



Daniel Boles <daniel.boles@sgcity.org>

Proposal to change Divario Master Plan

1 message

Jason Barrus [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 12:28 AM

Mr. Boles,

My name is Jason Barrus and my wife and I are new homeowners in the Sentieri Canyon neighborhood in the new Divario Master Planned Community. We recently received a notice that the owner of the parcel just east of our community, Davies Design Build, is proposing a zoning change for that parcel from single family residential to Planned Development Residential and wants to build 184 multi-family units on the property.

Please allow this e-mail to serve as my opposition to the zoning change request. After looking at several communities in the greater St. George area, my wife and I ultimately decided to purchase in Sentieri Canyon and Divario because we looked at the master plan and saw that all parcels around us would be single family residential. Now, not even a year after moving in we are faced with a request to allow 184 units on the parcel in question, which would completely change the area, the traffic, the look, and feel of our new neighborhood. If we knew that 184 units would be built next to our community of 50 single family homes, we would not have purchased in Sentieri Canyon or Divario. The zoning was initially approved for single family residential and it should remain so.

Thank you for your time to consider my opposition.

Regards,

Jason Barrus

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Thanks, Jason Sent from G-mail mobile device



Daniel Boles <daniel.boles@sgcity.org>

Divario PA-17 Ascesa re-zoning

1 message

w.c. green [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Fri, Mar 19, 2021 at 2:41 PM

Dear Dan Boles,

My name is Wayne Green. My wife and I live at [REDACTED] in the Sentieri Canyon development, [REDACTED]. Thank you for the opportunity to respond to the proposed zone change being considered for the 12 acre parcel known as Divario PA-17 Ascesa at Divario.

It is our purpose to communicate our strong disapproval of this rezoning and to encourage you and those on the Planning Commission to vote this change down for the following reasons:

- We and our neighbors, and those who have yet to purchase or build in the surrounding lots, moved here for the wonderful views and atmosphere of peace and tranquility due to the overall single family dwelling nature of the area. It was an expectation that this was going to continue as our neighborhoods developed.
- The location of this parcel is the fulcrum of this area, being at the top of Sunbrook Dr and all traffic goes by and around this parcel. The construction of this multi-family development will greatly add to the traffic flow up and down Sunbrook Dr, which is already under heavy use by construction vehicles and probably will be for years to come.
- The addition of at least 184 vehicles and doubtless many more will result in overflow parking along our streets, probably on both sides, causing unsafe conditions for our children and pets and us as we exit our developments.
- Our neighbors who are adjacent to this parcel will have their views blocked by these structures. Views that many of us have paid premiums for. We will all suffer to some degree from multi-story buildings blocking our eastern views.
- We have concerns about security with the transient nature of multi-family units. We have a realistic expectation of safety and security in our neighborhood where we know our neighbors and do not feel like our property is at risk of damage or theft.
- To change the zoning now after we have committed our life savings to build our retirement home is highly unfair and inconsiderate.

Mr. Boles, for Davies Design Build to attempt to change the zoning of this centrally located parcel and thereby changing the whole nature of the area at this point in time, after so many tax paying people have committed their savings and futures in our community, is very disgusting. Please do not vote for this re-zoning effort by this group. Thank you for your consideration.

Sincerely,
Wayne Green



Daniel Boles <daniel.boles@sgcity.org>

Opposition to Zone Change

1 message

Penny Gwilliam [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Mon, Mar 22, 2021 at 4:32 PM

Dan –

Thank you for reading our concerns for the apartments being considered in the Divario area. Some of the lots in the Sentieri Canyon area were sold at a premium price for their view which for many will be block and no longer be views in the Divario area.

Greater concerns are the traffic problems it would increase with only one exit at this time, and many years to come. No under ground parking for the apartments, so parking would be at a minimum. It is a large 2-3 story buildings in a small property.

Apartments will distract from the natural beauty of the land and take away from this area which was sold as hiking and biking trails, etc.

Regards,

Penny Gwilliam

Sent from [Mail](#) for Windows 10

Opinion Opposing Rezoning Divario PA-17 Ascasa at Divario, Case No. 2021-ZC-028

1 message

Tom Gwilliam [REDACTED]
To: daniel.boles@sgcity.org

**From the Desk of
Tom Gwilliam**

Dan Boles, AICO Senior Planner
Community Development Department, City of St George
[175 East 200 North](#)
[St. George, Utah 84770](#)

Dan;

My name is Tom Gwilliam and my wife and I live at [REDACTED] in Sentieri Canyon @ Divario. The intent of the email is to place the Planning Commission of the City of St. Ge change request related to the project known as "Divario PA-17 Ascasa at Divario, Case No. 2021-ZC-028" that is before you.

First of all, let's just look at the visual impact of this project. The Sunbrook, Green Valley, and now Divario areas of St. George are Diamonds that add to the beauty of the St. George I recognize these pristine lands. Review the following photos.





I agree that there are needs for High Density Housing within the boundary of Washington County, but this parcel of acreage is the wrong location for this project. Imagine owning pro the beauty while overlooking this:





Eight (8) two (2) and three (3) story apartment buildings (40 foot high) housing 184 rental units with 450 parking stalls (looking like a Wal-Mart parking lot), a c build on 12.24 acers. In November, 2020, this same developer proposed a project to build three (3) four-story apartment buildings on a 24-acre parcel situated at the intersection o George City Council has already set president by denying a similar application to re-zone this parcel of land within the master planned Divario community from single-family residential before this commission, is one in the same but this time the developers want to place **eight (8) buildings on 12.24 acers instead of three (3) buildings on 24 acers.** Please ke and keep this 12.24 acers zoned as Single Family Residential.

This location is just the wrong place for this project. The architecture, design, and scope just does not fit in this location. There are much more suited areas on the Sothern Parkway.

Please recognize the long term effect you decision will have in this area and deny this request to change the zone from R-1-10 (Residential Single Family, 10,000 Development Residential).

Regards
Tom Gwilliam





Daniel Boles <daniel.boles@sgcity.org>

Fwd: Sunbrook-Divario zoning change for PA-17 (From R-1-10 to RD-R High Density)

1 message

gingnchris@aol.com [REDACTED]

Mon, Mar 22, 2021 at 7:20 AM

Reply-To: [REDACTED]

To: daniel.boles@sgcity.org

From: [REDACTED]**To:** [REDACTED]**Cc:** [REDACTED]**Sent:** 3/21/2021 12:20:39 PM Pacific Standard Time**Subject:** Sunbrook-Divario zoning change for PA-17 (From R-1-10 to RD-R High Density)

Hi Daniel , Please pass the following to the community planning Commissioners :

Dear Commissioners ,

The city of St. George has received a request to change the zone R-1-10 (Residential Single Family , 10,000 sq. ft. minimum size lots) to RD-R (Planned Development Residential) on 12.4 acres located on the north-west corner of Cap Canyon Pkwy and Divario Canyon Drive . The applicant is proposing 184 multi-family units on the property . The developer is Davies Design build and representative is Joh Jensen ,"

In that I only have had less the 7 days notification for a meeting scheduled for Tues. in the City Building , I felt it necessary to "E" mail my Concern .

The Original planned community of Divario will be made into to a Hodge Podge development without serious considerations . Putting 300+ apartment in a limited access area and adding 700 more cars would not preserve any area . The statics would not be at all positive for existing residences , the original planned community of single family homes needs to be preserved . High Density housing in this area sure wouldn't be the positive step forward in Divario's planned community , saying nothing about other considerations such as road traffic , fire safety and water .

Many Thanks , Chris Heaton

[REDACTED]
[St. George , Utah 84770](#)
[REDACTED]



Daniel Boles <daniel.boles@sgcity.org>

Gap Canyon & Divario Canyon Dr zone change request

1 message

Thomas Higbee [REDACTED]
To: daniel.boles@sgcity.org
Cc: Tom Gwilliam [REDACTED]

Mon, Mar 22, 2021 at 2:08 PM

Hello Mr. Boles. I own a home in Sentieri Canyon, which is adjacent to the property subject to this zone change request. I'm writing to express my concern and opposition. I have heard lots of concerns from others, and I have many of my own. Here are the ones that seem to be most pressing.

Out of Place. This doesn't seem to fit with principles of solid zoning practice. Some zone change requests make a lot of sense. This one is not one of them. The homes in this area, for at least a mile on every side, are single-family residential homes. For the most part they are one and two story homes, with typical St. George area landscaping and design. Especially in our subdivision, they blend in somewhat with the topography and seem a natural fit for the St. George area and specifically for this area.

