
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
February 17, 2021 Minutes

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Mussso, Commissioner Scheel, Commissioner Anderson, Commissioner Bulloch, Drew Ellerman, Eldon Gibb, Brandon Wright, Kathy Spring, Fire Chief Evans, Drake Howell, Nancy Shriever, Raymond Olsen, Gordon Burns, Ilan Shanon, Mark Bennion, Laurie Saunder, Dick Saunder, Troy Belliston, Taylor Ricks.

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

Meeting Called to order: 5:30 PM
Invocation: Commissioner Mussso
Pledge of Allegiance: Commissioner Anderson

1. APPROVAL OF AGENDA

- a. Approval of the agenda for February 17, 2021.
Commissioner Scheel motioned to approve the agenda for February 17, 2021.
Commissioner Musso seconded the motion.
Item 7C to be moved to the front of 7A on the agenda.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from January 20, 2021.
Commissioner Musso motioned to approve the minutes from January 20, 2021.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

- Commissioner Scheel abstained from item 7D because he worked on the project.
Commissioner Hansen disclosed that he lives in Stucki Farms item 8A but will participate and vote.

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Red Waters at Sunrise Valley Phase 2 Final Plat located at approximately 600 South 2700 East. Applicant is Middon LLC.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Red Waters at Sunrise Valley, Phase 2 subdivision, located at approximately 600 South 2700 East. This particular subdivision is proposing 40 lots on an area covering 8.69 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on November 13, 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 Red Waters at Sunrise Valley, Phase 2 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 Scheel motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously

5. ROAD DEDICATION

- a. Consideration to approve a conceptual Plan for the 1165 East Bulloch Street Road Dedication. Applicant is Dave Holman

Background

Brandon Wright reviewed the report: The applicant is requesting approval of the road dedication plat for a portion of bulloch Street. The purpose of this Roadway Dedication is to Dedicate the north half of Bulloch Street for access into the new Coyote Creek Apartment Development. The Public works Department has reviewed the plat and approved the design.

Recommendation

Staff recommends approval of the Road Dedication plat for the portion of Bulloch Street from the Planning Commission.

Commissioner Scheel asked if the improvements are completed.

Brandon Wright answered yes.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

6. PLAT AMENDMENT

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

- a. Public Hearing for consideration and recommendation to City Council for the Cotton Town Village Plat Amendment and extended. The purpose for the amended and extended is to redefine and create new lots with the exception of lots 4 located at approximately 300 West Telegraph. Applicants are George and Kathy Staheli.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of an Amended Final plat for the Cotton Town Village Amended & Extended subdivision, located at approximately the

northwest corner of 300 West and Telegraph Street. The reason for this amendment and extended request, is simply to redefine existing lots and create new lots with the exception of lots 4, 5, 6, 7 & 8; extend the southern subdivision boundary to include additional granted property; more clearly define the Public Utility Easement on the western portion of the plat; along with updating the common access, parking area and Public Utility Easement located in the common parking area to better fit current/existing conditions. The subdivision is going from 8 lots to the new 11 lots and the acreage of has increased from 5.947 acres to the new 6.06 acres

Staff has reviewed the proposed amended and extended final plat and finds it conforms to the original PUD zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Cotton Town Village Amended and Extended subdivision - changing the total of lot numbers (and lot sizes and locations) as well as an increase of xx acres, onto the City Council, based on the following original findings and subject to the following original conditions:

Findings

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

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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Anderson asked about the increase of acreage.

Mr. Ellerman answered he will have that corrected.

Commissioner Musso asked if lots 2 and 9 have buildings on them.

Mr. Ellerman answered there are buildings.

Commissioner Musso asked if the parking needed to be increased.

Mr. Ellerman stated that is where the silo is located and the parking will have to be addressed if 9 and 3 are built.

Commissioner Musso asked what the access point was.

Mr. Ellerman said on the west side of lot 10.

***Public comment for this item will be accepted at:
washingtonty.org/meetings, until 4:00 PM the day before the meeting.
After that time only in person comments will be taken***

Commissioner Musso motioned to close the public hearing.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

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.

7. PRELIMINARY PLAT

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

- a. Public Hearing for consideration and recommendation to City Council for the Brio Phase 5A and 5D Preliminary Plat located at approximately Gemstone Way and Camino Borde. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Brio 5A and 5D subdivisions, located at approximately Gemstone Way and Camino Borde. The applicant is proposing 58 lots on an area of coverage of 8.282 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is Open Space to the north, PUD-R to the east, and Brio PCD to the west and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Brio 5A & 5D subdivisions to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. A preliminary and 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.
3. 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.
4. 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.
5. 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).
6. 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.

7. A final landscape 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.

8. 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.

9. Driveway locations are to be approved by the Public Works Department.

10. 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.

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

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Musso asked if there are 5 foot setbacks.

Mr. Ellerman answered yes it is about 10 feet between houses.

Commissioner Hansen opened the public hearing.

Public comment for this item will be accepted at:

washingtoncity.org/meetings, until 4:00 PM the day before the meeting.

After that time only in person comments will be taken.

Eldon Gibb said there are no comments.

Commissioner Scheel motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Anderson asked what is the zoning and density.

Mr. Ellerman said it is a PCD zoning and the density is 7.2 dwelling units per acre. This area came in for an amendment to add patio homes.

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. Public Hearing for consideration and recommendation to City Council for the Brio Phase 6A Preliminary Plat located at approximately Via Del Sol and Camino Borde. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Brio 6A subdivision, located at approximately Via Del Sol and Camino Borde. The applicant is proposing 18 lots on an area of coverage of 6.136 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is Open Space to the north, east and west, and Brio PCD to the south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Brio 6A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. A preliminary and 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.

3. 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.
4. 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.
5. 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).
6. 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.
7. A final landscape 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.
8. 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.
9. Driveway locations are to be approved by the Public Works Department.
10. 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.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Musso asked if there is retention.

Mr. Ellerman answered that there is a master retention plan.

Commissioner Anderson explained that conditions 1 and 12 covers drainage concerns.

Commissioner Hansen opened the public hearing.

Eldon Gibb said there are no comments.

***Public comment for this item will be accepted at:
washingtoncity.org/meetings, until 4:00 PM the day before the meeting.
After that time only in person comments will be taken.***

Commissioner Scheel motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

- c. Public Hearing for consideration and recommendation to City Council for The Island at Coral Canyon located at approximately 3300 East 1100 North. Applicant is Cole West Home.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for The Island at Coral Canyon subdivision, located at approximately 3300 East 1100 North. The applicant is proposing 99 lots on an area of coverage of 23.621 acres. The zoning designation at this particular location is Coral Canyon Planned Community Development (PCD). The surrounding zoning is PCD to the north, east, west, and south. This particular subdivision/area is zoned for vacation/short term rental use(s). Each townhome unit will have a two car garage and a double-wide driveway.

There will be developed a secondary emergency access in conjunction with the existing cart path associated with the golf course located on the southwest side of this project proposal.

The design of the secondary emergency access will be reviewed and approved by both the fire department and public works department.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat

for The Island at Coral Canyon subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. A preliminary and 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.
3. 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.
4. 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.
5. 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).
6. 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.
7. A final landscape 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.

8. 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.

9. Driveway locations are to be approved by the Public Works Department.

10. 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.

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

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. There will be required a secondary emergency access in conjunction with the existing golf cart path located on the southwest side of this project proposal. The design of the secondary emergency access will be reviewed and approved by both the fire department and public works department.

14. The main amenity area shown in phase 1 of this development will be required to be completed before 33% of the units in phase 1 receive their certificate of occupancy.

Commissioner Hansen said that prior to the meeting public comments were received. Many comments referred to no vacation rental, traffic, Cole West in control of HOA, height requirements and number of townhome units. He explained that the city doesn't get involved with HOA CC&Rs.

Commissioner Hansen said that most of the comments were helpful in understanding the issues with this agenda item.. Many of the comments pointed toward the following:

They didn't want vacation rentals in Coral Canyon.

Concerns over traffic, noise, trash from nightly rental occupants. Concern over Cole West controlling the HOA board. Lack of communication with residents about past or current proposed changes. Concern over increased number of units being requested.

Concerns over height increases of units.

Commissioner Hansen further explained that he is encouraging the citizens to keep their comments relevant, clear and not repetitive, to the agenda item. The Commissioners role is to use comments and concerns from the public in consideration and recommendation to the City Council. The public comment section is not intended to be a debate or back and forth between individuals. They are happy to hear what the citizens have to say just keep your comments to 3 minutes or less.

Commissioner Hansen opened the public hearing.

Commissioner Musso said that his concern is the secondary access.

Mr. Ellerman explained that half of Coral Canyon, especially Highland Park doesn't have a secondary access but does have emergency access. He explained that the cart path in Highland Park is wide enough to accommodate a vehicle.

Commissioner Musso stated that he feels the access is different.

Commissioner Anderson asked if this is similar to the Eighth with a road behind the project?

Mr. Ellerman answered that sometimes topography plays a large part in how a project is designed. They are aware of the need for secondary access so they use alternative methods such as the trails and paths. The Views will also be coming in with the same issues.

Commissioner Musso asked at what point there were too many units.

Mr. Ellerman answered that area 7B was always 155 units and if they use up 99 units that leaves 56.

Commissioner Hansen asked if they use all 155 units does it meet setbacks.

Mr. Ellerman answered yes. It appears that there is going to be custom lots so he isn't sure if they will use up the 155 units.

Commissioner Hansen asked if the 79 units were already approved for nightly rentals years ago.

Mr. Ellerman answered they were going to use single homes that would be sprinkled but they changed their minds. An explained would be the large home next to the barn at Stucki Farms.

Commissioner Hansen asked what is the time limit to start building.

Mr. Ellerman answered that a preliminary plat has 12 months then expires but they can come in for a 6 month expansion. If nothing is done after 12 months they need to get City Council approval.

Commissioner Hansen said this is an area that is already approved for nightly rentals but we may not want to approve the number of units.

Mr. Ellerman answered yes that they can do the nightly rental. The preliminary plat is approval of the layout and request for units.

Commissioner Anderson asked for May 2018 approval for 66 townhomes units and 10 large single family homes. All of these units were designed to be nightly rentals. The townhome units were designed to accommodate one family while the large single family rentals were designed to

accommodate up to three families. Commissioner Anderson asked if the change in the preliminary plat from 66 townhomes at one family occupancy and the single family homes at three family occupancy, to the current application of 99 townhomes at one family occupancy, would be theoretically about the same number of nightly rental occupancy. Mr. Ellerman said that in theory that would be the same volume of people.

Commissioner Anderson asked if 151 units already approved and 7B is where the nightly rental is approved but 7B has not been approved.

Mr Ellerman answered that that is correct.

Commissioner Anderson explained that there are 155 units with 7B being the only approved nightly rental. This is for preliminary plat layout not nightly rental.

Mr. Ellerman stated that he explained the access due to the fire department request.

Fire Chief Matt Evans said the fire code requires secondary access to the 30 units. He said that they aren't in favor of cart paths.

Commissioner Anderson stated that many public comments had expressed concern about the applicant building 35 foot tall townhomes. At the zoning approval in 2018 the city council approved a 25 foot height for 7B. He asked if the applicant for a 35 foot building height? I don't see it here in the application.

Mr. Ellerman answered that the height is 25 in Coral Canyon but in the Coral Ridge Townhomes the height is higher than 25 foot. They have not asked as far as he knows for the 35 foot height.

Commissioner Hansen opened the public hearing. He said that most of the comments were helpful in understanding the issues with this agenda item. Many of the comments pointed toward the following:

They didn't want vacation rentals in Coral Canyon.

Concerns over traffic, noise, trash from nightly rental occupants.

Concern over Cole West controlling the HOA board.

Lack of communication with residents about past or current proposed changes.

Concern over increased number of units being requested.

Concerns over height increases of units.

Commissioner Hansen further explained that he is encouraging the citizens to keep their comments relevant, clear and not repetitive, to the agenda item. The Commissioners role is to use comments and concerns from the public in consideration and recommendation to the City Council. The public comment section is not intended to be a debate or back and forth between individuals. They are happy to hear what the citizens have to say just keep your comments to 3 minutes or less.

Nancy Shriever stated that she is concerned about the environment and if there have been adequate studies done.

Raymond Olsen stated that vacation rental in the beginning was when the owner was living in the home. He stated that parking is a concern and is opposed to the request. He stated that this is not an economic benefit.

Gordon Burns said that the maps need to be updated. He said that when Suncur made amendments they would go to the city and it went well. Cole West does what they want. He said that he met with Drew Ellerman and was told that none of the maps he had were correct. Drew gave him a correct map but it didn't show nightly rentals. Kathy gave 6 different references to minutes to look at and others have given notes from minutes. He said that area 7 5 acres grew to 23.6 acres of Multifamily recreation nightly rentals.

Ilan Shanon said that if they knew of the changes in Coral Canyon in the past they would have attended. He commented that there is a need for affordable housing. There are vacation rentals all over the area and his concern is crime, alcohol and drug use. There should be a moratorium on nightly rentals.

Mark Bennion stated there needs to be more noticing from Cole West to the citizens. Nightly rentals are not a part of nightly rentals and will reduce the property value. It brings crime to the area.

Commissioner Hansen stated that there are handouts.

Mr. Ellerman reminds people that there is still a pandemic but it is up to the commissioners.

Laurie Saunders refers to handout passed out to the commissioners. Her concern is with the Beehive Home. Also concerns with noise. She showed that trash only gets picked up once a week so that is also a concern. She commented that the Mayor and other city officials come to an HOA gathering and the Mayor always talks about how great Coral Canyon is and they bought into that.

Dick Saunders stated he sent in a letter. He stated that the PCD 20 years ago was approved by the City and SiTLA and it was a great plan. There have been changes but he doesn't think it was for nightly rentals. He said that they bought into a development with single family homes. Five years ago Jack Fisher came in with a change but it was attended by only three citizens. The vote 5 years ago including area 7 was 3 to 2. Coral Ridge is a nightly rental that is non-compliant. Now there are private streets with more units and less distance between them. The Commissioners have the privilege of passing it or not. He encouraged the commissioners to not pass this onto the Council.

