Canyon does not NEED any more Overnight Rental Units. Overnight Renters don't know or care about our Community or any of the HOA Rules that we residents must abide by. The number of Boats, Trailers, ATVs, Side by Sides and Motorcycles jammed into the existing Overnight Rental parking is disappointing, and affects traffic and the "quiet rights" of the existing residents. The Cole west proposed development along Telegraph Road seems challenging at best to me. So Cole West is interested in building homes near the road to the DUMP??? I believe there is a near continuous stream of Dump Trucks and other heavy trucks and vans Monday thru Friday. That does not sound like a desirable residential location to me. Increasing the density of residential Units along Telegraph or around the Golf Course is a bad plan and I believe does nothing to maintain or increase property values or the desirability of living in Coral Canyon. That said..... I am OPPOSED to the Cole West Zone Change request. Coral Canyon is still a great place to live....lets keep it that way.....
Richard Batten and Kristie Olsen 2962 E Slick Rock Road

Pamela Navrisky of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 12:30:28

PLEASE do not pass this! We are being overrun with too much building in this area. There is significant open land elsewhere in the city and county to build on. We have seen increased traffic, crime and loss of privacy in our previously quiet, safe neighborhoods and we would like it to remain so. Many short term renters lack respect for our peace and quiet and are only here for their own good time. And these vacation rentals take needed revenue from local hotels. The builders

who are changing our majestic views of the area, don't live here, and really don't have a idea of what the future impact on our community once they have made their \$\$ and moved on to build more! Coral Canyon was one of the top HOAs in the area but is slipping in ranking as the "glut" continues! If this was your community, would you want more temporary housing where you live? PLEASE DO NOT PASS THIS!!!

Joni Prince of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 12:58:41

I would like it to be known that we, as homeowners in the Coral Canyon development, do NOT agree with the proposed zoning changes that Cole West wants to make in our community. We are especially concerned about their desire to put nightly rentals in the interior areas of the golf course (area 7) and the idea that they will build 2 story townhomes along telegraph road. 1. The golf course area is close to our home. Right now there are sufficient nightly rental properties at the entrance to our community and with those have brought a noticeable disregard to the standards that we as home owners are held to. We feel like the nightly rentals will take away from the serenity (more noise and traffic) and security we have enjoyed here and will also devalue our properties. 2. The areas along telegraph road. Cole West is asking for a set back decrease. I don't see a problem with this IF they put in smaller homes like those existing in the Coral Canyon area on the opposite side of the street. 3. A long with other concerns, we would like the new building to bring value to our area and the City of Washington. We do not feel like the proposals Cole West have outlined right now are in the best interest of the existing community members. Please do not let them do it without further consideration.

Tamara Koldyke of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 13:15:02

As a permanent homeowner in Highland Park at Coral Canyon, living here 365 days/year, I am opposed to the zone change to nightly vacation rentals & high density units in Coral Canyon and along Telegraph Road. Our neighborhood is quiet, and our home values high. This will definitely change with your zone change and this is not what we signed up for when purchasing a home in this neighborhood. Please cease and desist with future plans to change this section of

Washington City.

Brian Koldyke of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 13:19:05

I thoroughly enjoy my quiet neighborhood in Highland Park at Coral Canyon and oppose future plans by Cole West for a zone change allowing setback sizes and high density units and nightly rentals in our neighborhood and along Telegraph Road. We were not informed about this possibility when we purchased our home in this neighborhood and I am truly sorry I bought a Cole West home now that I know they are stabbing us in the back with these proposals.

Cheryl Davis of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 13:22:21

I am opposed to adding so much traffic to this quiet community. Look what they are doing on exit 13 and telegraph. Do we really need more of the same, noooo!

Neil Corbridge of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 13:34:38

I am a home owner in Coral Canyon and am opposed to the nightly rental plans for this community. It will degrade the area and reduce my property value. Nightly rental will result in lack of respect for those of us who live here. This will change the look of Coral Canyon. If Cloe West wants to build individual family dwellings similar to what is already here, go for it but not rental and townhomes. The reduced setbacks which are proposed are far to close together. This is another means to increase Cole West profits at everyone else's expense. I have attended both recent Zoom meetings by Cole West and not one home owner is in favor of their proposal to ruin this development, why would we. I did not purchase my home and pay Washington taxes for this to be turned into a low cost housing slum. Please deny their application..... Thank you!