This project will, using the old saying, stick out like a sore thumb. It is huge, it doesn't fit, and it will be a visual, traffic and atmosphere distraction to all the areas around it. This doesn't blend in or seem to fit in any way. It is a pocket of high density, three-story, 24 unit buildings right in the middle of a quiet, well designed residential area. Plus it will be at the mouth of the main road heading up to the properties south and west. Those properties include more single-family residences, prominent recreational areas, and desert areas.

Reliance on zoning. Virtually every purchaser in our subdivision, and in the subdivisions around us, relied on the existing zoning in making our purchase decision. The property was zoned R1, it was completely surrounded by R1, and every home within a mile fit the zoning profile. We just had no way to reasonably expect such a drastic departure. It just doesn't seem fair to plop this mammoth project right in the middle of it when people made decisions, in some cases buying their "dream home" in reliance on existing zoning and surrounding areas.

Traffic. There simply are not sufficient roads in place to handle the increased traffic. Of course we haven't had time to do any traffic studies, but it doesn't take a traffic study to know that another 1000-2500 cars a day on Sunbrook Drive will create problems.

Wrong solution. I worry that the decision-makers are so anxious to improve "affordable housing," in St George that a bad decision will be made here. Housing availability and costs tend to go up and down over the years, as you well know. This decision would be a permanent one, set in concrete and asphalt, for well beyond the lifetimes of those involved. The "affordable housing" issue may very well be solved, in one way or another, within just two or three years. Just a dozen short years ago housing was cheap in St. George. And while the uptick has certainly been steady, housing costs, both purchase and rental, have varied within just the last three or four. This seems to me to be a dramatic, life-changing permanent solution to a what we'll may be a temporary problem.

I just saw the proposed map for the first time on Friday, so barely one working day ago, and thus haven't had time to analyze this request against the requirements of the St. George city code on zone changes. But I can't imagine that it complies with the factors and expectations that are contemplated for sensible zone change requests. So if you don't deny it, at the very least the matter should be tabled for a month so we can do adequate due diligence.

Thank you.

Tom and Carolyn Higbee
[REDACTED]
St. George, UT

Sent from my iPhone



Daniel Boles <daniel.boles@sgcity.org>

Divario Apartments

1 message

Alienta [REDACTED]
Reply-To: Alienta [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Sat, Mar 20, 2021 at 7:40 AM

Dear Mr. Boles,

As a resident of The Sunbrook Community, I'm writing to reiterate my same objections to increasing the zoning density to allow more apartment construction on the 730 acres that was zoned years ago. This proposed change offers no benefit to our community but is only about allowing the developers to make more money.

One additional consideration that must be addressed for all future development requests is the current drought. It is irresponsible if not a breach of fiduciary responsibility for the city to permit any additional development or even approve building permits if they cannot provide the additional water needed, which currently is very doubtful.

Thank you for the opportunity to express my concerns.

John Hisey
Sunbrook Resident

Sent from ProtonMail Mobile



Daniel Boles <daniel.boles@sgcity.org>

Ascesa zoning change

1 message

DAVID HOFFMANN [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>
Cc: [REDACTED]

Sat, Mar 20, 2021 at 8:37 AM

Mr. Boles,

I am a resident of Sunbrook and was once again shocked at the proposed zoning change in the Divario development. {Ascesa }The current master plan is very specific about the number, amount and types of structures approved for the property. The current proposed change from R1-10 to RD-R is another attempt to bait and switch the residents of both Divario, Sunbrook and the St. George planning and zoning department. A plan is a plan and changing it for financial reasons after the fact, that hurts residents, should not be accepted. The increased traffic, reduced safety and wear on the infrastructure should not be allowed in our community.

Please stop the continued exploitation of our area.

Regards,

David Hoffmann
[REDACTED]



Daniel Boles <daniel.boles@sgcity.org>

Opposition to Ascesa at Divario. Case No. 2021-ZC-028

1 message

Jeffrey Klaus [REDACTED]
To: daniel.boles@sgcity.org

Sun, Mar 21, 2021 at 1:03 PM

Mr. Boles,

Please accept this email as an opposition vote to the above stated zone change. The zone is identified as an R-1-10 (Residential Single Family) and should remain so. I understand that in 2008 a Planned Development was approved on the property but reverted back to the current zoning due to failure to construct. That was 13 years ago and the footprint of St. George has changed in such a way that to squeeze 181 units into a small acreage of land makes no sense except for the development company who is only concerned about their profits. Divario, being a new and upcoming single family community, should remain as such. I did not purchase my home in Sentieri Canyon only to learn that the promised views and comfort will be marred by 3 story apartments, condominiums, or townhouses. Considering that they have not been labeled yet is just one of many causes for concern. The population boom in St. George over the last decade has become troubling with the fact that we are slowly being choked out of areas and confined to others due to the simple fact that you cannot get from Point A to Point B in any sort of reasonable time. Divario should be maintained as it was first intended to be and that is of a community of Residential Single Family homes. Below are some of my major concerns:

1. Traffic: There is only one way in and out of Divario and that is via Sunbrook Drive off of Dixie Drive. Traffic during peak hours is already heavy and now the proposal of 181 units (each with 2 allocated parking spaces) for the minimum increase of 362 additional vehicles is preposterous. Trying to access Sunbrook Drive via Dixie Drive has become quite the feat lately. I know there has been a traffic light study at that intersection and there have been continued talks of continuing Gap Canyon Parkway to Dixie Drive, but the fact still remains is that none of these things have occurred and there is no confirmed target date for either of these projects. So between all the added vehicles and the heavy construction trucks that travel on Sunbrook Drive on any given day, that roadway will continue to deteriorate. It's only a matter of time before that will need to be addressed.
2. Property Values: My wife and I bought in Divario because we wanted to live in a residential single family community where we could escape from the hustle and bustle of St. George and enjoy the peace and quiet that we paid for. Now that is in jeopardy because Davies Design Build thinks it's a great and profitable idea to build multi family dwellings in a single family development. It's zoned as R-1-10 for a reason and it should stay that way. The families that live here now are committed to this community and care for it and want to protect it. Multi family dwellings will destroy that. Not only will they be an eyesore but it will bring in people who have no interest in the community other than a part time place to occupy. We all have spent a lot of money on our homes and the promise of residential living. Why do our hopes and dreams become a side note because some developer is looking to make a quick buck and every promise that they make will fly out the window once they get approval.
3. Utilities: Adding all of those families to such a small area makes me wonder, how will that affect our utilities? Will there be sufficient water in Divario and the surrounding areas? What about electricity? Will there be enough ample service for that or can we expect an electrical substation in our backyard as well?
4. Amenities: Adding more and more multi family structures in such small areas continues to put a strain on our community. There are not enough grocery stores, banks, eateries, commerce stores available as it is now. Everywhere you go there are lines and waits. But let's keep cramming people in and hope for the best.
5. Quality of life: With more people, especially those who are only part-time residents or renters, comes more problems. Those invested in their community take care of it, those who are not do not. So we can expect the peace and tranquility to evaporate just like the hopes and dreams of those who bought in Divario expecting to enjoy life in the suburbs.

To sum it all up, we are vehemently opposed to the plans of Davies Design Build coming into our oasis looking to make a quick buck. The land they are looking to develop is zoned as a residential single family for a reason and it should stay that way. It matters not that back in 2008 it was zoned for high density. That was 13 years ago and St. George's population has skyrocketed. What was once a feasible idea in 2008, is no longer the case. It's not the fault of the residents of Divario that the developers dragged their feet for over a decade and now want something that no longer works in any stretch of the imagination.

These are our opinions and I'm sure that they are held by most in Divario. Please make these available to the members of the Community Development Department at the next meeting on Tuesday, March 23, 2021.

Sincerely,

Jeffrey & Betsy Klaus





Daniel Boles <daniel.boles@sgcity.org>

Ascesa at Davario

1 message

Denise Larsen [REDACTED]
To: daniel.boles@sgcity.org

Sat, Mar 20, 2021 at 8:55 AM

Dan,

We are residents in Sunbrook and have recently been informed of the proposed zoning change for PA-17 for multi-use residential.

With the development of Senteiri and the Davario development the traffic through Sunbrook has already increased considerably.

It appears that with the 7-day notice this has already been decided and the meeting on March 23 is a formality but WHEN will the developers and the City of St George finish some other access roads, like Plantation Drive, so that all this increased traffic has another option besides Sunbrook Drive.

There should be some other access point in/out not only for residents but also for Emergency personnel. This should be a priority before any more development is approved.