Public comment for this item will be accepted at:

washingtontcity.org/meetings, until 4:00 PM the day before the meeting.

After that time only in person comments will be taken.

Commissioner Musso motioned to close the public hearing.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Commissioner Musso reopened the public hearing due to comments received after written comments were closed.

Eldon Gibb read written comments received after the 4:00 PM Tuesday February 15, 2021 cut off time. See attached written comments.

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

Commissioner Musso said he noticed a lot of cattails and so he doesn't know if there has been an environmental study.

Mr. Ellerman stated that originally one was done. He showed the flood plain on the map.

Brandon Wright said that there is a GeoTech report and they are reviewing to make sure it is site specific.

Mr. Ellerman said that there is a standard traffic study for this subdivision today.

Commissioner Musso asked what about the bridge.

Brandon said it is a jurisdictional wash. It will be dealt with at the construction drawing stage.

Commissioner Anderson asked if the bridge will be shown at construction drawings.

Mr. Wright answered yes and that it can handle an event.

Commissioner Bulloch asked if there is an event will the event handle a secondary access.

Chief Evan said that the second access doesn't meet code. A secondary access needs to be at distance from the access to the subdivision. There are options but this doesn't meet code.

Commissioner Anderson asked Mr. Ellerman about the zoning maps that the one of the citizens mentioned. The map doesn't show nightly rental on the map just in the minutes.

Mr. Ellerman said that Coral Canyon needs to update their maps and the city will add some dotted lines showing where the nightly rentals are located in Coral Canyon.

Commissioner Hansen asked about the comment that the citizens didn't get noticed.

Mr. Ellerman answered that the State requires 300 feet from the area being considered. We only accept labels from the Washington County Recorder and a Title Company. Currently the ordinance is 30 non duplicates. In 2016 there were 120 notices sent out. Noticing was done

currently for the Planning Commission meeting. City Council doesn't hold public hearings for the preliminary plat.

Mr. Sanders said that he was told that every citizen has to be noticed. He said that the notice they received was for a zoom meeting.

Commissioner Scheel said that it appears to be an HOA miscommunication.

Mr. Ellerman stated that State Law says cities stay out of HOA issues.

Commissioner Anderson asked if there are any legal actions with the citizens and the applicant.

Mr. Ellerman answered that he didn't have any knowledge of any legal action.

Commissioner Hansen said they have the right to have 155 units and 99 are approved for nightly rentals.

Drake Howell said he would like to address the comments made by the citizens. Nancy Schriever commented about the environment. About 20 years after the PCD approvals, State Land was the developer for Coral Canyon. There were traffic and Geotech studies done. We are compiling with the single family in area 7. Area 7 is originally a mixed family designation. Raymond Olsen said that property owners did renting but lived in the home. Nightly rental is not given to all property owners. As far as noticing no one closer than 500 feet and this is surrounded by a golf course. Gordon Burns said there are errors in the PCD. He said that they will take a look at what needs to be updated. Cole West and Jack Fisher haven't requested many changes to the PCD. Ilan Shanon stated there is no trust and that is something that all need to work on. Mark Bennion said that Cole West needs to give notice to all that live in Coral Canyon. Mr. Howell said that proper noticing was done per State and City requirements. He explained that they are not developing in the wetlands. He said they have to work with the Army Corps of Engineers. HOA funds are not going to be used in Area 7. Laurie Saunders said that there are trash problems from the nightly rentals and he will address that issue by bringing in a dumpster. Dick Saunders commented about CC&R and noticing. He reiterated that noticing was done correctly anytime they have done an amendment. Mr. Howell said that he has asked the Police Department if with nightly rentals there is an increase with crime but have not received a call back.

Commissioner Hansen asked about the building height of 25 feet.

Mr. Howell said that he spoke with Drew and area 7 was not covered but they will conform to the 25 foot requirement. He said that they have worked drainage out in Brio so they will do the same here.

Commissioner Hansen asked Mr. Ellerman if the bridge would go over the floodplain.

Mr. Ellerman answered yes. No matter where the access is it will go over the floodplain.

Commissioner Hansen asked Mr. Howell about the many comments though some are not true he is concerned about the citizens and Cole West disconnect. He doesn't know what it is but this should be easier.

Mr. Howell answered that he recognizes there are issues. He is the declarant of Coral Canyon and he doesn't know why Cole West is being attacked. He thinks that this has been vacant so people don't want it to change. He said that there are 1,200 owners at Coral Canyon and with 100 comments is 8% of the Coral Canyon Community and there are very vocal citizens. There have been 200 comments at 16% at the PCD amendment. He said that there have been a small percentage of people that have opposed.

Commissioner Hansen said that 20% is big enough percent to get his attention. He said that the developer has the right to do nightly rentals in this area. He said that one thing that comes to light is the bridges and that the fire chief said that it doesn't meet code. The Fire Chief said that things can be worked out. He said that in his opinion Cole West does a good project.

Commissioner Musso asked if the design of the project is more like the Town Center.

Mr. Howell said it won't be like the Eighth, this project will have individual areas. This project is like the Ledges project that they did. Not pitched roofs.

Commissioner Musso said his concern is that it needs to match what is in the area. The ones in the Ledges are 5 bedrooms.

Mr. Howell said that there isn't anything on the preliminary plat that requires them to show the design. Area 7 isn't annexed to the CC&Rs.

Commissioner Anderson stated he thinks that the biggest concern is that the secondary access doesn't meet code. He said that it may not be enough to deny the project. As far as the 25 foot height issue has been addressed. He explained that it meets density. The big problem is that the citizens need to work out their HOA issues with Cole West. The city can't get involved in the CC&Rs. He said that it needs to be clear that this project will have its own CC&Rs.

Commissioner Hansen said that the trash needs to be added as a condition.

Commissioner Musso said that he thinks this should be tabled to address the access with the Fire Chief.

Mr. Ellerman said that the public hearing would be continued for access only.

Commissioner Anderson asked if it is tabled could there be other issues to be worked out.

Mr. Ellerman stated that the secondary access is adequate because it is over 600 feet from the other access. He feels that if the commissioners want to have things worked out they could table this item.

Chief Evans said that the proposal doesn't meet code.

Commissioner Anderson motioned to table this item to March 3, 2021 to work out the secondary access to meet fire code and if the access can go through a floodplain. Second, that the HOA is not part of Coral Canyon and three, that the 25- foot height is followed. Four, that the issue with extra trash be dealt with.

Commissioner Scheel asked an additional condition that the maps be current.

Mr. Ellerman stated that they will take care of the map issue; no need for an additional condition for that.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Recess 8:18

Reconvened 8:33

- d. Public Hearing for consideration and recommendation to the City Council for the Grapevine Crossing at Sienna Hills Preliminary Plat located at approximately Washington Parkway and Grapevine Crossing Road North. Belliston Construction, Inc.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Grapevine Crossing at Sienna Hills subdivision, located at approximately Washington Parkway and Grapevine Crossing. The applicant is proposing 9 lots on an area of coverage of 13.77 acres. The zoning designation at this particular location is Sienna Hills Planned Community Development (PCD). The surrounding zoning is PCD to the north, east, west, and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Grapevine Crossing at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. A preliminary and 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.
3. 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.
4. 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.
5. 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).
6. 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.
7. A final landscape 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.
8. 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.
9. 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.

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

11. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

12. The required Detention Area has not been added to the plat. Before this item moves onto city council, the basin must be added to the plat and labeled as “Detention Area / Common Area / LID Area.

13. The water line currently shown in the middle of lot #1, needs to be relocated so as to not be in the way when building(s) are placed over it in the development stage of the project.

Commissioner Anderson asked what the plan is to build.

Mr. Ellerman answered retail business. He doesn't know specific businesses.

Troy Belliston stated the construction drawings show that they are moving the water line. He said that they aren't ready to announce what is coming into the area.

Commissioner Hansen opened the public hearing.

***Public comment for this item will be accepted at:
washingtoncity.org/meetings, until 4:00 PM the day before the meeting.
After that time only in person comments will be taken.***

Eldon Gibb said there are no comments.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion

Motion passed unanimously.

Commissioner Musso asked why the layout is wonky.

Mr. Belliston answered that it is a difficult piece.

Commissioner Anderson asked what the symbol in the middle of the road meant.

Mr. Belliston answered it is for a fire hydrant.

Brandon Wright said they just received the construction drawings and there will be a roadway dedication that will come later. He said they are okay with moving the water line.

Commissioner Anderson asked why there are three boxes over the fire hydrant.

Brandon Wright said he will look at that and it will be addressed.

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

Commissioner Phetsomphou seconded the motion.

Commissioner Scheel abstained.

Motion passed unanimously.

- e. Public Hearing for consideration and recommendation to City Council for the Majestic Fields Preliminary Plat located at approximately Majestic Drive and Washington Fields Road. Applicant is Immaculate Homes, Jason Christensen.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Majestic Fields subdivision, located at approximately the southeast corner of Majestic Drive and Washington Fields Road. The applicant is proposing 23 lots on an area of coverage of 9.36 acres. The zoning designation at this particular location is Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The surrounding zoning is R-1-15 and RA-1 to the north, Ag-20 to the west, east and south.

These two parcels were recently rezoned into the R-1-10 zoning designation. The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

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

Findings

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

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. A preliminary and 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.
3. 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.
4. 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.
5. 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).
6. 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.
7. A final landscape 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.
8. 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.
9. Driveway locations are to be approved by the Public Works Department.
10. 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.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Scheel asked Mr. Wright about the access to Majestic and if it is okay with the access to the school.

Mr. Wright answered he was more concerned about the access onto Washington Fields Road.

Commissioner Hansen asked about the construction traffic.

Mr. Rick said that most of the construction traffic will be next to lot 6.

Commissioner Musso asked about the detention area.

Mr. Rick answered that there will be a sump in the detention area.

Commissioner Musso said he likes the access onto Majestic Drive.

Commissioner Hansen asked if there is going to be a traffic light and if there will be improvements on Washington Fields Road.

Mr. Wright answered yes there is going to be improvements on Washington Field Road and he doesn't know yet about a traffic signal.

Mr. Ricks said he has a traffic study that didn't warrant a traffic signal.

Commissioner Hansen opened the public hearing.

***Public comment for this item will be accepted at:
washingtoncity.org/meetings, until 4:00 PM the day before the meeting.
After that time only in person comments will be taken.***

Eldon Gibb said there are no comments.

Commissioner Scheel motioned to close the public hearing.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

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

Commissioner Scheel seconded the motion.

Motion passed unanimously.

8. ZONE CHANGE

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-03 to change from PUD Planned Unit Development to R-1-10 Single Family Residential minimum of 10,000 sq ft lots located at approximately 300 East 4800 South. Applicant is Silverleaf Properties LLC,

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 21.04 acres, located at approximately 300 East and 4800 South. The requested change is from the current zoning of Planned Community Development (PCD), to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

The R-1-10 request is for the purpose of developing the 21.04 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 to the north, Stucki Farms PCD to the east and south, and City of St. George zoning to the west.

Staff has no concerns with the proposed zone change as outlined. This area is currently part of the Stucki Farms master planned area, but is located on the other side of the ridge from the main developed area of Stucki Farms. The owners/developers of Stucki Farms have been wanting to sell this parcel for quite some time now, and are fine with the area being vacated out of their PCD.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-03, for the zone change request from Stucki Farms Planned Community Development (PCD), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation, 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 Hansen disclosed that he lives in Stucki Farms but has no financial interest in this project.

Commissioner Hansen asked if the developer is responsible for the road along the ridge.

Mr. Ellerman answered that the road goes to the north and they will have to work that out with public works.

Commissioner Musso asked why they are requesting R-1-10.

Mr. Ellerman said that Karl Larson, the property owner of Stucki Farms, has wanted to sell this parcel for a while and now has a buyer.

Commissioner Hansen opened the public hearing.

Public comment for this item will be accepted at:

washingtontcity.org/meetings, until 4:00 PM the day before the meeting.

After that time only in person comments will be taken.

Eldon Gibb said there are no comments.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Anderson motioned to recommend approval to the City Council with the findings and recommendation of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Phetsomphou motioned to adjourn the Planning Commission Meeting.

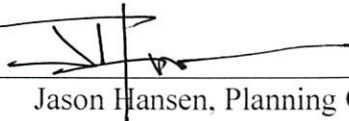
Commissioner Scheel seconded the motion.

Motion passed unanimously.

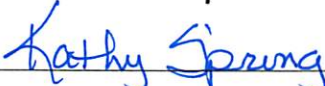
Meeting adjourned: 9:15 PM

Washington City

Signed By: _____


Jason Hansen, Planning Commission Pro Tem

Attested to: _____


Kathy Spring, Zoning Technician

PC011721 Public Comments:

84 Total Comments, Page Refreshed: 02/17/2021 07:14:50

6a. Plat Amendment: Cotton Town Village. Applicants: George and Kathy Staheli

Carol Bunnell of Downtown

Regarding: 6a. Plat Amendment: Cotton Town Village. Applicants: George and Kathy Staheli
Sent: 2/12/2021 17:14:44

My concern would be with parking. With three or more businesses I wonder where the customers will be parking. The parking lots seems to fill up some evenings when they have plays or dances. With the court yard across the street we have alot of people parking along 300 West up the Street and around the corner. Most the time it hasn't been a problem, but I feel they may need additional parking inside nearer the businesses to accommodate the new businesses.