Gail Johnson of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 13:39:32

I don't have eloquent words or facts like many others. I can only say what should be obvious to all. The things that Cole West has done and is asking for now is ruining our community. When I moved here over 15 years ago. I was told this would be a unique community even a self contained. With shops,schools,bank,grocery store.i realize now I sold a Bill of Goods as they say. All the Nightly Rentals look disgusting and has turned our special area known as Coral Canyon, into the only words I have to describe it is a Ghetto! Please don't allow them to designate our beautiful area anymore. Enough is enough. Thank you

Steven W Kramer of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 13:46:21

We built our home on Crimson Fairway Dr in 2006. Since 2006 we have watched the value of our home decrease until finally it started to turn around in recent years and is now close to the value in 2006. The proposed changes allowing vacation rentals across the fairway (Area 7) will change this. These units will change the perception of future buyers that this area as well is Crimson Fairway Dr is high end and will again effect our value. Please do not approve this change to the master plan.

Elizabeth H Mendham Hannon of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 14:02:26

I have lived in Coral Canyon for 15 years on lot 493. We back up to the golf course between hole 12 and 13. That was my husband's dream for retirement. It has been a quiet, beautiful community, however in the past few months the building of rental property has become increasingly worrisome. The traffic has increased and so has the noise from Telegraph. Our community is a single family, owner occupied beautiful area. We don't want transients coming and going. People who don't respect our community. More rentals and multiple homes creating more traffic, trash, noise, crime and the loss of views. I respectfully request that the changes be denied.

Jay and Janie Nielsen of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 14:03:32

We are very much opposed to the Cole West proposed development. We purchased our home because it was a good distance from rental units, because it was a quiet and pristine neighborhood without complications and crowds. It offers just the perfect amount of recreational trails and HOA amenities for the planned populations. We have lived near apartment and rental type situations and personally witnessed the crime, trash, lack of local interest, entitled attitude that they are equal to property owners and a huge dilution of home value. We planned to be Coral Canyon and Washington City residents for the rest of our lives, please do not let big developers run this city and specifically the Coral Canyon community; listen to the residential homeowners who have a vested interest in the area.

Judith Sue Ferry of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 14:11:02

I am opposed to amending Coral Canyon PCD because every community has a culture of its own; the reason people move there. Ours is a culture of permanent single family living. To build many one-night rentals would disrupt the bond of our family milieu. Also, the increased traffic and crime that comes with it is problematic. Thank you for considering the faithful people of this community.

Jeffrey B Peacock of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 14:14:43

Dear Washington City Planning Commission, My name is Jeff Peacock, I live in Coral Canyon on Highland Parkway. My wife and I have lived in Washington City since 2015. Six years is admittedly not a long time at all, but in that time, my home builder in Coral Canyon has morphed from Henry Walker Homes to Jack Fisher Homes to Cole West Homes. The leadership teams of these companies has changed even more than three times over this same period of time. My concern now is that the newest Cole West leadership team seems to have no awareness of, or commitment to the assurances provided by past Henry Walker / Jack Fisher / Cole West leaderships to those who bought homes here in Coral

Canyon. When I bought my home, I was assured that the intent in the Coral Canyon community was that future development would "look-and-feel"™ like the community I was buying into at that time. What I could see at the time: Single family homes, appropriate setbacks, open spaces, no high-density, multi-family or apartment areas and no short-term home rentals. I believe that part of the role of the Washington City Planning Commission is to ensure that past commitments made to those homeowners who invested in Coral Canyon in the past and pay taxes today in Washington City be honored. Especially when these companies change names and leadership teams come and go so frequently as to lose all resident knowledge of and continuity to the history of community they are developing. As Cole West seeks to emulate the existing single-family, lower density "look-and-feel"™ of our Coral Canyon community I take no issue at all. I do respectfully take great issue that Cole West Homes should not be allowed to forget or ignore past commitments of their forbearers to abide by community expected norms and standards in continuing to develop Coral Canyon. In Cole West Homes now proposing higher density housing, reduced property setbacks and adding or increasing additional nightly rentals (which I feel has now been borne out as a misguided mistake here in Coral Canyon) they are not honoring their heritage commitments to this community. Please make them remember. Please make they adhere to those commitments. I respectfully request that item 8b on today's Planning Commission agenda be recommended for denial to the Washington City Council in strongest possible terms. Please do not table this item again. DENY IT. Make Cole West Homes honor their past commitments. Thank you for your assistance to we homeowners. Jeff Peacock 780 N. Highland Parkway, Washington, Utah 84780 (661) 425-6783