Sincerely,
Doug and Denise Larsen

[REDACTED]



Daniel Boles <daniel.boles@sgcity.org>

Zoning change request in Divario

1 message

Garrett Lyman [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 1:03 PM

Dan,

My wife and I retired here last Fall and purchased a home in the Sentieri Canyon subdivision developed by Ence Homes. We had never really considered St. George as our retirement location but as we were driving around the Green Valley area, we were amazed at the views from the Ence subdivision towards Snow Canyon and East toward the Black Hill. We had never seen the Valley from that perspective and were totally blown away at the pristine, almost photographic image we would enjoy from our home. We know the views were a primary driver in the decision of many of our neighbors when they chose Sentieri Canyon.

We were also very impressed that Ence had the foresight to only allow one story homes in our subdivision. This protected all of the residents 360-view of the Box Canyon and Slot Canyon area. We were putting our life-savings into this home and thought we were making a great investment. There are unique mountain biking trails, hiking trails, running trails and beautiful walking trails.

Because of those reasons, we were dumbfounded to hear that the city of St. George would consider re-zoning the 12 acre parcel southeast of us for the construction of multi-story apartment buildings. Everything we had heard about the pristine, environmentally-focused area seem to be in conflict with that type of housing option.

If we would have been told this was the city's plan, we would have never spent our life savings on a home so close to an apartment complex of this size. We had been told the property was zoned for single family homes. The company building the apartments and the people renting the apartments will only be there for a short time ... but those of us who have spent our life savings will be there forever. Please consider this as you consider changing our neighborhood.

I believe there is even precedence for not allowing this type of high density housing to be constructed in the Davario area. I have been told that last November the city withdrew support of a similar project proposed for the south end of Davario, citing the environmental and visual impact of the proposed apartments. My question would be, if it is not good for the southern end of Davario, how could it be OK for the north.

I have even read quotes from City Council people referring to the Davario area as the jewel of Saint George spirited how do three story apartment buildings contribute to the jewel area of our city?

There is plenty of land on Dixie Drive to accommodate apartment buildings. When I drove south on Dixie Drive yesterday I counted at least 25 acres of property for sale adjacent to the street. Why could the apartment builders construct their units on that property when it would not be next to residential areas?

3/22/2021

City of St. George Mail - Zoning change request in Divario

Respectfully,

Garrett Lyman

[REDACTED]
St George, UT 84770

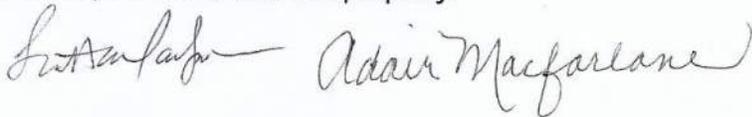
RE: Petition Opposing Zone Change 2021-ZC-028

Community Development Department
Attn: Dan Boles
City of St George
174 East 200 North
St George, UT 84770

The proposed rezoning of the property located on the northwest corner of Gap Canyon Parkway and Divario Canyon Drive from R-1-10 to RD-R does not seem a good fit. Adding multi-family housing in the parcel will significantly increase traffic on Sunbrook Drive, increase population density in the neighborhood, and would likely lower property values for those located in Sunbrook or Divario. Any multi-family units would make more sense being located closer to resorts and other multifamily units, and keep the proposed location as single family homes as in the surrounding neighborhoods.

Also, why haven't the developers of the area been made to complete Plantation road from Dixie Dive, and associated curbing, utilities, etc? The failure of the Developers to fully install roads, curb, and gutters before issuing building permits has caused an incredible traffic increase on Sunbrook Drive. This increased traffic has been incredibly noisy, negatively affecting residents along Sunbrook Drive.

Please, do not rezone the property.



Scott and Adair Macfarlane

C: St George City Council

Jimmie Hughes, Vardell Curtis, Brayn Smethurst, Danielle Larkin,
Greg McArthur

City Manager- Adam Lenhard



Daniel Boles <daniel.boles@sgcity.org>

Fwd: Divario Zone Change Letter

1 message

Adair Macfarlane [REDACTED]

Sun, Mar 21, 2021 at 6:56 PM

To: daniel.boles@sgcity.org

Cc: [REDACTED]

Please do not change the zoning!

>
>
>

 **Divario Zone Change Letter.pdf**
261K



Daniel Boles <daniel.boles@sgcity.org>

Proposal for zoning change in Divario development

1 message

Julie & Doug Moore [REDACTED]
To: daniel.boles@sgcity.org

Sun, Mar 21, 2021 at 4:41 PM

To Whom It May Concern,

I would like to express my frustration and disapproval of the proposed zoning change from R-1-10 to RD-R near the intersection of Gap Canyon Parkway and Divario Canyon Drive. A change in zoning to benefit the developers at the expense of the current area residents should not be allowed. The proposal will create a substantial increase in traffic to the currently approved Divario plan and access routes such as Sunbrook Drive. This zoning change request should be denied. Thank you for your help in protecting the quality of life of existing home owners in this area.

Douglas and Julie Moore

[REDACTED]
[St George, UT 84770](#)



Daniel Boles <daniel.boles@sgcity.org>

Divario area development

1 message

Steve-Charlotte Nebeker [REDACTED]

Sat, Mar 20, 2021 at 7:30 AM

To: daniel.boles@sgcity.org

To whom it may concern:

Awhile back I wrote the mayor and some of the city council members about halting the attempt to build multi-family units in the new Divario area of Green Valley. Most of them agreed with our concern. Now, we hear that an attempt is being made to rezone that area to allow multi-housing units. PLEASE DON'T ALLOW THAT! Those who own homes, or are presently moving into that area, bought our property for the natural beauty that surrounds us here--with lovely views of Red Mountain and Snow Canyon. We sure don't want our property values to decline because of multi-family dwellings being added. We want NO TALL BUILDINGS OR APARTMENT-TYPE BUILDINGS AT ALL! Additionally, we are already suffering from heavy traffic on Sunbrook Drive and, even with an eventual route into the area from Santa Clara and from the south, this area will be highly traffic-congested. It will get worse if high-density housing areas are added.

In short, please don't allow high density housing in that area at all.

Sincerely, Stephen & Charlotte Nebeker



Daniel Boles <daniel.boles@sgcity.org>

Divario rezoning topic

1 message

Lionel Nebeker [REDACTED]

Sat, Mar 20, 2021 at 7:19 AM

To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Dear Mr. Boles,

I am a resident of Sunbrook and do not object to the development of quality homes in the Divario Canyon area. However, I do object to the rezoning proposal that would allow for the building of multi-residential buildings in that area. The general project has only just begun this past year and already the traffic (not just from noisy construction vehicles) but from all kinds of traffic has added a huge amount of vehicular traffic. Creating high-density residences would make this much worse. Please do not rezone that area.

Additionally, I thought the city was going to bring in a new road, "Plantation" from lower Dixie Drive, to access the entire Divario area from far to the south and reduce the access via Sunbrook. Now, however, on the diagram of the area, it appears there is no intent to do that anytime soon, but to ONLY have access via Sunbrook Drive, or over the top of the hill by Las Palmas. Relatively few drivers will want to climb over the top of that hill and then descend again down to the canyon. Instead, a very high percentage of the additional residents to that area will continue to access it only via Sunbrook. When they have 3200 residences back there, that will make Sunbrook Drive a traffic nightmare. Please approve and create an access to the entire Divario area from lower Dixie on what was proposed to be named "Plantation" soon.

And, while we're at it, and before anything is really done about "Plantation" please consider renaming that road before the name comes into common use or is posted. In this era of political sensitivity, the word, "plantation" connotes the misuse of working slaves and would be a terrible name to use for this road. Surely someone can see that this is the time to make a simple change to that name before it is posted on streets and maps when it will be much more difficult to change.

Thank you for reading my comments. Now is the time for everyone to think through these concerns very carefully rather than merely rushing ahead with whatever builders may wish to do to maximize their profits and leave the residents to live with those short-comings.

Lionel Nebeker

[REDACTED]
St. George, UT 84770



Daniel Boles <daniel.boles@sgcity.org>

Divario PA17

1 message

Aage Olsen [REDACTED]
To: daniel.boles@sgcity.org

Sun, Mar 21, 2021 at 1:46 PM

Mr. Boles

I am certain that by now you must be sick and tired of emails regarding this issue. Unfortunately I feel that I need to add to your burden.

I am Aage Olsen a resident of [REDACTED] in Sentieri Canyon.

My wife and I oppose the proposed zone change for case #2021-ZC-028.

Our opposition is based on the following:

Spot zoning of this parcel does not seem appropriate as it changes the areas aesthetic look as well as having negative affect on mountain views, which are promoted for this area.

Surrounding PA17 there are currently 165 residential lots completed and sold to local builders, with an additional 91 lots under construction, to be completed, all zoned as R-1-10

The value of existing properties are diminished with High Density Housing

Insufficient road infrastructure, all traffic must use Sunbrook Drive

As a neighbor to this property, property owner, citizen and voter in the City of St. George, I urge you to decline a zoning change for this property

Thank you for your time and consideration.