MARK HICKEN of Downtown

Regarding: 6a. Plat Amendment: Cotton Town Village. Applicants: George and Kathy Staheli
Sent: 2/17/2021 12:40:39

I AM OPPOSED TO THE REDEFINITION OF AND CREATION OF NEW LOTS PROPOSED BY GEORGE AND KATHY STAHელი. I WAS NOT NOTIFIED OF THE MEETING UNTIL 24 HOURS BEFORE THE MEETING. THIS IS UNACCEPTABLE. I HAVE NEVER RECEIVED A PHONE CALL. I AM THE OWNER OF LOT 5. THERE HAS NEVER BEEN ANY DISCUSSION ON HOW THIS PROPOSAL WILL AFFECT MY PROPERTY AND/OR MY RENTERS. PLEASE DENY THIS REQUEST UNTIL PROPER NOTIFICATION OF HOW THIS WILL AFFECT ME IS PROVIDED. THANK YOU!

7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home

Barbara Armbruster of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/12/2021 15:03:14

Again, Cole West is trying to get something past the residents of Coral Canyon. It is 2:55 p.m. on the Friday before the Planning Commission meeting and no information has been provided to the residents. No meeting notice given to residents, no documents to look at, just Cole West wanting to do whatever they can to make a profit without any residential input. So, I will say that we want no changes to the Master Plan that Coral Canyon is known for, no changes to the Master Plan that residents paid more for their homes for, and above all, no high density housing and vacation rentals. We are a single family residential neighborhood comprised of families that have enjoyed beautiful Coral Canyon. Cole West has not continued the original plan for Coral Canyon, has misrepresented the facts, purposely kept residents misinformed about what they are doing, and tried to make Coral Canyon a resort. We are not a resort, we are families living in single story, single family residents. Thank you for considering this.

David Bernstein of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/12/2021 17:37:06

I strongly prefer that overnight or short term rentals be disallowed or very minimized. I believe that STRs will change the neighborhood feeling of Coral Canyon. Based on the paperwork we got when we bought into CC, we expect that we will continue to live in a quiet neighborhood, not a busy resort.

Sandra Webb of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/13/2021 16:24:35

Once again, Cole West is asking for a zoning change to build 99 vacation condos on the third of area 7 most closely located on Telegraph. Once again, I am requesting that a zone change does not happen. There was a reason these zone changes were put in place to begin with and they should stand. Coral Canyon was build as a master community for "home" owners, and NO nightly rentals. The HOA stipulates any rental must be 30 days or more. A family community.. I have lived here since 2002 & never was notified of any zone changes for these Cole West Town Homes. Somehow the City approved the change with little feedback from the community. The zone change to the area from SR9, at the round-about entrance to Coral Canyon allowed Cole West Town Homes to be zoned to allow nightly rentals and it has drastically changed the area Not all, but many that are nightly rental do not care about a development. They leave trash, bring ATVs, boats, trailers. Coral Canyon does not allow these things for more than 48 hrs. However, nightly renters tend to ignore rules All our local areas in Washington county are growing too fast. Originally the thought was that nightly rentals took away from hotels & the city

didn't allow them. I agree. Please stop ruining beautiful developments like Coral Canyon. Thank you for your attention and hopefully for caring. Sandra Webb

William Fullerton of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 13:14:31

Again you can record my disapproval of any more changes that Cole West has submitted to build more nightly rentals. I have been here since 2005 and I can see the rentals at the Town Center from my backyard. Currently littered with trucks, ATV's garbage, garbage cans etc. I have heard the nightly loud music and party's resulting in having to call the police at 1 AM. You have allowed Cole West to ruin our community that we invested our hard earned money into. We are full time residents who valued the quiet, open space and aesthetic which these nightly rentals do not produce. Will you be happy when every piece of open vacant land is filled with stucco, noise and trash? When are you going to allow skyscrapers? Progress for good of one builder, one tax dollar and profit does not benefit the majority. We have plenty of new hotels and other nightly rentals to last forever.

Albert Keller of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 13:53:04

There is little more to say than what has already been said in the previous meetings. To the Washington City planning commission in the matter of Cole West's request for a rezoning amendment regarding overnight rental units, within the Coral Canyon residential development. I am Albert Keller and I have lived in Coral Canyon since 2004. I retired here to enjoy my last years in this climate and with the recreational activities available in Utah. The residence I purchased in Coral Canyon was based on the then developers, Suncor, vision of the world and that was that this would be a residential community for people such as me. I think, until the last few years, that has been the case however, when the overnight units that were placed within a mile of my home were before the counsel I was never notified. Here we go again, I have not been notified of the continued development for non-residential units within our otherwise residential development by any one of the parties involved. SITLA, Cole West or Washington City. I have heard however, the large roar from the member of the community who in a great voice have said enough is enough and shared that with their neighbors. There appears not to be any transparency from the present developer, SITLA or the City. Why? Well, if any one of the people proposing these changes lived in this community, they would not be placing such a request before you. With the small group of overnights units near the Town Center we have already had our problems. These included noise, trash and traffic issues as a result of

the renters. People who come to the area for recreation and rent units hold no stake in the community and are not concerned how the community is treated. Additionally, for that matter how the residents are treated. We are the tax payers who pay the most in all of the local tax districts (Coral Canyon surcharge for infrastructure) and should to be able to reside with some peaceful right to the quiet enjoyment and use of our homes. Often renters are both private and public nuisances, defined as follows; A private nuisance is a civil wrong; it is the unreasonable, unwarranted, or unlawful use of one's property in a manner that substantially interferes with the enjoyment or use of another individual's property, without an actual Trespass or physical invasion to the land. A public nuisance is a criminal wrong; it is an act or omission that obstructs, damages, or inconveniences the rights of the community. It is my hope that the City Council will find in favor of the residents and disallow any changes to the Coral Canyon development. Respectfully submitted, 3443 E Sweetwater Springs Drive Washington, UT 84780

Joan Keller of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 13:54:58

This follow up is to object to the the Island as well. To the Washington City planning commission in the matter of Cole West's request for a rezoning amendment regarding overnight rental units, within the Coral Canyon residential development. I am Joan Keller and I have lived in Coral Canyon since 2004. I retired here to enjoy my last years in this climate and with the horseback activities available in Utah. The residence I purchased with my husband, in Coral Canyon, was based on the then developers (Suncor) vision of the world and that was that this would be a residential community for people such as me. I think, until the last few years, that has been the case but, when the overnight units that were placed within a mile of our home we were never notified before the council acted. There appears not to be any transparency from the present developer, SITLA or the City as we again have not had any notice of the up-coming meeting on the 10th. We want to remain a residential community even though some of the houses are rented presently. That is only to be expected and is controllable by the HOA. We do not need any more noise, trash and traffic issues as a result of renters who could care less about out homes. What this area needs is more starter homes like the properties in the Petroglyphs section of Coral Canyon. This is what Cole West should be building. Affordable housing for those beginning families. The City Council would be acting in their own best interest and in the interest of the community if it disallow any changes to the Coral Canyon development beyond single family single standing or otherwise residence. Thank you, Joan Keller 3443 E Sweetwater Springs Drive Washington, UT 84780

Kelly Powers of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 14:42:25

We vigorously oppose the Cole West proposals for building nightly rentals and CC&R waivers in the Coral Canyon PCD Area 7 on the following grounds: 1) Cole West employees continue to control the HOA Board in violation of CC&Rs protocols. The Class B membership rights that entitled Cole West to any Board seats expired in 2017. Notwithstanding, they are in breach of their duties as a Board as required in the HOA Agreements in failing to inform HOA Members, failing to call for a vote, failing to transition the Board to Member-operated HOA in accordance with the HOA agreements. Moreover, they have suppressed Owner-Residents efforts to enforce the requirements of the CC&Rs and have failed to inform the HOA Membership of these proposals, both Breaches of Trust in their responsibilities under the HOA agreements. These proposals were submitted without authority to do so. 2) Cole West does not have the right to propose these waivers, exceptions and amendments because they have not conducted an Home Owners Association vote as required by the CC&Rs and Bylaws. 3) Cole West's proposal is in direct conflict with Washington's General City Plan (dated Jan 2017) in multiple specific ways (too many to list). 4) Cole West has not performed an updated Traffic and environmental study since 2000. Approval without the benefit of an updated assessments is irresponsible for obvious reasons. 5) The Cole West proposal for nightly rentals is in direct conflict with Land Use Designation Plan which did not anticipate this use and is incompatible with surrounding area due to traffic safety concerns and water management representing material conflicts with the CC&Rs and Bylaws which dictate within the original Tract Declaration. 6) Cole West proposes to manage nightly rentals outside the Coral Canyon HOA, in specific conflict with the CC&Rs and Bylaws for the Tract Declaration. 7) Cole West has, without authority or process as required in the CC&R, appointed themselves as Design Review Committee and while holding residents (using other contractors) to existing Design guidelines, have approved waivers for their own projects (e.g. 25' height limitation for others, vs 35' for Cole West projects, others); an example of "self-dealing" specifically disallowed in the CC&Rs and Bylaws. 8) Cole West's proposals are universally opposed by the fraction of HOA membership that has become self-informed of their actions. Cole West employees have deliberately misled residents with half truths, contradictions and incomplete disclosures in "unofficial meetings", while actively suppressing factual information from reaching the HOA Membership first, by failing to do it as a Board (as required), but also by preventing others from doing so. We respectfully request the Planning Commission table this proposal pending HOA Members vote as required and with respect to the requirements of the CC&Rs and Bylaws that govern inside the Coral Canyon PCD.

Ilan Shanon of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 15:43:44

Washington City Planning Commission and City Council are well aware of the overwhelming opposition of the Coral Canyon residents to overnight stays. The zone approval for area 7b to multi family overnight stay granted in 2016 was done without notification to the HOA members, as required in the CC&Rs. 2 zoom meetings held by Cole West on 12/16/2020 and 1/7/2021 showed some single family overnight residences for area 7, which was unanimously opposed, and they have never shown the plans being presented on this 2/17/2021 meeting. In the city council meeting held 5/11/2016, the discussion clearly shows that commercial buildings are restricted to 35' heights, and residential building are restricted to 25' heights by the Coral Canyon PDC plan. Will the proposed vacation rentals be restricted to 25' heights? Cole West submitted a plat plan for this area to the planning commission on 5/2/2018 for 79 units, and based on the minutes of that meeting, there was concern about ample parking. On this latest plan, Cole West is now proposing 99 units, an increase of 25%. The confusion continues. I am not an attorney, but as I reviewed the current CC&Rs published on the new Coral Canyon HOA web site, I question whether Cole West even has the authority to request the plat plan being submitted for the following reasons: 1. Section 3.1 of the CC&Rs clearly states that after 11:59 p.m. on December 31, 2015, tract declarations and/or changes must be approved by at least 50% of the Members at a meeting duly called for such purpose. Such a meeting was not held. 2. Sections 8.2-8.5 discusses voting and the two classes of membership. Class A members are essentially the property owners, and Class B membership are held by Cole West and SITLA. Based on Section 8.4, item b, Class B memberships are now converted to Class A memberships because as item ii states, 15 years has passed from the date of the recording of the Residential Declaration, such date being April 3, 2017. Therefore, any representations of voting approval by the members since this date may actually be invalid, and the current makeup of the HOA Board may be in conflict with the intentions of the declaration. 3. Item 10 of the rules section of the CC&Rs clearly states that leases must be at least 30 days or longer, which is in conflict with overnight stays. A change to the CC&Rs would, as I understand it, require at least HOA Board approval if not also membership approval. But currently the validity of the makeup of the board is invalid. Any extension of the board makeup prior to December 31, 2015 is undocumented in the HOA documents posted on the website, and is invalid because it has not been brought up for vote by the membership of the Coral Canyon HOA. For the reasons outlined, I suggest that the Coral Canyon Island Plat request be at least postponed until a proper legal opinion is reached, which is for the benefit of Washington City as well as the Coral Canyon residents.

Dean Peterson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 18:57:33

The long term goal for Washington should be building a community, not a chaotic Miami Beach. We already have enough areas that allow nightly rentals. The market is too saturated and the people that come to these are sometimes good and other times not. Please do not approve the massive density that Cole West is trying to get in the Island. We need to think for the future and not just the next couple of years! Thank you.

Jaelyn Wallace of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 19:35:43

Thank you for your time. I want to let you know I am in direct opposition to Coral Canyon Island and the 99 units proposed by Cole West. Our community is sweet and family friendly. Please help us keep it that way. It is not in our best interest to have these units in our community. The units called the 8th have already produced a change to the quaintness of Coral Canyon. Iâ€™ve passed by as trash is overflowing, towels are in the railings and cars going the wrong way on the round about. Please, please reconsider letting them do this to us. It turns us from a well planned community to a vacation/transient mecca. This has a terribly negative impact on hundreds of lives. Thank you again.