Toni Murdock of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 14:21:59

1. Cole West, or it's predecessor, never informed new buyers or residents of its application for a zone change to include overnight stays.
2. I, and many other residents, are totally against any overnight stays in Areas 7 and 9. In the existing overnight stays at Town Center, there has been lots of trash, as many as 13 people on one pickleball court, numerous boats and ATV's parked, loud parties, etc. All of these are currently prohibited for the residences of Coral Canyon.
3. We are now surrounded by overnight stays at Sienna Hills, numerous apartments and, now, more new construction which add to the congestion in an infrastructure which has not been planned to support all of this new construction and development in the area.
4. We invested in our home based on the original Coral Canyon PCD plan, and feel the proposed changes are totally counter to why we

bought our property here. We've financed the infrastructure of Coral Canyon with additional property tax surcharges and deserve the RESIDENTIAL community in which we invested. WE ARE NOT A RESORT! 5. I support development only in accordance to the PDC plan as of 2013.

Nancy P Jaussi of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 16:41:07

too much development in our area

Beverly Workman of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 17:37:23

Our family is against any zone change. We feel it would only negatively effect our neighborhood, community, traffic, crime level, etc. Please keep this area the place we chose to buy into.

Steven Meyer of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 17:44:07

Will the comments sent in regarding the Coral Canyon zoning changes be addressed by the council tonight before they take any action?

Shaun Gallentine of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 18:22:43

We at the Views do not feel additional building along Telegraph Road should be enhanced as vacation homes are at a maximum as it is. It is a shame to build excessively in this area. If we continue to do so it will diminish this beautiful area and the mountains surrounding us. We are against rezoning for this purpose

Jodi White of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 21:19:25

The reason there is such an "uproar" is there was no public notice about the Zone change by Cole West in Area 7.

Steven Meyer of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 21:38:02

I have talked to dozens of Coral Canyon owners and all were opposed to nightly rentals and multilevel dwellings. I am sure that more than 90% feel the same.

MARILYN SELDER of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 7:53:19

I live in, and support, Washington City. We don't want our community to be changed by additions of nightly rentals and/or any multi-dwelling (whether one story or more)residences. Property managers aren't doing a good job of controlling the rentals now present. Why would we want more? Traffic will become more of an issue. Please leave well enough alone. Making more money for the developers is a cost our neighborhoods do not want to pay. Thank you.

Vickie J. Garcia of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.
Sent: 1/20/2021 8:30:21

Please do not allow a zone change to allow nightly rentals & multi family housing as it will affect the integrity and quaint community of Coral Canyon that we have come to love & respect as full time homeowners. With the building of The Eighth we have already seen disrespect of property with overflowing garbage, increased traffic & speeding throughout once quiet neighborhoods. There has been increased crime in the last 2 months alone & loud off road vehicles speeding up & down the streets. We love our home, the community of Washington & support it everyday as full time residents. We want to keep the area safe & enjoyable. We live in a community with an HOA for the benefit of

the HOA to maintain our property values & keep the neighborhood beautiful. The majority of nightly rentals have an absentee landlord/property investor more concerned about profits than who they rent their property to. These lack of controls jeopardize the quiet & peaceful community that is Coral Canyon. Please vote against this zone change.

April McCollum of Coral Canyon

Regarding: 8b. Zone Change: Public Hearing: Z-21-05 amend Coral Canyon PCD. Applicant: Cole West Home.

Sent: 1/20/2021 9:45:03

I just moved to this area 7 weeks ago. I have chosen to live here and support Washington City on a daily basis. If this zone change happens, I am afraid crime rates will go up. I am afraid the traffic will be absolutely horrible with no traffic lights and police enforcement down here. I like the private feel of my new neighborhood and do not want this zone change to happen!

End of Page.