Aage Olsen, [REDACTED]

**Daniel Boles** <daniel.boles@sgcity.org>

Zone Change of Davario PA-17

1 message

Dana Palmer [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 3:14 PM

I am disappointed in the perceived direction of the zoning change for the Davario development. I and my wife live in the Sunbrook Subdivision and you have just opened a huge traffic problem for that area...it was going to be bad enough with a single family home development, but it will be compounded with the multifamily dwellings.

Also, the limited time to express our feelings about the change is not appreciated either. For a city that seemed to have its act together regarding planning, it seems like real estate developers have taken charge.

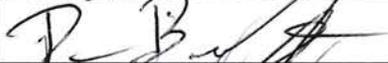
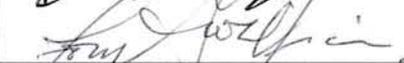
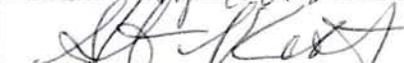
Dana Palmer
Sunbrook Resident
[REDACTED]

Petition Opposing Zone Change
Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

We the undersigned residents of Sentieri Canyon oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

Lot #	Resident Name (please print)	Resident Signature
23	Niki Brunello	
23	ROSS Brunello	
21	Tom Swilliam	
21	Penny Swilliam	
16	Barbara Sheldon	
31	Cynthia M. Christensen	
32	Steven Kestly	
44	ERNEST REESE	
15	Holly Willden	
15	Ryan Willden	

Petition Opposing Zone Change
Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

We the undersigned residents of Sentieri Canyon oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

#8	David Zabristic	<i>David Zabristic</i>
#8	Cynthia Zabristic	<i>Cynthia Zabristic</i>
#11	AAGE OLSEN	<i>AAGE OLSEN</i>
#11	Sharon Lee Olsen	<i>Sharon Lee Olsen</i>
#39	Rich Cherian	<i>Rich Cherian</i>
#39	Brenda Cheri	<i>Brenda Cheri</i>
#36	Jeff Richardson	<i>Jeff Richardson</i>
#36	Julie Richardson	<i>Julie Richardson</i>
#19	Steven Horsman	<i>Steven Horsman</i>
#24	Noralee Green	<i>Noralee Green</i>
#34	WAYNE GREEN	<i>Wayne Green</i>
#46	RAMON RIQUELME	<i>Ramon Riquelme</i>
#46	FANNY RIQUELME	<i>Fanny Riquelme</i>
#44	ERNEST R BEESE	<i>Ernest R Beese</i>
49	ARTHUR CHIOFFE	<i>Arthur Chioffe</i>
49	Anna Chioffe	<i>Anna Chioffe</i>
50	scott DAVIS	<i>Scott Davis</i>
50	Hannah Davis	<i>Hannah Davis</i>
5	GEORGIA SNYDER	<i>Georgia Snyder</i>

Petition Opposing Zone Change
Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

We the undersigned residents of Sentieri Canyon oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

5	DAVE SNYDER	Dave Snyder
42	Denise Jacobson	Denise Jacobson
42	Odd Jacobson	Odd Jacobson
45	LEWIS B WITHERS, JR	Lewis B Withers Jr
45	LINDA M. WITHERS	Linda M. Withers
37	MIKE SCHENCK	Mike Schenck
37	Maule Schenck	Maule Schenck
40	Suzette Welch	Suzette Welch
40	Jim Welch	Jim Welch
29	Garrett Lyman	Garrett Lyman
29	Dana Lyman	Dana Lyman
12	Doug Sterner	Doug Sterner (C3)
12	Cindy Sterner	Cindy Sterner (C3)
2	Barry Bryant	Barry Bryant
2	Amber Bryant	Amber Bryant
1	TIM CURRY	Tim Curry
1	HELEN CURRY	Helen Curry
6	James Ductett	James Ductett
6	Kang wan Yin	Kang wan Yin

Petition Opposing Zone Change

Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

of Sunbrook & Crystal Lakes

We the undersigned residents [redacted] oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

<i>Stephanie Cannon</i>	[redacted]
<i>Gail Cannon</i>	[redacted]
<i>Byrtell</i>	[redacted]
<i>Shirley A Morris</i>	[redacted]
<i>Mickelle Willemo</i>	[redacted] 415
<i>Ron Mabere</i>	[redacted]
<i>William A Bennett</i>	[redacted]
<i>Maria J. Adams</i>	[redacted]
<i>John O. Adams</i>	[redacted] 7
<i>Pat Smart</i>	[redacted]
<i>Alan G. Smart</i>	" "
<i>STEVE SHERBORN</i>	[redacted] 415 7
<i>Jeanne Woodruff</i>	[redacted]
<i>Wall M</i>	[redacted]
<i>S Diane Riddick</i>	[redacted]
<i>Marsha Muzga</i>	[redacted] 410
<i>Christine Jackson</i>	[redacted] 410
<i>Nichole Jackson</i>	[redacted] 410 730

Petition Opposing Zone Change
Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

of Sunbrook & Crystal Lakes

We the undersigned residents [redacted] oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

1	ELVIN R. DURUP [redacted]	<i>Elvin R. Durup</i>
2	CAROLYN E. DURUP [redacted]	<i>Carolyn E. Durup</i>
3	JIM FISHER [redacted]	<i>Jim Fisher</i>
4	Lucinda Fisher [redacted]	<i>Lucinda Fisher</i>
5	[redacted]	<i>Michelle Mitchell</i>
6	[redacted]	<i>George [redacted]</i>
7	[redacted]	<i>Joseph W. Florynski</i>
8	[redacted]	<i>Larry [redacted]</i>
9	<i>Bob Wherry 126</i> [redacted]	[redacted]
10	[redacted]	<i>Joseph Potts</i>
11	Claudie Campbell [redacted]	<i>Claudie Campbell</i>
12	SCOTT CAMPBELL [redacted]	<i>Scott Campbell</i>
13	<i>Lovi Hansen 132</i> [redacted]	<i>Lovi Hansen</i>
14	<i>Lovi Hansen 132</i> [redacted]	<i>Lovi A Hansen</i>
15	<i>Brent Lee [redacted]</i>	<i>Brent Lee</i>
16	<i>Melanie Raymond [redacted]</i>	<i>Melanie S. Raymond</i>
17	<i>A. Spencer Raymond [redacted]</i>	<i>A. Spencer Raymond</i>
18	CHRISTIE BURNETT [redacted]	<i>Christie Burnett</i>
19	Scott Burnett [redacted]	<i>Scott Burnett</i>

Petition Opposing Zone Change

Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

residents of Sunbrook & Crystal Lakes

We the undersigned oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

Lot #	Resident Name (please print)	Resident Signature
	Rachy Cranney	[Redacted Signature]
	Michael Cranney	[Redacted Signature]
	Leia Passey	[Redacted Signature]
	Jessica Passey	[Redacted Signature]
	David Passey	[Redacted Signature]
	GARY AMES	[Redacted Signature]
	Sheldy Stefan	[Redacted Signature]
	Beth [Redacted]	[Redacted Signature]
	James DALL	[Redacted Signature]
	Sally Dall	[Redacted Signature]
	Vern W. Helmer	[Redacted Signature]
	Margaret Helmer	[Redacted Signature]
	Judy Gantner	[Redacted Signature]
	By [Redacted]	[Redacted Signature]
	CE W [Redacted]	[Redacted Signature]
	Marie Bond	[Redacted Signature]
	Carl Bond	[Redacted Signature]
	R. [Redacted]	[Redacted Signature]
	Thomas E. [Redacted]	[Redacted Signature]

Petition Opposing Zone Change

Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

Sunbrook & Crystal Lakes

We the undersigned residents of [REDACTED] oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

Jackie Fullmer	[REDACTED]
[REDACTED]	[REDACTED]
Stephen Whitmer	[REDACTED]
Wendi Whitmer	" " " "
CHARLENE & LARRY Tolpi	[REDACTED]
Edwin L Smith	[REDACTED]
Pat & Ann	[REDACTED]
Judy Busch	[REDACTED]
Korren Pasco	[REDACTED]
Opal Blood	[REDACTED]
Steve Akers	" " "
Berlin Sparks	[REDACTED]
[REDACTED]	[REDACTED]
Bill & Acord	[REDACTED]
Marilyn Acord	[REDACTED]
Frank Blatter	[REDACTED]
[REDACTED]	[REDACTED]
Sybilie Leander	[REDACTED]
Kay D [REDACTED]	[REDACTED]
LaVonne Pearce	[REDACTED]
Kelly Pearce	[REDACTED]