Ron Jibson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 20:52:02

My name is Ron Jibson and my wife and I have lived in Coral Canyon for the past 11 years. My concerns are in regards to the Cole West proposal to develop the area known as 7B or The Island. I have researched extensively the prior planning commission and city council meeting minutes and approvals and they are in direct conflict with what Cole West is proposing. In the interest of staying under the word limit, I will reference my points: May 11, 2016 - Washington City Council - "residential maximum height is 25 feet" May 25, 2016 - Washington City Council - "conditions of 25 foot height restrictions in area 7" approved by council 3-2 May 2, 2018 - Planning Commission - "the applicant (Cole West) is proposing 79 lots on an area of coverage of 23.621 acres" May 16, 2018 - Planning Commission Meeting - "the applicant is proposing 79 lots " Motion passed 4-1 June 13, 2018 - Washington City Council - "the applicant is proposing 79 lots on an area of 23.621 acres" "they

are proposing 14 toy hauler parking stalls with 79 total units." City Council passed 5-0 Clearly, the most recent proposals and approvals from the City Council show a height restriction of 25 feet and 79 total units. There is nothing since these approvals that would validate Cole West's proposal to include 99 units and 35 foot structures. There are also many conditions stated in each of the meeting minutes of requirements by Cole West that have not been met. The golf course has new ownership and to Cole West's own admission, they have not included them in any discussions relating to build out or emergency access across the golf course. There continues to be a concern by residents that back in 2016 when The Island was changed from commercial to residential nightly rentals, residents were not informed or able to give comment. It is also hard for me to understand how the Community Development staff can recommend on this current proposal for approval when the meeting minutes of approvals are in direct conflict with the proposal by Cole West. It is this kind of bait and switch that causes residents to lose confidence and trust in the process. We have appreciated the recent actions of the Planning Commissions to not recommend for approval the additional nightly rentals requested by Cole West. We would again ask the Commissioners to take into account the abundance of conflicting information regarding this proposal, what is currently approved, and the abundance of conditions that have not been met. It seems logical that this proposal should be tabled and not passed on to the city council until answers to the many questions residents have can be obtained. Thank you for your consideration in this matter. Sincerely, Ron and Janet Jibson 3474 Crimson Fairway Dr. Washington City

Derek Hall of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 20:56:20

I have been an owner in Coral Canyon since 2008. My wife and I invested here because we saw an environment that suited us. The beautiful views, the serene setting, gorgeous and well maintained homes all drew us to the neighborhood. Cole West is now attempting to change our neighborhood from a residential community to a resort community. Over the past 2 months I have spoken to scores of residents and I have yet to find one resident in favor of what Cole West is attempting to do to our community. My key points are as follows: 1. Cole West controls the HOA board and does not represent the residents in any way, even though they will tell you it does. 2. The current request for the development of the Island is based on an illegitimate request for a zoning change made in 2016. Residents were not notified and had no say in the issue which is contrary to the CC&Rs for Coral Canyon. 3. The most recent environmental impact study is almost 20 years old and must be updated. Telegraph Road is being overwhelmed already by the Sienna Hills project. Adding 79 Or 99 more nightly rentals will just add to the congestion. 4. What study has been done regarding flood zone drainage, or the impact on the wildlife that lives in the area to be developed? 5. As I have recently reviewed the City Council and P&Z meeting notes since 2016 it appears that what is being requested now is contrary to

what was even approved in 2016 and later. For instance, 79 units approved versus 99 units being requested. 35 foot elevations requested versus 25 foot approvals. Cole West is trying pull a fast one on the Commission and the residents of Coral Canyon. This is a pattern which we residents have been uncovering recently. 6. Cole West should not be allowed to begin any work on area 7b (Island) until a complete review of previous meetings and approvals is made to clarify all the discrepancies. 7. A current environmental impact study must be commissioned before any construction on this land begins. There is just too much environmental impact at stake. I respectfully request that this entire submittal by Cole West be tabled until work is done to clarify what is really approved and feasible, before proceeding with any further development.

Beckie Linn of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/14/2021 8:14:16

Please do not allow the condos to be built in Coral Canyon in area 7. This will ruin our neighborhood. We moved here for the solitude of family neighborhood. The condos that are already here are a nightmare. They have loud parties and Ride their dirt bikes on the sidewalks and trails. The only thing Cole West cares about is money. How can something be approved in 2016 without homeowners even knowing about it. We have a horrible RV park going in Nextdoor to our neighborhood that is already going to cause problems. Traffic is a nightmare exiting I15 from the north now. The condos will only add to this. If you allow this you are destroying the whole idea of Coral Canyon.

Misty Bosley of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 11:36:14

I would appreciate it if the city would please keep the integrity of its neighborhoods as sold to the persons that purchased them. It does reflect on the city of Washington, Utah when you flip flop for monetary gain for the corporate world etc. please stand for great ,stable, worthy neighborhoods for our town not RESORT living. Resorts are for vacations not the quality of town we purchased our homes.

Gaylia R. Turley of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 11:37:14

Once again Cole West is trying to get more zoning changes in Coral Canyon thru

"The Islands" proposal. They are asking for nightly rentals, up to 99 units of triplexes, duplexes, multi story units, etc. etc. This is not what we envisioned when we bought in Coral Canyon ten years ago. We were a community of single family homes with pride in our development and feeling like we had made a great investment in the city of Washington. It is saddening to see what Cole West wants to change in Coral Canyon. Please do not approve this change. It is way too congested and certainly not at all to the original plans of Coral Canyon or even those approved by the city a few years ago. Please help the owners of Coral Canyon who are here full time and desire more of what we had when we purchased in Washington City.

Suzanne and Dan Daley of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 11:47:32

We oppose the addition of any more nightly/vacation rentals in the Coral Canyon community in particular the "Island" proposal by Cole West. We have lived and owned our home in the Highlands of Coral Canyon since 2013, the growth of the area is undeniable. But the growth with densely populated townhomes was not what we signed up for. The Cole west project called Towne Center and The Eighth are not any where near the same architecture and design as the rest of the Coral Canyon Planned community. We feel that there are enough vacation rental properties in the area and that adding more density in this beautiful area would destroy the neighborhood feel. We bought our home because of the neighborhood feel, the fact that the properties were well cared for and maintained. The homeowners who live near the Towne Center and the Eighth have stated that the vacation properties are not maintained and the property management does not manage the upkeep and rules attached to the properties. Our additional concern is whether the "Islands" will be part of the existing HOA? If so, will the current homeowners have additional costs or assessments added to our current HOA fee? Or will this area have it's own HOA and if so will they mirror the current HOA rules. We strongly feel that adding this additional density and not having the pride of home ownership that now exists in our neighborhoods will greatly change our home value. Thank you for your consideration.

NANCY SCHRIEVER of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 11:47:59

I am confused as to how Cole West's proposal went from an approved 79 vacation rental units to 99. How did this happen? Who approved the increase to 99? When did Cole West notify the residents of this change? I have been a full time resident of Coral Canyon for 8 years and never remember receiving any PCD request with

regards to Area 7. I am against ANY further nightly rentals in Coral Canyon. In the plat, I do not see how there will be sufficient parking. Isn't Area 7 in a flood zone. The last environmental study was 20 years ago. Because this area could potentially flood, there should be an updated environmental study. I want to know what Cole West is getting the owners of Coral Canyon in to. They have taken our commercial property from Area 7. They are proposing too many homes in this area. There are private and public road involved. I want to know what "homeowners association" Cole West is talking about with regards to responsibility for liability, maintenance etc of their landscaping, fencing, roads, walls and other structures. So far, Cole West has pushed all maintenance and care of their amenities on to Coral Canyon HOA. Is this happening again? Cole West made a firm promise that all their HOA's would be just that, separate HOAs responsible for their own areas (maintenance, liability, care). They have broken their promise. Their proposal is convoluted. We need to step back and table this proposal until we get environment questions answered. How many people can be housed in each unit. How many parking stalls, spaces does Cole West have per unit. How many RV spots per unit. It appears they are significantly short for what they are proposing. Traffic will be a nightmare. Has Cole West spoken to the Golf Course owners? Do they know their thoughts regarding nightly rentals? They are against them. They foresee significant trash, unauthorized access to the course and a noise problem with the residents. They have experienced vacationers and their harassment of their golfers on the course. Why have they not discussed this proposal with the golf course owners. The height of their structures is excessive. Please refer back to City Council Minutes from May 11, 2016, May 25, 2016, May 2, 2018, May 16, 2018, June 13, 2018. I do not see any approval for 99 units, only 79. I believe they are trying to push through a design that has not been approved. I am requesting the Planning Commission please table this proposal and request further information with regards to environmental study, adequate parking and proof of their getting approval for 99 units vs 79. Thank you.

Karina Dansie of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 12:11:58

It has come to my attention that Cole West is attempting to offset their costs of fencing, maintenance, landscaping, sight distance requirements, other structures, etc. regarding development of the Island by charging these expenses to the Coral Canyon HOA. Cole West has represented to the Coral Canyon community members that the townhomes at the Island will NOT be part of the Coral Canyon HOA. As a member of the Coral Canyon Community Council it is my duty to represent the interests of the 1200+ households in Coral Canyon. The current Coral Canyon HOA should not be burdened with ANY expenses associated with ANY of the costs of building, permits, improvements, surveys, landscaping, maintenance, or any other expenses during and after the process of developing the Island. The consensus of the community is that we do not want the townhomes, or any nightly rentals, there at all.

It is contrary to the interests, property values, and quality of life of the residents of Coral Canyon. I urge you to put a full stop on imposing any expenses related to the development of the Island on the Coral Canyon HOA. Cole West wants to profit from the nightly rental townhomes and changed the zoning of our PCD without the knowledge of the community members. Cole West is solely responsible for any expenses associated with the development of the Island at Coral Canyon.

Dan Daley of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 12:15:09

As stated in the Coral Canyon "New Homeowner Welcome Packet" page 1, first paragraph, "Building a collection of homes is not the same as establishing a community. We take great pride in our community and are committed to serving our residents." If this statement is true, I would hope that the Board of the Coral Canyon HOA would unanimously and wholeheartedly support the wishes of the majority of the residents of Coral Canyon and OPPOSE Cole West's application for Nightly Rentals.

https://www.coralcanyonhoa.com/editor_upload/File/Coral%20Canyon%20Welcome%20Packet%20compressed.pdf

Brian Walter Johnson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 14:44:11

I am adamant in my opposition to Cole West turning the island area of Coral Canyon into a daily rental resort which in no way will conform to the construction standards that our HOA enforces for the entire residential area surrounding it. My main concerns are, one, that the Commission may not respect that my wife and I are long time residents of Coral Canyon who support Washington City 24/7/365, not just a couple of nights. Two, the island area inside the Coral Canyon Golf Course can be seen from almost every point in our community and we are opposed to structures in that area that do not conform to the visual appeal and standards that surround it, in other words, it will become a neighborhood eyesore like Town Center and The Eighth. Three, based on my experience with existing daily rentals and my research, these areas will generate excess noise, increased crime, a lack of respect for the community and residents by nightly renters, and multiple property management issues. Four, if this construction is allowed, there will be a very negative impact on local hotels. And last, but most important, we are a neighborhood and not a resort. You, the Commission, are our community and neighborhood representatives, and as such, I think it's important that you look at what we have and what we are in Washington City, and not allow this daily rental, nonconforming Cole West

abomination to go forward. Thank you for your consideration.

Dana Fitch of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 14:54:41

This is in regards to the proposed multi family overnight housing planned for "The Island" in Coral Canyon. I have lived here for 12 years and have been involved with the community during that time. I receive emails from the HOA and I don't remember ever being notified about this development prior to it being approved. As I know you are aware, me and the residents I know are strongly opposed to this development and also are feeling duped as this got by us without the developer going through the proper process. At the very least, they should have to provide the necessary proof that they notified residents prior to approval. Thanks for your consideration.

Russ & Char Green of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 15:44:41

In regard to "The Island" at Coral Canyon We are long time Coral Canyon residents. We are opposed to the high density, vacation rentals planned for the area 7 and frankly for any areas of future development for the Coral Canyon community. Cole west compares the plan to The Brio, and the Ledges. Coral Canyon is neither of these, nor are we like them. The units planned resemble the multi plex units of Sienna Hills which has the nickname of the "pen" because they look like a prison. Why would you continue to allow this type of construction? Please, as the planning and zoning committee, you have such an important responsibility to the citizens of Washington City, with the stroke of a pen, you make or break our neighborhood. Please do not allow this proposal. Thank you.

Artie Anderson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 16:09:08

Sharing my concern for overnight and short term rentals in Coral Canyon! When we bought into Coral Canyon these were and right now are NOT allowed. Some things can make an HOA a pain but others make an HOA desirable. The rule as to the rentals is one that many of us want to remain enforced! We love our community! I know progress is bound to happen. Condos and vacation rentals are being built all around us...It is what it is...However it's sad that a builder could be able to come in a

change what is already an existing community for his benefit! Thank you for listening!

Kim & Dave Steele of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 16:24:54

Gentlemen, please consider the many voices and letters you have received for this evening. I can assure you that 99 % of the homeowners are against this current proposal from Cole West. We understand that as of 2018 the applicant is to notify each citizen in the development of a zone change per your PCD form. As homeowners in an HOA run by the applicant Cole West, we have no say as to what is planned for our community, nor do we have anyone on our HOA board including our 1 resident that has 1 vote representing us the homeowners. For example, passing on any notifications or information of prior approved zone changes done in the past. If we had we would have notified we would have been here in 2016 when this area was approved for nightly vacation rentals. Please consider the enormous amount of vacation rentals Washington City has built and approved since then in 2016, and the area. There is no need, there are enough nightly vacation rentals. Just because it's zoned for RRST / MFR doesn't mean it has to be passed. Have Cole West come up with a better plan that is good for the residents, and complements the city. Not just their wallets.

David R and Karen L Stapp of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 16:32:26

February 15, 2021 Coral Canyon is not a "Vacation Destination" this subdivision was intended for homeowner's peace and enjoyment living here. This not a playground for vacationers to have parties, play loud music, fly drones, and leave garbage overflowing onto the street when they leave. And the meeting held in January 2021 spoke of 180 residents speaking of not wanting any vacation rentals, yet we heard that these same 180 letters could not be forwarded to the City Council for their review and consideration. This is plain lazy on someone's part to not interact with the City Council and or Washington Planning Commission and forward these. Cole West and the like refuse to work with Homeowner's of Coral Canyon and will not back down with their frivolous attempts to change our area into a traffic nightmare, not to mention the noise level. Again, we must submit a second letter to the Washington City Council opposing the latest Cole West plans for the Coral Canyon Subdivision. We, like the majority of homeowner's moved to the Coral Canyon area due to its location. I.E Away from town, quiet atmosphere, not to mention the beautiful wildlife around the area. The people in our area take pride in

their homes and have a respect and friendship towards one another. Your proposal will bring in people that do not necessarily share these values. Your vacation condos have already proven that with excessive partying, excess garbage overflowing onto the street, drone aircraft invading homeowner's privacy. Additionally, many of these people may not respect other people's property, which has already been proven with an increase in vandalism and property crimes within our community. The new Coral Junction RV Park will already increase more traffic than this area can tolerate. The bottom line is the surrounding area continues to grow with apartment complexes that seem to pop-up overnight. We have been against this proposal and continue to be against this proposal. There are plenty of other places you can spend your money to develop new communities. Leave Coral Canyon out of the equation altogether. Thank you!