Petition Opposing Zone Change

Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

Sunbrook & Crystal Lakes

We the undersigned residents of [REDACTED] oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascena at Divario. Case No. 2021-ZC-028

KIM N TAYLOR	[REDACTED]
[Handwritten Signature]	[REDACTED]
Robin Brown	[REDACTED]
Tom Brown	[REDACTED]
Ricky Dall	[REDACTED]
Sally Dall	" "
Charlotta Nebeker	[REDACTED]
Steve Nebeker	" " "
GLEN SCHRIEVER	[REDACTED]
DAVID TRIPTOW	[REDACTED]
Sundeel Walton	[REDACTED]
[Handwritten Signature]	[REDACTED]
Stephen Wright	[REDACTED]

Petition Opposing Zone Change

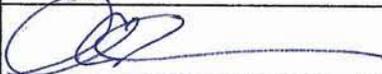
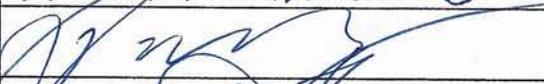
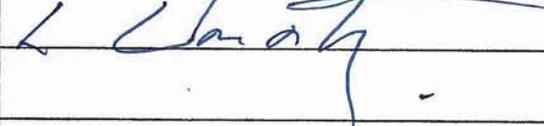
Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

residents of Sunbrook & Crystal Lakes

We the undersigned oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascena at Divario. Case No. 2021-ZC-028

Lot #	Resident Name (please print)	Resident Signature
29	Sharon Draper	
29	Don Draper	
37	Jolene Smith	Jolene Smith
71	Krista Vrijens	Krista Vrijens
85	BLOTT A. DAVIS	BloTT A. Davis
31	Norma Jean Wood	NORMA JEAN WOOD
19	DAVID EASBERG	
14	Sandy Frangum	
16	John L. FRANCOM	John L. Francom
39	Nancy Van Noy	
39	LORAL VAN NOY	



Daniel Boles <daniel.boles@sgcity.org>

ASCESA Development

1 message

Henry Reed [REDACTED]

Sun, Mar 21, 2021 at 4:09 PM

To: daniel.boles@sgcity.org

Cc: Kimberly Graff [REDACTED]

Mr Boles

I oppose the zoning change allowing the 184 multi -family project called "Ascesa" .

I am a home owner in Sun Brook and am already experiencing the negative impacts from the "runaway devilment" bordering our community.

The increased use of Sun Brook Drive has affected our safety and the safety of our children/grand children and neighbors.

Please do not approve this zoning change and add to the problems of over use we are already facing.

Additional:

Quickly completing other access roads serving the "Davairo" development would help take some of the burden off our community.

Please make this a priority and make Sun Brook safer for us all.

Thank you

Henry Reed and family



Daniel Boles <daniel.boles@sgcity.org>

Zone Change for Divario PA-17 Ascesa at Divario, Case No. 2021-ZC-028

1 message

Ernie Reese [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Mon, Mar 22, 2021 at 12:22 PM

Dear Mr. Boles:

Thank you for the opportunity to respond to your letter of March 12th concerning this case.

I wish to make the following observations concerning this re-zoning proposal:

1. Your letter was not received by me until March 17, 2021. That is hardly time to thoughtfully consider the import of this case.
2. Much is made in the Planning Commission Agenda Report that PA-17 was already approved in 2008 as a "Planned Development". It should be noted that designation expired more than a decade ago when construction never went forward and PA-17 reverted back to R-1-10 zoning. In the last 18 months, more than 60 single family and single story homes immediately adjacent to PA-17 have been built according to R-1-10. None of that is accurately depicted in the Existing Zoning picture of your PowerPoint presentation. That picture only shows 16 structures in place to the immediate west and northwest of PA-17 when in fact there are 47 existing homes there. Further, southeast of the proposed zoning change there are at least 16 more homes with several in process of being built now. The owners of those completed homes were given the assurance that these homes would be surrounded by other single family, single story homes and not multiple high density multi-stored buildings being built for rental apartments.
3. I am very concerned that the proposed site plan does not clearly point out that emergency ingress and egress depends upon traversing the full length of Sunbrook Drive from Dixie Drive to Gap Canyon Parkway (1.1 miles). That is the only roadway now in existence to access PA-17 as well as the other developed parcels in Divario representing approximately 225 single family home sites. Nor does the proposed site plan depict the fact that Gap Canyon Parkway, Divario Canyon Drive, and Sentieri Vista Drive are all two lane roads (single in each direction) that the 225 single family homes rely upon for ingress/egress. Finally, I would be remiss if I did not point out that literally hundreds of trucks per day are operating on those same roads involved with the continued construction of Divario. I am quite certain that the Sunbrook residents are acutely aware of this major increase in traffic along Sunbrook Drive that causes delays when all the traffic reaches Dixie Drive. I have personally seen at least 12 vehicles waiting to turn at that intersection as there is no traffic light and vehicles approaching from the south from Green Valley on Dixie Drive make a sharp curve immediately before encountering the turning traffic on Sunbrook Drive.
4. The areas that surround PA-17 on three sides in Divario represent approximately 126 acres with approximately 225 single family homes lots. To add 184 apartments in nine multi-story buildings into the center of this mix is absolutely incomprehensible to me and will totally destroy the character and value of my property. I trust the St. George City Planning Commission will carefully review all the aspects that would result from a positive decision in the zoning change before making such a change. I respectfully request that the Planning Commission take much more time to consider all these cogent aspects and finally deny this change.

3/22/2021

City of St. George Mail - Zone Change for Divario PA-17 Ascesa at Divario, Case No. 2021-ZC-028

Sincerely,

Ernest R. Reese, Owner

[REDACTED]

[REDACTED]

St George, UT 84770-1340



Daniel Boles <daniel.boles@sgcity.org>

Proposed Rezoning at Divario Canyon

1 message

Julie Richardson [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 12:33 PM

Dear Dan,

We appreciate the opportunity to express our concern about the request to change the Zoning from R-1-10 to PD-R on the 12-acre parcel located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive by Davies Design Build. We currently live in Sentieri Canyon, an Ence Community, and would be greatly affected by the 184 multi-family units on the property. One of the main reasons we bought in Sentieri Canyon at Divario was the zoning of single-family homes. We respectfully request that the zoning for this project be denied.

Thank you for your help and support in this matter.

Sincerely,
Jeff and Julie Richardson



Daniel Boles <daniel.boles@sgcity.org>

Proposed zoning change -Case 2021-ZC-028- Gap Canyon Pkwy and Divario Canyon Dr

1 message

Fanny Riquelme [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 10:37 AM

We are property owners within 500' of the proposed zoning change. Please do not approve the proposed zoning change as it was not included in the master plan for Divario Canyon. The proposed apartment construction is not consistent with the current and future development of the area and it will negatively affect the quality of life and the environment for many years. Thank you.

Ramon and Fanny Riquelme
[REDACTED]
[Saint George, UT 84770](#)

Divario Zoning change

21-Mar-21

Mr. Boles,

Getting notified of changes or meetings that may affect our lives is never enjoyable. Being given only two days to respond is not right. The City has ignored all of our concerns about the traffic on Sunbrook Drive. I realize that St George will expand and the views we once had will be marred by new expansion and there will be an increase in traffic. But to allow this expansion without consideration for communities empacked is criminal. There is only one road in and out of Divario, Sunbrook Drive. There already a major traffic issue at Sunbrook Drive and Dixie. What was once a nice stroll along Sunbrook to access Sunbrook community Recreation Center is now a nightmare during certain hours of the day. Our once quiet mornings and evenings are already marred by truck and commuter traffic noise.

The City needs to construct and complete Gap Canyon Parkway to give Divario a shorter and safer exit to St George and I-15 before any more expansion is completed. Sunbrook Drive and Dixie needs a traffic light now, not 150 homes from now. A crosswalk at Emerald and Sunbrook is also needed so people can safely cross Sunbrook Drive.

As to the Zoning change, if it is changes, just 3 times more traffic for residents to have to hear and avoid.