Dan & Michelle Williams of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 16:46:39

As a homeowner in Coral Canyon, we are so concerned with the multi plex units. The plan submitted by Cole West is not only ill suited for the area, it's just plain awful they would think it would look good there to begin with. It does not match the neighborhood, and is not consistent with the surrounding areas. You have The Beehive assisted living facility nearby as well. Who represents them? They moved there for a better quality of life, not to listen to party units. I call them units, because the multi plex units don't even resemble a home. That's what we have in CORAL CANYON a neighborhood, and a community of HOMES. Drake Howell will tell you we won't hear anything from the area, he's wrong. Sounds travel a great deal here, you can hear the rentals from Sienna Hills on the Mesa, and believe it or not the frogs from the wash on Telegraph up here as well. Please have Cole West go back to the drawing board, and do not pass this on to City Council.

Jim and Patti Burruss of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 17:28:32

This letter is being submitted by Jim and Patti Burruss, Coral Canyon homeowners. We have observed construction of Cole West's new developments, reviewed their Planned Community Development (PCD) amendment requests and participated in various public meetings. We are concerned about Cole West's aggressive approach to future development in Coral Canyon, restricting homeowner input and PCD amendment revisions. The Island development approved in 2018 by the Planning Commission (PC) and City Council was never sent out to Coral Canyon residents for comment, nor were any public meetings held. In a January meeting, Mr.

Drake Howell of Cole West indicated to homeowners they had approval to build 99 townhouses with nightly rental in Area 7 (The Island). The larger number of 35 foot high medium high density (MHD) units is not what was approved by the City or compatible with adjacent Coral Canyon PCD residential home designs, CC&Rs or HOA rental ordinances. Sensitive wildlife habitat, seasonally flooded areas, FEMA identified floodplain and potential jurisdictional wetlands occur within the proposed development area. Impacts of recent flood events (past 3-6 years) are still visible in Area 7 and golf course. Washington City Planning staff has recommended approval of a preliminary plat map submitted by Cole West. This recommendation is based upon two findings 1) meeting designation land use in 2017 Washington City General Plan (GP) and 2) conformance with Zoning and Subdivision Ordinances. Both are not true as development is in direct conflict with GP land use goals and objectives. Table 2-2, Land Use Map shows the entire area 7 as low density residential single family. The Coral Canyon PCD 2005 Master Plan and HOA Ordinances do not allow nightly rentals, residents greater than 25 feet or MHD homes. There appear to be major discrepancies in what Cole West states they have approval for and what was actually approved by PC (79-25 foot high units). PC staff's findings and conditions can not be supported due to conflicts with local planning documents and Utah fire access road code. The Island development proposed by Cole West is not in the best interest of Coral Canyon or Washington City residents, will result in significant negative impacts, including increased costs, diminished property values, as well as the loss of viewsheds and sensitive environmental areas. Coral Canyon Golf Course and their clients will also suffer. If PC doesn't require Cole West to comply with existing zoning and planning documents and allowed to proceed with the Island development, it could be viewed as negligence. Assessment of environmental impacts and determination of required permits should be required to prevent violating current state and federal environmental regulations or local ordinances. We request the PC deny staff's recommendation to approve a preliminary plat submitted by Cole West for the Island and table any future reviews or approvals on the development from Cole West.

Jane Wilson Weyand of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 17:47:12

Feb. 15, 2021: RE Item 7C Preliminary Plat: The Island at Coral Canyon: I strongly oppose the development of overnight stays/multi unit buildings on The Island at Coral Canyon. The zone approval for area 7b to multi family overnight stay granted in 2016 was done without notification to the HOA members, as required in the CC&Rs. 2 zoom meetings held by Cole West on 12/16/2020 and 1/7/2021 showed some single family overnight residences for area 7, which was unanimously opposed, and they have never shown the plans being presented on this 2/17/2021 meeting. City council meeting held 5/11/2016, clearly shows commercial buildings are restricted to 35' heights, and residential building are restricted to 25' heights by

the Coral Canyon PDC plan. Cole West submitted a plat plan for this area to the planning commission on 5/2/2018 for 79 units. Cole West is now proposing 99 units, an increase of 25%. I suggest that the Coral Canyon Island Plat request be at least postponed until a proper legal opinion is reached, which is for the benefit of Washington City as well as the Coral Canyon residents. It has come to my attention that Cole West is attempting to offset their costs of developing the nightly rentals for The Island by charging associated expenses to the Coral Canyon HOA. Cole West has represented to the Coral Canyon community members that the townhomes at the Island will NOT be part of the HOA. The HOA should not be burdened with expenses associated with the development costs, maintenance, improvements and any other expenses during and after the proposed development of The Island. I urge you to put a full stop on imposing any expenses related to the development of the Island on the Coral Canyon HOA. The overwhelming consensus of Coral Canyon community is in opposition to this development. It is destructive to our property values, quality of life and self serving to the developer. We do not need to be responsible to bolster the number of tee times booked for the golf course!

Thomas Weyand of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 17:48:59

Feb. 15, 2021: RE Item 7C Preliminary Plat: The Island at Coral Canyon: I strongly oppose the development of overnight stays/multi unit buildings on The Island at Coral Canyon. The zone approval for area 7b to multi family overnight stay granted in 2016 was done without notification to the HOA members, as required in the CC&Rs. 2 zoom meetings held by Cole West on 12/16/2020 and 1/7/2021 showed some single family overnight residences for area 7, which was unanimously opposed, and they have never shown the plans being presented on this 2/17/2021 meeting. City council meeting held 5/11/2016, clearly shows commercial buildings are restricted to 35' heights, and residential building are restricted to 25' heights by the Coral Canyon PDC plan. Cole West submitted a plat plan for this area to the planning commission on 5/2/2018 for 79 units. Cole West is now proposing 99 units, an increase of 25%. I suggest that the Coral Canyon Island Plat request be at least postponed until a proper legal opinion is reached, which is for the benefit of Washington City as well as the Coral Canyon residents. It has come to my attention that Cole West is attempting to offset their costs of developing the nightly rentals for The Island by charging associated expenses to the Coral Canyon HOA. Cole West has represented to the Coral Canyon community members that the townhomes at the Island will NOT be part of the HOA. The HOA should not be burdened with expenses associated with the development costs, maintenance, improvements and any other expenses during and after the proposed development of The Island. I urge you to put a full stop on imposing any expenses related to the development of the Island on the Coral Canyon HOA. The overwhelming consensus of Coral Canyon community is in opposition to this development. It is destructive to our property

values and self serving to the developer. We do not need to be responsible to bolster the number of tee times booked for the golf course!

Shelly Furner of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 18:51:31

Hello, please let's keep Coral Canyon as it was originally developed. I love the area because it's quiet, safe, and away from all of the hustle and bustle of city living and crowds! It WAS developed as single family living, and that is what we need to keep it as. We do not want our beautiful area to become burdened with the plans that Cole has with nightly rentals and changing guests with all they could potentially bring into our peaceful enjoyment of the properties we have ownership in, which equals three homes right in Coral Canyon! These changes also have the potential to dramatically lower our property values! We love Washington and the small town living that we've come to enjoy. Please continue to protect this peaceful enjoyment living for many generations to come. These are the ideals that heavily influenced our choice to choose Washington, Utah with our FOREVER HOME.

Steve Furner of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 19:01:23

I strongly oppose this new development when we purchased many years ago we were told it would be limited to single-family homes now they've allowed some multi family homes and you're talking about adding more this was against our original promise from Coral Canyon. We need more commercial such as restaurants or stores more than Multi family homes causing parking increase vandalism and chaos on a very busy street. I think once again greed is getting in the way our small community of Coral Canyon will become just like every other new development in Washington over populating let's keep some open spaces open a park would be more fitting than more homes.

Nick Furner of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 19:05:28

This is a horrible idea! I bought here many years ago because I love the quiet, peaceful and single family homes. Bringing in the Cole West project will bring Way to many different people on a regular basis not enough parking and potential

vandalism. If something has to be placed there put in some grocery store or restaurants anything but multi family rentals. It will have the tendency to lower our personal home values. Do the right thing here please.

JUDITH JOHNSON of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 19:09:56

My husband and I built our home in Coral Canyon in 2008 in a Community with neighborhoods of Single level Single Family homes, with NO Nightly Rentals. We built in Coral Canyon based off of the Original Plan Communicated to us at Point of Sale as Homeowners and have lived here full time ever since. We pay Property Taxes, including an additional Fee for Coral Canyon, and support Washington City every single day... NOT JUST FOR A FEW NIGHTS. Cole West is now proposing to build Nightly Rentals on an area called the Island within Coral Canyon. I am Adamantly against this Daily Rental Resort of Triplexes, Duplexes and Two Story units on Public and PRIVATE streets that Cole West is proposing. Rental Structures built in Town Center have not conformed to the standards required by Coral Canyon, therefore changing the look and feel of our community and neighborhoods. The City does not maintain PRIVATE streets, it is the responsibility of the Coral Canyon homeowner. Nightly Renters have a lack of respect for the community, garbage builds up, towels and wet clothing are hung over patio walls making it an eyesore for our full time homeowners. Coral Canyon homeowners take Pride in their Neighborhoods. Nightly Renters increase noise and crime. Traffic on Telegraph Street which is already very busy will also increase. We already have an oversaturation of nightly rentals in the surrounding area. Nightly Rentals also cause a Loss of support for our local hotels. Coral Canyon is a Community, We are a Neighborhood. We are not a Resort! We are not a Tax Write Off! I respectfully ask that the Commissioners not allow Cole West to build these Nightly Rentals. Thank You, Judy Johnson

Claudia Keddington of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 19:24:19

I object to Cole West's proposal to build two story buildings and multiple tenant buildings such as fourplex, triplex and duplex units in our Coral Canyon community. They will bring added traffic and crime, etc. Our community was sold as a single story home PCD when we purchased our home here in 2009. When Cole West came in he began trying to change that against residents' wishes. Also he did not notify residents of zone changes in 2016 which our CC&R's stipulate must be done. He also got in some nightly rentals that have caused problems for our community such as

cars parking along the streets, overflowing garbage, wet sheets, towels, etc. hung over railings, and noisy parties. Coral Canyon is not a resort! We are a quiet, friendly, family community that Cole West is trying to ruin in his quest for the almighty dollar. Also, I'm not a golfer but I can't imagine golfers wanting this type of building and noise in the middle of the golf course. The golf course will probably lose money if Cole West is allowed to build the units he wants.

Lynn Anderson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 20:09:26

Imagine this being your nice quiet neighborhood. Would you appreciate the change of zoning to overnight rentals? Enough said!

Susanne Sunderland of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 20:40:14

My husband, George and I bought our first home here in Coral Canyon in 2010, 11 years ago. One of our primary reasons for purchase was the beauty and openness of the area and the quiet, clean neighborhoods. Although we expected some growth and filling-in with family homes to take place, we have been disillusioned and dismayed by the developments in the last two years, with an abundance of multi-family dwellings and nightly vacation rentals. We moved here to enjoy the single-home neighborhood environment, which was a key factor when we purchased a second time. It's our home, not a resort. We respectfully ask the Washington City Planning Commission to reject all requests for an increase in multi-dwelling or nightly rental units by Cole West. We believe more people crowded into this beautiful and limited area will destroy the very reason it is dear and valuable to our neighborhood homeowners and to Washington City. Please consider the esthetics and beauty of the area, and the limited water and resources, above the financial endeavors of developers. More is not better! Respectfully, Susie and George Sunderland 2636 E. Clear Point Dr. Coral Canyon Washington, UT

Raymond Olsen of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 20:44:26

As residents of Coral Canyon we are specifically united against ANY further development of nightly rentals in our neighborhood. As planners and officials of Washington City it is important that you understand the true costs of the nightly

rentals appearing in our residential neighborhoods. The following comments are summarized from a report published by the Economic Policy Institute, Washington DC. Rising housing costs are a key problem for American families, the presence of Short Term Rentals raises local housing costs. The largest and best-documented potential cost of Short Term Rental expansion is the reduced supply of housing as properties shift from serving local residents to serving Short Term Rental travelers, this hurts local residents by raising housing costs. Small changes in housing supply will cause significant price increases. We are pricing families out of the market that want to live and work here. The potential benefit of increased tourism supporting city economies is not real. There is little evidence that cities with an increasing supply of short-term Short Term rental accommodations are seeing a large increase in travelers. Instead, accommodations supplied via Internet Based Service Providers are a nearly pure substitution for other forms of accommodation. Surveys indicate that only 2 to 4 percent of those using Short Term Rentals say that they would not have taken the trip were Short Term Rentals unavailable. Studies claiming that Short Term Rentals are supporting a lot of economic activity vastly overstate the effect because they fail to account for the fact that much of this spending would have been done anyway by travelers staying in hotels or other alternative accommodations. The shift from traditional hotels to Short Term Rental lodging leads to less-reliable tax payments to cities. Internet Based Service Firms have largely blocked the ability of these cities to transparently collect lodging taxes on Short Term Rentals that are equivalent to lodging taxes on hotel rooms. If absentee owners do not face the cost of noise or stress on the neighborhood's infrastructure, then they will have less incentive to make sure that their renters are respectful of neighbors or to prevent an excessive number of people from occupying their property. The fabric of our residential neighborhood is being shredded. The economic costs to the city are clear. The economic costs to our neighbors, children and businesses are clear. Nightly rentals, as they are being proposed in the city, fly directly in face of Washington City's mandate to encourage housing. Nightly rentals in Coral Canyon have a significant negative affect on the quiet enjoyment of our homes. PLEASE vote to deny any further nightly rental development in Coral Canyon! Respectfully Raymond & Shelley Olsen

Edward Polak of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 21:32:25

I am against the building of any more residential type / or vrbo type dwellings in Coral Canyon . Enough is enough . Ive been living here for 15 years . It's been a peaceful beautiful community until the advent of these types of dwellings . There has been much partying and riff raff . It is my understanding that at one point , someone defecated in the eight green golf course at Coral Canyon golf course . Maybe that kind of behavior is tolerated in the builder's community, but it won't be in

mine !!!