Respectfully yours,

Dennis Sayers, Sunbrook HOA board member

Petition Opposing Zone Change
Case No. 2021-ZC-028

March 17, 2021

To the City of St. George,

Sunbrook & Crystal Lakes

We the undersigned residents of [REDACTED] oppose the zone change from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum sized lots) to PD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The project known as Divario PA-17 Ascesa at Divario. Case No. 2021-ZC-028

138	Barry Blumberg	[REDACTED]
138	Deirdre Blumberg	[REDACTED]
136	Smiley	[REDACTED]
136	S Rodriguez	[REDACTED]
105	Heidi Dubois	[REDACTED]
105	Cheryl Galt	[REDACTED]
106	Scott Mohr	[REDACTED]
106	Chair McFarlane	[REDACTED]
108	Kevin Caley	[REDACTED]
108	Bo Zhang	[REDACTED]
109	NR 11/12/2020	
109	Joan Matheis	
110	Jeresa Simon	[REDACTED]
110	Thomas J. Oma	[REDACTED]
143	Douglas Ragan	[REDACTED]
141	Mal CARTON	[REDACTED]
142	Latrice Hunter	[REDACTED]
142	Mina Bennett	[REDACTED]



Daniel Boles <daniel.boles@sgcity.org>

Fwd: Rezoning Responses and an Ask for Help

1 message

Brenda Hatch <brenda.hatch@sgcity.org>
To: Daniel Boles <daniel.boles@sgcity.org>

Mon, Mar 22, 2021 at 1:24 PM

----- Forwarded message -----

From: [REDACTED]
Date: Sun, Mar 21, 2021 at 8:49 AM
Subject: Re: Rezoning Responses and an Ask for Help
To: <brenda.hatch@sgcity.org>

Ref: Case No. 2021-ZC-028

Are developments zoned R110, apartment buildings, required to have a percentage of the units classified as affordable (HB295) ?

>
>
>
>
> On 2021-03-18 13:00, [REDACTED] wrote:
>> Dan Boles
>>
>> I oppose the zoning change of Divario PA-17 Ascesa at Divario. Case
>> No. 2021-ZC-028.
>>
>> Safety issue and traffic issue, one way in and out.
>>
>>
>> Sincerely
>>
>> Mike Schenck
>>
>> STG
>>
>> Sentieri homeowner

--

Brenda Hatch

Development Services Office Supervisor | Development Services

Office: (435) 627-4006





Daniel Boles <daniel.boles@sgcity.org>

Zone Change Case No. 2021-ZC-028

1 message

Corinne Schmalz [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 4:06 PM

Mr. Boles,

As a resident of Sentieri Canyon at Divario, I am writing to express my objections to the proposed zone change (Case No. 2021-ZC-028) for the 12.24 acres located on the north-west corner of Gap Canyon Parkway and Divario Canyon Dr from R-1-10 to PD-R.

While we all understand that there is a need for more affordable housing such as apartments and townhomes in the Washington County area, I do not feel that the construction 2 and 3-story apartment buildings with 184 approved units on this property is best for the existing Divario and Sunbrook communities. I feel that such high density housing is better suited for areas that allow closer access to services such as public transportation, grocery stores, etc. While the last few years have brought more high density, 3-story apartment complexes to Washington County, these complexes are typically located in more central locations. For example, City View Apartments and Joule Plaza which are located in downtown St. George, The Falls at Mesa Point, Legacy Ridge and Grayhawk Apartments which are located off of Riverside Dr. close to gas stations and grocery shopping, and 605 Place located near Dixie University. In Washington County, high density housing is typically more centrally located than the proposed acreage in Divario.

Based on the developers website, completion of the master planned Divario community is expected to take 10 years. Until the completion of Gap Canyon Parkway at some point in those next 10 years, the only access to this property is through Sunbrook. The addition of high density housing in this area will greatly increase traffic through Sunbrook and add to the traffic issues at the corner of Sunbrook Dr. and Dixie Dr.

I understand that the out of state developers and builder are seeking to utilize this property in the most profitable way possible for their businesses, but based on the current zoning, it is clear that the original intention was not to have high density housing in this area. Please consider the future impact a high density community in this location will have on the current residents of Sunbrook and Divario and vote against the requested zone change.

Thank you.
Corinne Schmalz
Sentieri Canyon Resident



Daniel Boles <daniel.boles@sgcity.org>

Divario PA-17 Ascesa at Divario. Case No. 2021-ZC028

1 message

Dave Snyder [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Sat, Mar 20, 2021 at 5:19 PM

And good day!

Thank you for receiving my comments and concerns regarding Divario PA-17 Ascesa at Divario. Case No.2021-ZC-028.

As a home owner in Sentieri Canyon, Lot #5, I am opposed to this propose zoning change for the following reasons.

1. These 40 ft. high buildings will cause a significantly obstructed view for not only the citizens who have/will purchase homes in Sentieri Canyon, Varano Vistas, S&S Homes, Carefree Homes, Visionary Homes, but also all the visitors, homeowners and golfers enjoying the view from the lower neighborhoods in Sunbrook looking up into this area.

This area was designed and built in stadium style with the intent to highlight the spectacular views. This proposed development will obstruct the very reason many of us spent our life savings to purchase our homes in this area.

Imagine placing taller children in front of their classmates for school photos, kind of ruins the picture for those in the back...why not arrange the students in appropriate positions to afford the best result for everyone involved.

2. The significant increase in traffic volume on an already severely overused road.
3. The noise generated from a community of 184 units would ruin the quiet and peaceful sanctuary that is our backyards. Noise will echo up and down our small canyon as well as into the Sunbrook communities.
4. A similar application from the same Developer was denied by the St George City Council in November of last year. It was to be located at the intersection of West Canyon View Drive and Gap Canyon Drive. That proposal was to be 4 – 3 floor buildings on a 24 acre parcel.

This current proposal is for 9 – 2 & 3 story buildings on a 12 acre parcel. I would ask the Council Members to recall the very reasons for the previous denial and apply those to this very similar situation.

Thank you for your time and the opportunity to express my opinion. Please feel free to reach out with any questions.

Respectfully,

Dave Snyder





Daniel Boles <daniel.boles@sgcity.org>

Fwd: Response to Divario multi-family units

1 message

Rachel Sollis [REDACTED]
To: daniel.boles@sgcity.org

Sun, Mar 21, 2021 at 5:51 PM

"The City of St. George has received a request to change the zone from R-1-10 (Residential Single Family, 10,000 sq. ft. minimum size lots) to RD-R (Planned Development Residential) on approximately 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. The applicant is proposing 184 multi-family units on the property. The applicant is Davies Design Build and the representative is Joh Jenson."

Dear Mr. Boles,

In response to the upcoming proposed zone change, as a Sunbrook owner just a couple of houses from the proposed multi-family housing, I would like to call for a postponement of such a decision until the traffic flow and safety issues have been addressed with a very specific and detailed plan. The increased traffic onto Sunbrook Drive is hazardous and there MUST be a plan to address this BEFORE adding in hundreds more residents.

Sincerely,

Rachel Sollis
[REDACTED]

[St. George, UT 84770](#)



Daniel Boles <daniel.boles@sgcity.org>

Proposed zone change for Divario PA-17 acreage

1 message

Ken Spelman [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Mon, Mar 22, 2021 at 10:32 AM

Hello Dan,

I wanted to write you and express my total opposition to the proposed zone change for Divario PA-17 acreage. This needs to stay R-1-10. This is nothing but a greed move on part of the developer. The developer knew what the property was zoned for when they acquired it and St George should stick to that plan.

People have made incredibly important decisions based in part on the current zoning laws. To allow the developer to get this request approved now is unfair to your constituents. What they are proposing will hurt the look of the project (too tall and too much) when you enter it from Sunbrook Dr, hurt the views of all those new homes looking right at it as well as hurt property values.

The Divario project is already huge and doesn't need to get any larger. Traffic and noise will increase significantly as Divario builds new homes and they should be working on ways to mitigate these issues and not exacerbate them. The surrounding neighborhoods are going to assorb a major change as Divario grows, please don't allow them to make it worse.

Thank you,

Ken Spelman
[REDACTED]
[St George, UT](#)



Daniel Boles <daniel.boles@sgcity.org>

Zone Change: Case No. 2020-ZC-028

2 messages

Richard Spencer [REDACTED]

Mon, Mar 22, 2021 at 4:08 PM

To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Cc: "michele.randall@sgcity.org" <michele.randall@sgcity.org>, "jimmie.hughes@sgcity.org" <jimmie.hughes@sgcity.org>, "vardell.curtis@sgcity.org" <vardell.curtis@sgcity.org>, "bryan.smethurst@sgcity.org" <bryan.smethurst@sgcity.org>, "dannielle.larkin@sgcity.org" <dannielle.larkin@sgcity.org>, "gregg.mcarthur@sgcity.org" <gregg.mcarthur@sgcity.org>, "adam.lenhard@sgcity.org" <adam.lenhard@sgcity.org>

March 22, 2021

Community Development
City of St. George
[174 East 200 North](#)
[St. George, Utah 84770](#)
Attn: Dan Boles

Re: Petition to the City of St. George, Utah opposing zone change Case No. 2021-ZC-028

Since 2001, we have been the owners of a home located at [REDACTED] which is in the Santa Maria Section of Sunbrook. Our backyard borders Sunbrook Drive.