Suzanne Gustaveson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 21:35:49

Cole West has not provided any real renderings of how potential changes would affect sightlines in Coral Canyon. Before considering the amendments, the city should be able to see the visual impact from various points along Liberty Greens Dr., Broken Rock Way, Crimson Fairway Dr., Highland Parkway and along Telegraph. Even views in Coral Canyon's original "attainable housing" unit, Fourteen Fairway, will be affected. It will be hard to find any Coral Canyon residents who support these changes, but we lack representation on the HOA which should be comprised of those who are part of the fabric of the community but is instead controlled by Cole West employees who are not Coral Canyon residents. What we need is more single family housing that is not "zoned for nightly rental" with the current Coral Canyon project of the RV park and additional commercial zoned nightly rental at SR9 and Telegraph Road it is changing the vision of the community that so many of us have invested our whole livelihood to live and retire in this wonderful community. Keep the nightly rentals to the commercial zoned areas and leave the residential areas as they were master-planned in the beginning.

Sharon Baldwin of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 8:06:00

I'm protesting the proposal for The Island construction at Coral Canyon. It will be a blight on our community. Traffic on Telegraph Rd will become more congested. Recent new housing has already created an environment which is an eyesore and ruined the beauty of Coral Canyon. Do not add more of the same.

Jay & LeeAnn Francis of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 8:13:21

Jay & LeeAnn Francis 3317 Broken Rock Way Washington, Utah 84780 February 15, 2021 Dear members of the planning commission: We are writing to oppose the request from Cole West for the Island (Area 7 at Coral Canyon). They are proposing and claiming to have approval for 99 units and want them to be recreational units and nightly rentals. As concerned neighbors we have met and reviewed the minutes of prior years and we do not find where they received approval. Below are notes

from 2016 and 2018 planning commission meetings where they received approval for 79 units and height restrictions. It should be noted that as residents we received no prior notice to these meetings or others that have taken place in the last 4 years. That is because Cole West is the president of our HOA and is also the developer of Cole West. We are opposed to their request for "The Island at Coral Canyon" and we are opposed to anything to do with more nightly rentals. The nightly rental that are currently part of Coral Canyon have been problematic and are taking away from the peaceful neighborhood we love and want to maintain. More affordable homes is one thing but then adding in visitors who, because of inadequate parking, park their ATVs, boats and trailers anywhere they can, really diminishes the value and overall feeling in the area. We are asking you to please not approve and at least table Cole West requests until there can be a meeting with the residents, Cole West and the city. The fact that we have had no prior knowledge to previous zoning changes (until the last 2 months) and that the HOA has been inappropriately managed (we are working to change that) should be reason enough to not move this forward at this time. Again, thank you for your service and for taking time to read our comments and try to see where we are coming from. Thank you, Jay & LeeAnn Francis

Jay Francis of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 8:15:06

Here are notes from previous planning commission meeting for Cole West. They do not have permission for 99 lots nor other items they are seeking: May 11, 2016 "Washington City Council Meeting". During the public hearing, Kyle Pasley, SITLA, explained to the council that "the commercial zone height allowance is slightly higher than 35 feet. However, residential maximum height is 25 feet." Council Member Belliston stated in addition, commercial building height allows for 35 feet in height. With this request, the height of the buildings would be significantly less, at 25 feet. May 25, 2016 - Washington City Council Meeting. Council Member Belliston made a motion to approve an Ordinance adopting Zone Change request Z-15-06 to amend the Coral Canyon Planned Community Development by changing the zoning designation in the Coral Canyon Commercial Area on parcels, 2, 7B, 18, 19, 21A, 22 and 24 from Commercial to Multi-Family Recreational. The request is located in the area of Park Center Drive, Coral Greens Drive, Coral Canyon Boulevard and Telegraph Street, with the additional conditions a 25 foot height restriction be maintained for the structures, and there is a single management company that is actively engaged in monitoring the overall multi-family project. Motion passed 3-2 May 2, 2018 - Planning Commission Meeting. Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Palm Island, Phase 1 subdivision, located at approximately the southwest corner of 1300 South and 3700 East. The applicant is

proposing 79 lots on an area of coverage of 23.621 acres. motion to table the item for 2 weeks to modify parking and sidewalks. And show the secondary access. May 16, 2018 - Planning Commission Meeting . "The applicant is requesting approval of a Preliminary plat for the Palm Island. Phase 1 subdivision, located at approximately the southwest corner of 1300 South and 3700 East. The applicant is proposing 79 lots on an area of coverage of 23.621 acres. " . Motion passed 4-1 June 13, 2018 - Washington City Council Meeting . Drew Ellerman reviewed, "The applicant is requesting approval of a Preliminary plat for The Island at Coral Canyon, Phase 1 subdivision, located at approximately the southwest corner of 1300 North and 3700 East. The applicant is proposing 79 lots on an area of coverage of 23.621 acres. " . Community Development Director Ellerman stated they are proposing 14 toy-hauler parking stalls, with 79 total units. Council Members voted to approve 5-0

Lamar Nichols of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 8:40:59

My wife and I own our home at 1398 N Liberty Greens Drive in Coral Canyon (CC). With regard to Cole West Homes (CWH) intention to develop The Island at Coral Canyon, we are OPPOSED to any development of this unnecessary proposed high-density neighborhood, embedded within CC, period! However, as it appears that CWH, the Washington City Planning Commission, and Council are working together wantonly disregarding the rights, concerns, and objections of current homeowners, our SPECIFIC OBJECTIONS are as follows: 1) disturbing any of the existing, naturally occurring rolling topography or rock structures or outcroppings as part of development; 2) disturbing any current views of properties located within the vicinity of the request; 2) developing any lots beyond the number that may be already currently approved; 3) constructing anything but detached, single family dwellings; 4) constructing homes with more than a single story; 5) allowing any homes to be used for nightly rentals; 6) designating any of the properties as attainable housing; 7) allowing any areas for RV/boat parking (as none of this is allowed in CC); 8) allowing any setback distances different than what are used in Coral Canyon proper; These comments follow-on those we previously submitted to the Commission and Council in regards to other plans and zoning changes requested by CWH in Jan/Feb.

Bernie Almazan of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 8:48:48

Dear members of the Planning Commission: Seven years ago my wife and I decided

to take a trip to St George Utah, we had never been to Utah so we thought weâ€™d check it out. We had been looking around the country for a place to one day retire. The place we were looking for was right here in Washington. It was quiet, no traffic, not over populated and a ton of outdoor activities. As the years have gone by the traffic has gotten out of control the population is exploding and that small town feel is leaving. I understand that most places are going to grow, but it seems like everywhere you look itâ€™s high density housing, apartments, low income housing, condominiums and vacation rentals. The more of this we put here the less attractive it becomes. When I purchased my property here in Coral Canyon I did my due diligence and looked at the planned community layout, nowhere did I see condominiums and vacation rentals in that plan. So where are we going with this? Is Washington going to become a congested resort town that no one wants to actually live in full time or the beautiful community we all thought we bought into? We are in hopes that you do not let companies such as Cole West destroy the serenity of Washington by allowing the continuation of building nightly rentals. Best regards, Bernie Almazan

Leland Mccullough of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 8:57:40

Applicant, Cole West, is requesting approval of a preliminary plat for the Island known as area #7, where applicant wants authority to build 99 unit with a height restriction of 35 feet, and where nightly rentals will be permitted. I am opposed to more nightly rentals and do not believe Applicant ever got proper approval for nightly rentals in area 7, nor did applicant get approval for more than 79 units with a height restriction of 25 feet. I have gone through all the planning commission meeting agendas going back to 2018 and find no approvals for 99 units and a height restriction of 35 feet. I also do not believe proper notice was ever sent out to the residents of coral canyon where applicant and the city gave proper notice of approving nightly rentals in area 7. I also doubt that any proper environmental studies were prepared concerning area 7 which is located in a flood zone. I also do not believe Cole West has authority to act as the HOA developer of coral canyon as that right expired in 2017 and was not properly extended. There was total failure to give notice to residents and give them a chance to vote on the issues involved in this comment.

John Capps of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 9:24:24

Washington. I believe this proposed development would ruin Coral Canyon for me.

This area makes Coral Canyon the place I wanted to live 16 years ago and never believed any thing like this could ever happen. I often get calls asking if I want to sell my property and tell them I will live here until I die, my answer may have to change if this development is approved. This development if approved will harm property values and a response from property owners that the city may not like.

scott slater of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/15/2021 9:35:49

I am concerned that Cole West has not made any attempt to involve the Coral Canyon Community in its development in Coral Canyon. In fact, they have used deception in my opinion. It is not difficult to inform neighbors of changes and to receive input. Please deny their attempt to change any development in Coral Canyon because of this. The reason they are deceptive is because they know the residents would say no. You represent us and I am sure you realize this. Please force them into involving the community. If they offer a development that makes sense and is reasonable, then the community and you, our representatives, will approve. We know there is a need for housing and there is a right way of doing this that makes sense for everyone. Financial considerations are only a small part of it, if done correctly.

Mindy Smith of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 10:41:22

I am contacting you again concerning Cole West's application to change our community once again. We have lived in Coral Canyon for 15 years. We love our area, but the addition of the nightly rentals have not improved our community in any way. We were not informed of the proposal to allow nightly rentals into our community, so we are whole against adding more. We have enough. They did not bring in business to our area, but they did bring in garbage and congestion. We are a neighborhood not a vacation resort. We don't want any more, we have more than we want already. Please listen to the residents who have to live with these choices and help us keep our community a home. Nightly rentals do not belong in neighborhoods. It is disruptive to our lives and inconsiderate to sell our community atmosphere for profits. The residents are against this proposal. We have been fooled enough by Cole West and we are tired of their lack of transparency and value for our community. Help us keep our neighborhood. Thank you for listening to us.

Richard Saunders of Coral Canyon

I have been a homeowner since 2008 at Coral Canyon. The community as described by the original PCD agreement is the reason we now live and enjoy being here in Washington City. I urge the commission to deny this request from Cole West and not forward to the Council. The applicant has not been transparent in their request for changes to the Coral Canyon PCD. Since the original request for Nightly Rentals in our community in 2016, the existing homeowners have been left out of the decision making process. In the 5 years since that first change to our zoning we have seen an explosion of Nightly Rentals in Washington. The 2 areas in Coral Canyon that have been completed, Town Center & The Eighth, do not fit the architecture or culture of our community. Since completion we have heard nothing but problems with the Nightly Rentals from existing residents. It is not surprising that short time visitors do not have the same consideration for residents as do the community members abiding by our agreed to CC&R's. The original request concerning area 7 in 2018 had 79 units with 14 toy hauler stalls, now this current request is for 99 units and private streets. We have public streets throughout Coral Canyon that are maintained by the city and are required to have specific dimensions that meet City standards. As a member of the existing HOA I do not want to be on the hook for future street maintenance. Why private streets? I can assume that it allowed the applicant to put more buildings in the available space. We do support the original vision of the city when the Coral Canyon PCD was first approved, single floor residential units with 20' backyard and 15' combined sideyard minimum spacing. Washington City implemented mandatory notification of all PCD members when a zone change is requested in 2018. Though the original request of 2016 predated this mandate, subsequent requests by the applicant have still failed to meet this standard. Every Coral Canyon resident that I have spoken to has said that the existing Nightly Rentals have been detrimental to our community. Why do we need more? As residents within Coral Canyon we can not stop the applicant from requesting approval of high density Nightly Rental units that look like a correctional facility. Your vote to deny can stop this now. Please vote no.

Vickie Grabowski of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 11:16:51

I have written several letters in regards to Coral Canyon regarding Cole West wanting to add more vacation rentals, apartments, etc. why? This was such a beautiful area five years ago. It now has the makings of downtown Los Angeles. There is so much land here. Why do they choose to keep building in the same area. Please don't allow more vacation rentals and low income apartments. Thank you very much.

Jeffrey and Debbie Carson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 11:43:50

Please do not approve this request from Cole West that proposes overnight rentals in Coral Canyon. To our knowledge there has been no effort from Cole West to notify residents of this proposal or to ask for resident input. I was notified by a neighbor of this proposal and likely most residents do not even know what Cole West is planning. The plan states that the overnight rental was previously approved by Washington City. There was no opportunity for input by residents before that approval was given. I believe the HOA requires that notification be given to residents before approval. We oppose this newest proposal and all future proposals that involve overnight rentals. We have the unfortunate experience of living too close to The 8th overnight rentals which were constructed without knowledge of many homeowners in the area. There have been constant nights of loud parties going through the night and into the early mornings. We have called police to stop the noise after midnight. We have witnessed motorcycles driving off the paths and up and down the small hills next to their development. Golf carts have been driving on the walking path, speeding so fast that the carts have come close to tipping. This certainly does not create the vision of peaceful habitat for our neighborhood. The plan proposes using golf cart trails for secondary emergency access approved by the fire department and public works department. This does not make sense to use golf cart trails for emergency fire use. Obviously this is a plan to squeeze more houses in an area that cannot support the plan. Another issue with this request is that we do not know the architectural design proposed for this new "Island" neighborhood. The buildings in The 8th do not blend in or add to the overall architectural design that is consistent with the other areas of Coral Canyon. Please do not approve another area in Coral Canyon that will be a blight and eyesore to the area. VOTE NO to this Cole West disaster plan.