Since the commencement of the Divario Development, we have experienced a significant increase in the amount of traffic and traffic noise from Sunbrook Drive which is having a significant negative impact on our home. Obviously, the increase in noise is being generated by more cars and heavy trucks and other equipment using Sunbrook Drive to access Divario. We have also witnessed many of these vehicles traveling at excessive speeds in both both directions along Sunbrook Drive. Recently we observed a "close call" where a large dump truck coming from Divario almost collided with a vehicle turning onto Sunbrook Drive from Emerald.

We are strongly oppose to the zone change requested in Case No. 2021-ZC-028. Such a zone change will only result in a substantial increase of traffic and attendant road noise along Sunbrook Drive, particularly impacting the Sunbrook homes close to or bordering Sun Brook Drive. Furthermore, due to the uneven contours and curves on Sunbrook Drive, excessive vehicle speeds present a serious threat of accident, and possibly even more tragic, a vehicle/pedestrian event, at the intersection of cross streets entering onto Sunbrook Drive.

We hereby also request that the City of St. George immediately require the Divario Development to install other primary access roads, as planned, for use of construction and residential [vehicles.to](#) reduce their current reliance on just Sunbrook Drive.

Respectfully Submitted

Richard and Paula Spencer.

Michele Randall <michele.randall@sgcity.org>

Mon, Mar 22, 2021 at 4:17 PM

To: Richard Spencer [REDACTED]

Cc: "adam.lenhard@sgcity.org" <adam.lenhard@sgcity.org>, "bryan.smethurst@sgcity.org" <bryan.smethurst@sgcity.org>, "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>, "dannielle.larkin@sgcity.org" <dannielle.larkin@sgcity.org>, "gregg.mcarthur@sgcity.org" <gregg.mcarthur@sgcity.org>, "jimmie.hughes@sgcity.org" <jimmie.hughes@sgcity.org>, "vardell.curtis@sgcity.org" <vardell.curtis@sgcity.org>

Thank you for your email. I understand the concerns. We will be doing a traffic study on Sunbrook Drive right away. Sunbrook Drive was designed to handle a lot of traffic. This particular Divario project is consistent with the master plan. There will be a stoplight installed at Sunbrook Dr and Dixie Dr in the next few months. Once Gap Canyon Dr (formerly Plantations Dr) is developed it will take a lot of traffic off Sunbrook Drive.

Regards,

3/22/2021

City of St. George Mail - Zone Change: Case No. 2020-ZC-028

Michele Randall

[Quoted text hidden]

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Michele Randall

Mayor

Office: (435) 627-4001





Daniel Boles <daniel.boles@sgcity.org>

Ascesa proposed development

1 message

Gene Stewart [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Mon, Mar 22, 2021 at 3:07 PM

To whom it may concern,

I am writing to express my distaste for the actions taken in the case of the Ascesa Apartment development in the Divario neighborhood.

The fact that such a short notice was given to the affected homeowners of Sunbrook and Divario is highly questionable and smacks of a whitewash attempt.

We have recently expressed our displeasure with a previous development and the same issues persist with this proposal. The apartment proposal is so out of character with the existing developments in the area.

The traffic associated with this apartment complex would send even more cars (700 cars per day according to the developers) down Sunbrook Drive, which is the only access point for all residents of both Divario AND Sunbrook. We raised our concerns about traffic and public safety and those concerns still have not been addressed.

The intersection with Sunbrook Dr and Dixie Drive will become an even more severe traffic hazard with this increased traffic load (estimated in the materials shared only this Saturday).

The Gap Canyon Parkway should be extended south and provide a secondary access for all the new residents as a bare minimum traffic abatement plan. The plan to make any road improvements, which we were told during the last public meeting, suggested that once 500 homes were completed in Divario, we would have the roads completed. Well, if we add these apartments, we will surely exceed that arbitrary figure and this apartment plan does nothing to address the access to this property.

Until we see actions to improve traffic access, I vote NO to allowing this project to proceed. The folks up in Divario must be up in arms with this proposal to place this high density rentals right next door to the beautiful \$700K homes they are currently building in Divario. The owners of the \$1.5MM+ homes in Sunbrook are upset that rental properties are being pushed into the neighboring community without due consideration. Changing the zoning in this parcel is not supported by the neighboring community, and threatens the home values of our neighborhood.

Best regards,

Gene Stewart

[REDACTED]
[Saint George, UT 84770](mailto:gene.stewart@sgcity.org)



Daniel Boles <daniel.boles@sgcity.org>

Sunbrook multi family housing units

1 message

Rod Vaughn [REDACTED]
To: daniel.boles@sgcity.org

Sat, Mar 20, 2021 at 11:15 AM

Mr Boles,

As a concerned resident of the Sunbrook community, I want to register my firm objection to the proposed multi family project adjacent to Sunbrook. If approved this project will adversely impact the community with increased traffic, noise and congestion. Also, who is the beneficiary of this proposal? It appears to solely benefit the developer at the expense of the residents.

Again, I hope this proposal will be denied.

Respectfully,
Rod Vaughn

Sent from my iPhone



Daniel Boles <daniel.boles@sgcity.org>

Divario Canyon zoning change

1 message

Holly Willden [REDACTED]
To: daniel.boles@sgcity.org

Sun, Mar 21, 2021 at 9:29 PM

Dear Daniel Boles,

I am writing to you today concerning the proposed zone change at Divario canyon from single housing residential to planned development residential. My family recently built a home in Sentieri Canyon because of the beautiful views and quiet peaceful area. When we purchased our home we knew the area was zoned for single residential housing. This was a big factor in our decision to build in this area. With a possible change in rezoning we feel there will be several negative affects in this area. The traffic from Dixie Drive to the proposed unit location via Sunbrook Drive could see a possibility of upwards of 400 more vehicles per day if you consider each unit could have two vehicles. I'm probably understating this knowing from past experience that these types of planned developments often end up housing many more occupants than originally designed to help reduce rent costs, etc. This is not to mention the added traffic to Dixie Drive which I'm sure you know is already extremely busy with several accidents each year. The additional lighting needs to this area and limited parking for these units will be an absolute eye sore to all of the communities in this area. The property that surrounds our community is pristine. The red rock, the desert landscape and the views of this amazing city is what makes this place special. Building two and three story buildings in a quiet, single family housing area that was initially deemed to stay that way would be a big mistake. I know and understand that money is the almighty driving force in the world today. The rich get richer and the average person just gets by. I understand the need for affordable housing, but I feel there are many other areas in this valley that can accommodate such needs. Please consider keeping this area pristine and quiet and we residents that are already here and those who choose to build future homes near us can enjoy and prosper in our amazing little piece of heaven. Sincerely, Ryan and Hoilly Willden

Community Development Department
ATTN: Dan Boles, AICP Senior Planner
175 E. 200 N.
Saint George, Utah 84770

March 19, 2021

Dear Mr. Boles, et al:

Case No. 2021-ZC-028

This letter is respectfully submitted for the purpose of **OPPOSING THE PROJECT KNOWN AS DIVARIO PA-17 ASCESA AT DIVARIO.**

Summary:

1. It is our position that a change in zoning from residential single-family construction to (184) multi-family construction would represent a type of bait-and-switch, indeed fraudulent behavior on the part of the City of Saint George and their Planning Commission;
2. It is also our opinion that enacting such a zoning change AFTER constructing over 60 homes and after the developers have already created waiting lists of nearly 200 desiring prospective buyers, the City, at a minimum, would be guilty of ACTING IN BAD FAITH in terms of their oversight of the Planning Commission and dealing with the rapid expansion of the greater St. George area;
3. Likewise, it seems that the Community Development Department has attempted to “stack-the-deck” in favor of the applicant (Davies Design Build) due to inadequate notification of the proposed zoning change. The one-week notification for such a drastic and dramatic change is insufficient for permitting the existing community members to organize themselves, involve other interested HOA organizations, or to obtain appropriate legal counsel to act on their behalf. (Interestingly, it is our understanding that none of the prospective buyers currently on the developers’ lists have been notified at all. Certainly, any who have already demonstrated such significant interest would be personally and greatly interested. No consideration of them...no notification? Who else didn’t get notified?)
4. The developer claims to have answers to the many concerns about infrastructure issues (like roads, etc.) but common sense clearly indicates otherwise.

History:

After an exhaustive, 3-year, multi-state search for our dream retirement home, my wife and I chose to have our new home constructed here in Saint George, Utah, in the Sentieri Canyon at Divario residential housing development. We moved in 5 months ago. Our decision was tremendously influenced by the developers (Ence) assurances of single family, single story dwellings which were limited in scope due to bordering the BLM holdings as well as the R-1-10 zoning. We were assured that the City was looking out for the best interests of the new community members by demanding things like requiring single story, requiring all outdoor lights to be pointed downward so as to protect the night sky, etc., etc. For sure we all paid handsomely for the promise of peace, quiet, and small community feel. None of which are available when you live next to a large multi-family development.