Steven and Donna Heath of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 11:52:33

We moved to Coral Canyon eleven years ago, thinking it would be a nice retirement area in a beautiful community. We have enjoyed living here until all the apartments, nightly rentals, and multi living units have been built. We are disappointed in the city for such changes. It will only bring more traffic and crime to the area and also devalue hundreds of homes. Please consider what it will do if more development occurs in the area. Thank you for your consideration. Steve and Donna Heath

Claudia J. Ruseler of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 12:28:54

I want to voice my objection to more vacation rentals!! Coral Canyon has been a nice place to live . We have had little problems with vandalism until the Town Center Condoâ€™s arrived. When we purchased our home that area was designed for businesses!! Never in our or our neighbors minds, did we ever hear of vacation rentals being at the opening of our lovely, quiet Coral Canyon! Now we hear there are to be more around the golf course!!! Totally ABSURD!! What about the residents that are here now! Vacation renters have no respect for what they rent or the people that are full time residents. I have complete strangers walk up and back down our street all the time and we live on a circle ., Some of the residents have lived here along time and have paid a lot of money to be able to live in this kind of community .. this area at one time was thought to be prestine! â€™DONâ€™ T SELL US OUT WASHINGTON CITYâ€™

Herm S. Ruseler of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 12:29:26

We feel that we have enough nightly rentals in the Coral Canyon Area and we would like to keep out any more of these units out of the Island in the golf course. We neighbors that have purchased homes and lots in and around the current golf course have invested a greater amount of money to make this particular area a welcome curb appeal that a golf course community should look and feel like. I feel that by building more of the nighty rental units inside of the Island of the golf course would become crowded and would not be the look that this particular space would fit. Thank you for your consideration and looking into this matter.

Anastasios Dionisiou of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 12:53:03

We live here and support Washington City on a daily basis, not for just a couple of nights. We oppose the new plan from Cole West for nightly rentals for several reasons: Increase in traffic, crime, trash and litter, loss of privacy, drop in home values, and additional noise in an otherwise quiet neighborhood. We moved here because we loved the â€™Familyâ€™ feel of the community and not the feel of vacation resort which Cole West is trying to transform Coral Canyon into.

Lucinda Dionisiou of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 12:53:46

We live here and support Washington City on a daily basis, not for just a couple of nights. We oppose the new plan from Cole West for nightly rentals for several reasons: Increase in traffic, crime, trash and litter, loss of privacy, drop in home values, and additional noise in an otherwise quiet neighborhood. We moved here because we loved the "Family" feel of the community and not the feel of vacation resort which Cole West is trying to transform Coral Canyon into.

Darlene Crea of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 12:54:25

We live here and support Washington City on a daily basis, not for just a couple of nights. We oppose the new plan from Cole West for nightly rentals for several reasons: Increase in traffic, crime, trash and litter, loss of privacy, drop in home values, and additional noise in an otherwise quiet neighborhood. We moved here because we loved the "Family" feel of the community and not the feel of vacation resort which Cole West is trying to transform Coral Canyon into.

Ken Steelman of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 13:26:21

How can these changes be made after the development was designed over 20 years ago. I thought the idea of planning was important for organized growth. Our HOA doesn't allow for two story structure except in commercial areas. Single family homes is not a string of town homes connected and two stories tall. Why has Cole West been so sneaky, because they don't have any local support from home owners. We have to get permission to change the color of homes, which protects all of our neighbors. They are changing all the rules. Thanks for your consideration,
Ken

Elizabeth h Mendham Hannon of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 13:32:49

Ladies and Gentlemen Respectfully submitted: Here we go again! Please leave Coral

Canyon as is. 99 multi family units built on "the Island" Is not what we want! More renters, more non owner occupied units, more noise, more traffic, more trash the cons go on and on. We retired in 2005, bought lot 493 with a wonderful view of the golf course. We paid a hefty premium for our lot and view. I would like the view that we paid for not a view of 99 multi family units. This is not what our community is about. Thank you for your consideration.

Eileen Shanon of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 13:38:56

With respect to Coral Canyon Area 7B, I reviewed the planning commission minutes of April 20, 2016 as well as the City Council meeting of May 11, 2016, which approved the zoning change from commercial to multi-family vacation overnight stay. While at that time the City of Washington did not require residents to be informed of pending zoning change requests, the Coral Canyon HOA has a fiduciary responsibility to inform its members of pending changes to the PDC plan, which did not occur. As evidenced in the referenced minutes, almost no public input came from Coral Canyon home owners BECAUSE WE DIDN'T EVEN KNOW THAT THIS ZONING CHANGE IS BEING REQUESTED. Likewise, when an initial plat plan of 79 units was presented to the planning commission in 2018, NONE OF THE HOME OWNERS were informed of this and once again we did not have an opportunity to provide public input. The only reason you are now receiving a lot more input is due to the grass-roots efforts of concerned Coral Canyon home owners who have used other means to inform the community of pending development requests. One option that was not discussed during the referenced meetings is changing from commercial zoning to high density residential zoning which would not be in conflict with the minimum 30 day lease requirements currently called for by the Coral Canyon CC&Rs. This would support the city's general plan for more affordable housing to be made available. By allowing multi-family vacation homes clustered into 4-plexes and 3-plexes, the more attractive remainder of Area 7 will become less attractive for future single family residential dwellings, precisely what SITLA and Cole West desire. And by building overnight stay condominiums in area 7b, they are paving the way to obtain similar zoning for the remainder of area 7 in the future. This certainly has economic benefits to SITLA and Cole West at a significant financial and quality of life sacrifice that will be borne by the members of Coral Canyon. We have an enormous amount of similar multi-family vacation rental units being developed in nearby Sienna Hills, not to mention a new RV camping facility across the liquor store, and since these are still unoccupied, the City should first assess the impact on traffic, crime, drug and alcohol related issues, etc. once these facilities are occupied before approving any more development of vacation homes. When I reviewed the Washington City General Plan, I saw a lot of references to providing affordable housing as well as preserving a pleasant community experience for Washington residents, but I didn't see any references to supporting the

development of overnight stay facilities and turning our city into a resort town that I'm sure would become a spring break destination among other negative consequences. IT'S TIME TO PRIORITIZE THE WANTS OF CITIZENS THAT HAVE INVESTED BASED ON WHAT WAS PRESENTED IN THE PDC PLAN RATHER THAN THE POCKETS OF SITLA AND ITS DEVELOPER.

Bruce Hagerty of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 13:44:00

My wife and I are full time residents of Coral Canyon and we oppose the Cole West proposal to build 99 Nightly rentals in area 7 for the following reasons. Cole West has not been forthright in their proposal to the PC, residents or City Council in that they have only been given permission to build 79 units with 25' height not 99 units with 35' heights.. They have not complied with the necessary impact studies as outlined in the other letters you have received and have not complied with the current PCDs. Also reported is a plan to use golf course cart paths for ingress and egress for emergency vehicles as reported by Cole West as being approved by the HOA Board. The HOA Board has no jurisdiction on the golf course and the HOA Board is controlled by Cole West which is self serving at best. Also, if it is true that Emergency vehicles will use the cart paths, they will destroy the paths and other parts of the golf course because they will drive wherever they need to to answer the emergency call. The Cole West plan to build in Section 7 must be put on hold until the proper impact studies have been conducted and would show no measurable impact by this build. Because Cole West has been proven to be untrustworthy, we need government intervention to protect the rights of the Home Owners, the Golf course owners and the public. Thank you, Bruce Hagerty, 3379 E Crimson Fairway Drive.

Tim Fitch of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 13:52:09

Background: I am a full time resident of Coral Canyon and have owned a home in Coral Canyon since 2009. Comment: We bought our (final/retirement) home in Coral Canyon after searching many places in Southern Utah for our dream home in retirement. A major reason for selecting Coral Canyon is that it is Planned Community with covenants and bylaws which we liked and could support. We bought understanding that Coral Canyon is, and would remain, primarily a single family, single story community with sufficient HOA oversight that is not overbearing and costly. We bought with the belief that the build out of Coral Canyon would follow those rules via the PCD and that any changes would be subject to review by

residents and the city. We accepted and agreed to pay a hefty assessment bond for infrastructure specific to Coral Canyon. It was and is worth it to live in this community. With regards to Area 7, Cole West failed to notify the residents and failed to meet with the residents and should not have been granted a PCD change for nightly rentals in Area 7 or really anywhere in Coral Canyon. Cole West was very quiet and sneaky about this change and have failed to maintain transparency and proper revision of the PCD. To wit, Cole West should be required to fully update the PCD and have it approved before any further action commences, included any applications and actual construction. Previous "sneaky" changes should be required to be resubmitted and reviewed before anything they have planned proceeds. A word about nightly rentals. Nightly rentals destroy the feeling, culture, and soul of our quiet and friendly community. People using the nightly rentals are here to party, and party with gusto they do. They are loud, disrespectful of property and the community at large. This is because they are not in anyway invested in our community and could care less about the residents. They think of it a vacation resort, so I don't really fault their behavior. They are here to play, not to find neighbors and friends, and then they're gone. They treat our community as a resort and do not care about the consequences of their behavior. We are not a resort; we are a community and greatly value our friends and neighbors and the very nature and feeling of Coral Canyon.

Laurie Saunders /Coral Canyon Mesa of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 14:02:42

In 2016 the City passed a zone change allowing short term nightly rentals in various areas of our community here in Coral Canyon. The area on this evenings proposal was part of this change. Our HOA board members ie: SITLA, Jack Fisher homes and our 1 resident board member who is to vote in the homeowners interest were all in attendance of this meeting. Since the notification was basically non-existent, no one really attended the public hearing. Jack Fisher homes said they send public notice in a timely manner. To who?? Had we really been notified you would have had a considerably different outcome in attendance back in 2016. Tonights proposal originally was approved back in 2018. It is now considerably different that what was approved in 2018. More multiplex high density units and less parking on private and public streets. Now it's 2021. Alot of changes have happened to Southern Utah, not to mention Washington City. My husband and I have been attending the city meetings for years now and constantly hear about the shortage of housing. How does more vacation rentals help the city or community with this situation? Our applicant this evening boasts of how he and his family lived on the 14th fairway as a starter home. Instead of building multiplex vacation rentals directly across from where he used to live, why not continue to build these same types of homes that mirror the 14th fairway style of homes, helping the community and keeping our neighborhood just that. A neighborhood. Not an overnight resort. Washington City has hundreds of vacation rentals built and still more in the process of being built. Please do not pass

this just because it was zoned for it 5 years ago. Have them come up with something that benefits the community and Washington City not just their outside investors and their wallets. Thank you.

Brett Fay of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 14:17:08

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 weekends 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 as a place we like to live. NO MORE NIGHTLY RENTALS IN CORAL CANYON!

Gail Anderson of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 14:50:32

The original PCD for Coral Canyon was to be single-story, single-family homes. I oppose all nightly rentals in Coral Canyon.

Craig and Misty Bosley of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 14:56:15

RE: Coral Canyon / Cole West 2/17/21 planning and zoning meeting We built our home in Coral Canyon about 2008. We knew we were paying a higher price for land and a higher price for construction; but, just like many others, we felt it was well worth the additional costs to be in a development wonderfully designed for everyone, a development actually designed for the residents and the city. Others we looked at prior to selecting Coral Canyon were more typical of most contractors, who just cram in as much as they can push the city to allow, take the money, and disappear from the development. After needing to be out of state for a few years, we returned in 2016 only to begin hearing the "damage" Cole West wanted to inflict on Coral Canyon. I began talking to people I knew and people I didn't know in Coral Canyon, Washington, and St. George. The first few comments I received were so negative I assumed something was wrong with the people making the comments,

not with Cole West. I was wrong. To date, I have not found anyone who thinks Cole West is a great builder and is concerned with creating communities that enhance the city. Instead, I hear a litany of complaints and negative comments about their attitudes, their construction quality, and about their "hesitancy" to perform needed follow-up. It took me awhile to realize these opinions about Cole West's values and performance are near unanimous. I was quite surprised to find a contractor with this poor of a reputation in St George rather than some large city where anonymity could be better maintained. I was told this obstacle was overcome by multiple company name changes, Cole West being the third company name (I must admit I have not heard this from enough people to be certain of its accuracy). We visited another planned community where Cole West is involved and talked with residents who said they have significant and costly problems. People gladly showed me what they considered shoddy construction and cutting corners for profit. Coral Canyon is not a resort area for a contractor to maximize profit from every single square foot. It is a wonderful community of homes and people who love Coral Canyon, Washington, and Utah. If you are talking to people in the community, you must know that Cole West did not get involved with Coral Canyon to maintain or enhance its quality. Rather, it has a singular goal "get away with cramming as much construction as possible into Coral Canyon as you, our elected representatives, will allow. As I read my comments about Cole West, I realized I am actually talking about a modern-day carpetbagger. Cole West came to our community, is asking politicians to let them do exactly what they want, and will reap as much profit as the city will allow by "exploiting the local populace" just like the original carpetbaggers. (492 words)

Thomas Economy of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 15:55:59

Once again i am voicing my opposition to the proposed changes to Coral Canyon area 7 by Cole West .. MORE RENTALS " on the golf course itself. Many years ago, this area was designated for SINGLE FAMILY HOMES which fell in line with the master plan for the Coral Canyon neighborhood. It was not a RESORT COMMUNITY but a neighborhood for permanent residents. Since Cole West has become involved, their purpose and advertising projects this as a RESORT COMMUNITY. DAILY RENTALS does not project PERMANENT RESIDENTS who take pride in maintaining the area and the value of their investment. Daily rentals as we have all experienced portrays an "its not my property so who cares what happens to it". I am sure that once Cole West has developed what they want, they WILL MOVE ON and not care what happens to the area. With the current townhouses that surround Coral Canyon's G/C hole #5 and 7 when rented, I have seen the occupants climbing up the hillsides, playing on the tee boxes, and jogging/walking down the cart paths. Disregarding the posted signs " NO TRESPASSING - GOLFERS ONLY ". More people means added traffic

congestion, as our city is seeing, with an infrastructure that is already pushed to its limit on Telegraph. Rentals unfortunately project potential for added CRIME which has not been an issue in this community. Our YEARLY HOA meeting attended by the Mayor of Washington city, has always given the premise that change is coming with respect to housing, but NEVER was it illustrated that Coral Canyon was becoming a RESORT community but was to continue being an upscale community. Never was it mentioned or the community advised that in 2018 plans were being approved for these proposed changes. THIS WOULD MAKE ANY APPROVAL INVALID and i am told that the newest proposed being presented VIOLATES the 2018 plans. We live here year round and pay to support the city 24/7/365 and its elected officials, so i am asking you OUR ELECTED OFFICIALS to VOTE AGAINST THE COLE WEST'S REQUEST FOR CHANGE.

Jodi White of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 16:09:29

Coral Canyon and the original developers were recognized for their efforts in creating a community where residents could be proud to live and call home, and the developers created a sense of community with parks, trails and open space as part of the master plan. Since Cole West took over the development, their whole vision has changed the look and feel of the community and they want to continue to change the vision of Coral Canyon from a Master Planned single family community to a resort full of nightly rentals. They say they want to cooperate with the residents but their actions don't match their words. It is about squeezing as many buildings as possible into as little space as they can. The master planned community was built around parks, trails and open space. Cole West has come in and wants to build "commercial style" buildings that do not fit in the community and fill every bit of open space that is possible. Coral Canyon is a single family community, not a Resort community. There are many new developments that are open to having nightly rentals, but Coral Canyon is not one of them. Cole West does not care about the residents of Coral Canyon. They have blatantly stated it is all about making money. Their new proposal for the Island at Coral Canyon in Area 7 was never brought to the residents for a vote in 2016 but was quietly approved by Washington City. Cole West is now trying to increase the number of units from 79 to 99, along with changing the look w/townhomes that exceed the height restrictions for single family and add boat & RV parking. They are not only creating an eye sore for existing residents but destroying the integrity of the golf course w/ roads, townhomes and RV storage in the middle of the golf course. Washington City should take a look at what has been created by Cole West with their "Eighth" development at the freeway exit before approving more nightly rentals in the middle of the golf course. Cole West has built 9 buildings, with 2 more buildings being completed, which will consist of 21 total units that they market can sleep 24-36 people per unit. If just the minimum number of 24 people stay in one unit and all 21 units are

occupied, thatâ€™s over 500 people. Their â€œLuxury Twin Homesâ€ have 2 car garages that are supposed to accommodate 24 people. That is a minimum of 4 vehicles per unit, not to mention the boats, Razors, trailers, etc. Itâ€™s no wonder Cole West now wants to add RV and boat parking in their newest proposal. The City should never have approved the 2016 Zone change without notice to the Residents. Cole West's newest proposal to increase the number of units from 79 to 99, building Townhomes w/RV & boat parking, which is not currently allowed in the Coral Canyon community should be denied. I respectfully request that the Planning and Zoning members listen to Coral Canyon residents and deny the zone change for the Island Proposal.

Doug and Cheryl Hardy of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 17:00:18

We feel like a broken record, but we feel the need to respond again to Cole West's proposal. We have owned a home in Coral Canyon since June 2015. We absolutely DID NOT receive notification of any kind that Cole West was seeking to build nightly rentals on the island in Coral Canyon. We know the HOA has our email because we have received personal emails from them from time to time. One of the reasons we purchased our home in Coral Canyon was because nightly rentals ARE NOT ALLOWED under HOA rules/regulations. We also wanted a family neighborhood and not a resort atmosphere. We live several blocks away from the city center nightly rentals, and it is a nightmare with youth illegally riding 4-wheelers in the gully behind our house; trash overflowing; parking of trucks with trailers/off-road machines, etc. We feel Cole West should have to go through the proper channels to get the island approved for nightly rentals since no resident was notified of this intent when it was brought to the committee originally. How can they change our HOA rules/regulations without our input? WE DON'T WANT NIGHTLY RENTALS IN OUR FAMILY NEIGHBORHOOD!

gary mitchell of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 17:17:23

I am opposition to cole west turning the island area of coral canyon into daily rental resort which in no way conform to the standards that our hoa enforces for the residential area this is residential area not a resort . it might be time leave .

Jackie Cooley of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 22:13:13

Coral Canyon is at it again, rather than listening to the residents that purchased their homes from them with the understanding there would only be single dwellings and no where was there an indication of building on the island inside of the golf course. This company has lied to us and gone behind our backs to you, the commission, asking for Zone changes. They are then approved and we know nothing about them. The Commission needs to take many factors into consideration which include Cole West is only out to see how much money they can make and not care about Coral Canyon concerns. The adding of these addition nightly rentals increases the probability of increased criminal activity, which had already increased with the new apartments on Telegraph. Getting on to Telegraph Road is hazardous with the increased traffic. Our parks are getting trashed and not being properly taken care of. The trails surrounding Coral Canyon are also being trashed and people are not cleaning up after their dogs and I believe the majority of this is as a result of renters. I sincerely believe it would be in the best interest of Washington City if the proposed Zone change be denied.

Robert and Dawn Bird of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 5:27:40

We bought our house in Coral Canyon in 2016, we enjoy our quiet neighborhood. We DO NOT want any more NIGHTLY VACATION RENTALS in our community!!! We have a lot of nightly rentals already in our area. We are worried about traffic, crime, drop in home values and additional noise in our nice quiet neighborhood. We love it here and do not want to change the look or feel of our Great Community. PLEASE NO MORE NIGHTLY VACATION RETALS!!!

Gordon Burns of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 7:01:31

Washington City does an excellent job of controlling the Master Plan and Zoning map. I have no issue with that. However, I have not found where Cole West has controlled or updated the PCD for about 5 years. They expect everyone to search old City meeting minutes rather than keep the PCD up to date and controlled. Everyone should have access to an updated PCD to make important decisions. I have tried several times over the last year to get an updated PCD from Cole West and the City Planning office. I was told each time that I was given the latest updated PCD along with the applicable changes. However, I would find out later that something was missing. In contrast, SunCor would insert a copy of the City approved amendments

in the master PCD (~380 pages) that was generated in 1998. The amendments would reference the changed pages and figures. The updated PCD included all city approved changes along with the conditions. Something like this would be beneficial. One example in area 7 where errors propagated from not having an updated PCD is shown next: The Area 7 commercial area grew from 5 acres to 23.6 acres of Multifamily Recreational (nightly rentals). This happened from 2007 to now just by trying to implement the approval to convert the commercial area to nightly rentals. There are several other errors as pointed out in the meeting tonight. I am only going to focus on this one error. Every PCD provided to me from 2009 through last weekend by SunCor, SITLA, Cole West and Washington City does not have any land use for Multifamily Recreational (nightly rentals) in area 7. However, all of the PCDs have 5 acres of commercial in area 7. Meeting minutes from 2007 show that an approval was given to convert the commercial 5 acres to nightly rentals. Meeting minutes from 2016 show approval was given for 18.11 acres of nightly rentals in area 7 (13.11 more acres than approved in 2007). Meeting minutes from 2018 approval was given for 23.6 acres of nightly rental. This is a major increase from 5 acres commercial in 2007 to 23.6 acres for nightly rentals in 2018. It is important to note that nothing was ever mentioned about the increase in any of the minutes. I believe these errors happened due to not having an updated PCD that is easy to read to help make important decisions. It is important to note that potential buyers, current residents, Cole West and Washington City are making important life altering decisions based on documentation that is not controlled. People bought houses, spending life savings, based on a planned community that they thought was controlled. I propose that a hold is placed on any further approvals until Cole West updates the PCD to prevent further errors. In addition, there are so many changes over the years not included in the PCD that a thorough review of the updated PCD should be conducted by the city and residents to make sure it is correct before approving anything else.

Brian Trapp of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 7:25:40

I am a resident of Coral Canyon. When I purchased my home, I was informed that all of Coral Canyon was going to be "single-family" homes. That is what I wanted and expected to be here. We have gone through 3 "developers" here; Henry Walker Homes which became Jack Fisher Homes which became Cole West. Same owners, same people, different name. It was only a few weeks ago that Cole West went to the Planning Commission and asked for the "over-night" rentals in Area 7. The Planning Commission voted NOT to allow them. Cole West is back, asking for the very same thing yet again. They must believe that they can just continue to beat at you until you submit. Cole West in the last Planning Commission meeting stated that homes have a height restriction of 35 feet. That is not accurate at all. The 35 foot height restriction is for commercial buildings while RESIDENCES are restricted to 25 feet. You will

not find a home here higher than that. Cole West is asking for many 4/plexes, 3/plexes, du-plexes, all of them 2-story and higher than 25 feet. The people on the HOA that get to approve building design are Cole West. Really? Yes, it's true. One of the Commissioners asked Drake Howell why he was on the HOA board. The truth is, according to the CC&Rs, Article VII, Section 7.2 states that all officers shall be appointed by Member B. Member B is SITLA. I am asking you to please deny this change.

Glen Schriever of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 7:47:39

My biggest fear in this proposition is the future liability of Coral Canyon residents. The Island development proposed by Cole West is not in the best interest of Coral Canyon nor Washington City residents. I am asking the Planning Commission to require Cole West to comply with existing zoning and planning documents. There needs to be an assessment of environmental impacts and a determination of required permits should be required to prevent any violation of current state and federal environmental regulations or local ordinances. This will ensure that all avenues have been checked. This area appears to be in a flood zone. There are private and public roads involved. Flooding has occurred on the golf course and in homes in Coral Canyon. Please ensure, by requiring the above, that we will have a safe future for the existing homes, future homes and the golf course.

Tara Allred of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 7:57:29

Please vote NO to any additional vacation rentals or high density housing. I purchased my home in this lovely community and I live here year round. The existing vacation rentals has increased crime, congestion, litter, noise, and is changing the community. When I purchased this was NOT on the agenda. There are many areas in the Washington for cole west to build a RESORT community that will not impact existing residents. Changing the rules after I've purchased is not acceptable. Several of my neighbors agree as we love our community and chose Coral Canyon for this very reason - we do not want to live in a RESORT. Please vote NO.

Ted Carapezza of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 9:30:35

This is to respectfully disagree with Cole Wests proposal for the Island at Coral Canyon. 99 multiple family vacation units is totally unacceptable and is quite a stretch from the original charter of all single family homes in Coral Canyon. This proposal does not match our neighborhood or our community and appears to be a completely different proposal from what the City Council approved back in 2018. Let's build homes in our community that follow the original charter and maintain the look and feel of our community for many years to come. We do not need more vacation rentals. Thank you for your consideration. Ted Carapezza

Michael Ledger of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 9:32:36

No more multiunit development in Coral Canyon. The proposed impact change to our development is unacceptable. I bought here to live in a nice community with single family homes, not a "Resort" with unmanaged overnight tenants who are not vested in our community. This multiunit building concept creates a negative impact upon all residents of the Coral Canyon Development. Auto traffic, noise, speed limits, unsightly two story construction blocking the views, and no improvement to infrastructure shopping areas. Please consider these comments and decline this zone change by Cole West. We don't want to be known as the East Washington County Ghetto.

Kimberly A Bricker of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/16/2021 9:42:15

I adamantly oppose Cole West and their continued attempts to build nightly rentals and condos within Coral Canyon. Apparently Cole West did not apprise residents as required by the HOA of their intention to build on an area they call the Island. This is not in accordance with the established HOA covenants here. This building by Cole West does not serve its residents and will further erode our community with additional traffic and noise created with yet more building. The glut of building in our area needs to stop. Coral Canyon is not a resort nor does it allow its residents to use their property as nightly rentals. Cole West should not be granted additional building permits within Coral Canyon.

Chris Dansie of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/17/2021 9:12:36

It has come to my attention that Cole West is attempting to offset their costs of developing the Island by charging associated expenses to the Coral Canyon HOA. Cole West has represented to the Coral Canyon community members that the townhomes at the Island will NOT be part of the Coral Canyon HOA. The Coral Canyon HOA should not in any way be burdened with expenses associated with the costs of developing building, permits, improvements, surveys, landscaping, maintenance, or any other expenses during and after the process of developing the Island. The consensus of the community is that we DO NOT want the townhomes, or any nightly rentals, THERE AT ALL. It is contrary to the interests, property values, and quality of life of the residents of Coral Canyon. I urge you to put a full stop on imposing any expenses related to the development of the Island on the Coral Canyon HOA. Cole West wants to profit from the nightly rental townhomes and changed the zoning of our PCD without the knowledge of the community members. Cole West is solely responsible for any expenses associated with the development of the Island at Coral Canyon.

Lori Brower of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/17/2021 9:13:26

We chose to purchase our home on Liberty Greens Drive this year based on the existing layout of Coral Canyon. We thoroughly enjoy the unique natural features, open spaces and hiking trails. Being able to hike or golf straight from our front door, the personable friendliness of long-term home owners and the beautiful view is what tipped the decision to be part of the Coral Canyon community. Our home is our only home; not our vacation, rental or "snowbird" home. The Land Use Tables 2-1 and 2-2 indicate the area zoned for low density residential single family units. The Land Use Open Spaces states the City's objective is to preserve our floodplains, wetlands, dry washes and wildlife habitat FROM development. As I understand it, the Island development will impact these resources and conflicts with the City's open space goals. Also, the Island proposes a 35' (MHD) with nightly rental use, which doesn't conform with Coral Canyon's Master Plan, which determined a maximum 25' height with NO nightly rentals. It's very apparent the Cole West proposal is in conflict with the City's General Plan and Coral Canyon PCD Master Plan. My husband and I are vehemently opposed to the Cole West proposal as we want our well-established, deep rooted and long-term community to remain as such. We appreciate your thoughtful consideration in this matter.

Michael Cook of Coral Canyon

Regarding: 7c. Preliminary Plat: The Island at Coral Canyon, 3300 E 1100 N. Applicant Cole West Home
Sent: 2/17/2021 9:43:27

As a long time resident of Coral Canyon the Cole West company snuck in there plans for area 7 in 2016 to build homes without notifying the residents of the planning commission meeting at that time. I have talked to many homeowners and they said the same thing that they were not notified of these meetings. I thought the homeowners would have to vote and get 70 percent approval before it was approved. Is this proposal for any 2 or 3 story buildings? Any nightly rentals? If so I am opposed to this. 1 story homes ok like our rules in our community. I am opposed to anything else. Sincerely Michael Cook

End of Page.