And now we are informed that the City is contemplating undoing the basis, the foundations, the very reasons for spending our \$700,000 on our new home. We are obviously quite distraught since we do

not intend to live right next to such a large housing development and if such a change is approved, we will most assuredly hold the City of Saint George fully accountable.

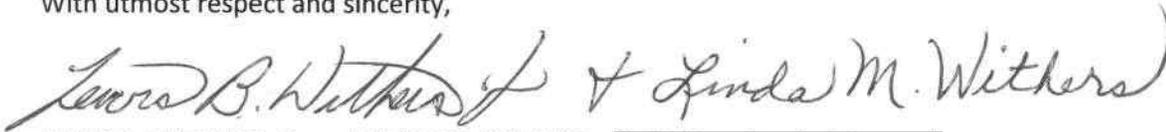
Conclusion:

By approving such a zoning change the City of St. George is playing with fire. Not only is there insufficient infrastructure (such as roads for ingress and egress of an additional 400 daily vehicles) to support the proposed zone change but also to change the entire vision of the Divario complex after it has already been in published and under development for well over a year seems unconscionable, especially to the existing community members. Most of our Sentieri Community paid handsomely for views of the mountains and valley city lights. Approving such a zoning change will certainly result in law suits from people who believe they were lured here under false advertising and pretenses.

It is also our understanding that the Planning Commission attempted this same move last year. Does the City plan to attempt such a move annually? What will it take for the Planning Commission to tell a developer NO.? The City of St. George and its Planning Commission deserve a reputation of sticking to their commitments and not one of underhanded, change-the-rules, bait-and-switch, back stabbing political maneuvers that undermine the City's integrity as well as damage its citizenry.

Please, DO NOT APPROVE THE PROPOSED ZONING CHANGE for DIVARIO PA-17!

With utmost respect and sincerity,



LEWIS B. WITHERS, JR. and LINDA M. WITHERS

Saint George, UT 84770



Daniel Boles <daniel.boles@sgcity.org>

Proposed Zoning Change from R-1-10 to PD-R at Divario

1 message

Cynthia Zabriskie [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 1:36 PM

AICP Senior Planner,

We oppose in the strongest possible manner the request to change the zoning. We purchased our lot (paid a premium for the location) with the understanding of living in a single family residential community area. The proposal to build 184 apartment units is unthinkable. The impact and cost to quality of community life is unacceptable. We will be present at the meeting Tues., March 23rd 5 pm.

Regards,
David & Cynthia Zabriskie
Sentieri Canyon [REDACTED]

--

Cynthia Zabriskie
[REDACTED]



Daniel Boles <daniel.boles@sgcity.org>

Zoning Change

1 message

Robert Brown [REDACTED] Sun, Mar 21, 2021 at 5:22 PM
To: daniel.boles@sgcity.org
Cc: Duane Monette [REDACTED] Brian Heuer [REDACTED] Roger Stratford
[REDACTED], "J.D Johnson" [REDACTED] Dennis Sayers [REDACTED]
Crandell [REDACTED], info@sgcity.org

Dan

My name is Bob Brown I am a Director on the Sunbrook HOA just east of Davario. Myself and a number of our residents have attended recent zoning meetings the most recent was the requested zoning change southeast of Davario and at the time the zoning commission approved the zoning change for multi-family dwellings which was ultimately opted down by the city council. During that same timeframe we spoke to the city council and asked about the most recent travel studies being used to support the increased traffic levels. At the time I made the request I was sent traffic studies conducted in 2006 and when I asked for the most recent study I was never given any further updates. We were also told at that meeting that there would be a traffic signal installed at the intersection of Sunbrook Drive and Dixie Drive to help improve the traffic flow in and out of Sunbrook Crystal Lakes Riversedge and Davario. We were also told that what used to be called Plantation Drive then Davario Drive now Gap ? Would be completed and pushed through to bothe Santa Clara and Dixie drive as soon as 500 homes would be completed. This new Zoning change adds an additional 300 units which likely would increase traffic by an additional 700 plus cars a day.

We requested a pedestrian cross walk at the intersection of Emeraud Dr and Sunbrook drive to allow our residents to safely cross what has become a very congested Sunbrook Drive with speeding vehicles.

The neighborhoods listed above strongly oppose any additional changes to the zoning from R1 minimum lot sizes of 10,000 sq ft. The increased traffic without proper traffic signals and studies seems irresponsible.

We were supposed to have been notified of these changes by the city but it appears that only those living in Davario were notified although this proposal effects many other neighborhoods in the area. The notice allegedly was distributed with only 7 days response time. It seems like this is being driven through without proper public notice. We respectfully request an additional 30-60 day extension to allow us enough time to review this further. We also request up to date traffic studies and master plan schedule to compare with current growth history and future projections.

We are in the process of circulating petitions in each neighborhood to support this request.

Thanks

Bob Brown
[REDACTED]
St George Utah 84770
[REDACTED]



Daniel Boles <daniel.boles@sgcity.org>

Purposed Change in Zoning for DIVARIO Community case # 2021-ZC-028

1 message

JOHN BURNHAM [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Sun, Mar 21, 2021 at 2:34 PM

Mr. Boles,

As residents of the Sunbrook Community and living within the 500' boundary as stipulated in the notice from St. George City and in consideration of the newly purposed changes to the new DIVARIO Community zoning. My wife and I wish to file a letter of total dissatisfaction for any attempt to the Re-Zoning of the said DIVARIO Community here in the City of St. George Utah. Please find attached information that explains with supporting facts to why the re-zoning should not take place. If you have any questions feel free to call or email myself at [REDACTED]

Thank You,

John L. Burnham

[REDACTED]

St. George, Utah 84770

[REDACTED]

[REDACTED]

 **Planning Commission.docx**
17K



Daniel Boles <daniel.boles@sgcity.org>

Zone Change Request!

1 message

Scott Buys [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 1:06 PM

Greetings Dan

My wife and I reside in the Senterie at Divario Subdivision. We received a letter this past week notifying us of a zone change request from R-1-10 (Residential Single Family, 10,000 sq ft minimum sized lots) to PD-R (Planned Development Residential) on 12.24 acres located on the north-west corner of Gap Canyon Pkwy and Divario Canyon Drive. It was our understanding when doing our research prior to making our commitment to building a home here that the area just north and east of us was zoned for Residential Single Family dwellings. That brought us peace of mind, comfort and the greenlight to move ahead with building our dream home. We have now become deeply concerned about the proposed change and wonder what the future holds for this planned community if allowed. Had we known a zoning proposal to build 184 rental apartments was being considered on this parcel of land next to us we would have certainly built a home elsewhere. We oppose this zoning change and are hoping for a positive solution going forward.

Thank you for your listening ear!

Scott



Daniel Boles <daniel.boles@sgcity.org>

divario petition against re zone

1 message

JEFF CHATELAIN [REDACTED]
To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

Mon, Mar 22, 2021 at 9:08 AM

please see attached, opposing re zone at divario...this is ridiculous, they were given an approval and want a change to add more traffic, noise, pollution etc...they need to stick with the original approval..thank you

Jeff Chatelain [REDACTED]

 **petition divario.pdf**
1728K



Daniel Boles <daniel.boles@sgcity.org>

Divario Development, Ascasa Project

1 message

Jill Cloward [REDACTED]

Sat, Mar 20, 2021 at 1:25 PM

To: "daniel.boles@sgcity.org" <daniel.boles@sgcity.org>

I am opposed to zoning that would allow this density for the following reasons:

The volume of traffic along Sunbrook Drive would be completely overwhelming. It will be overloaded with just the traffic from single homes let alone higher density housing.

This area is primarily nicer single family housing. Apartments will detract from that environment.

Finally, the only access into that development is on Sunbrook Drive. Before approval of higher density housing this area needs at least 3 different access points. What happens if a water main breaks and no alternative entrance and exit points exist? Also, the entrance to Dixie Drive from Sunbrook Drive is very dangerous with just the current traffic.

Thanks



Daniel Boles <daniel.boles@sgcity.org>

Case Number 2021-ZC-028 - Divario PA-17 Ascesa at Divario

1 message

Timothy Curry [REDACTED]
To: daniel.boles@sgcity.org

Mon, Mar 22, 2021 at 11:54 AM

Mr Boles,

We are writing in opposition to this proposed zoning change. We are new to the area having come from a very busy Portland metro area where the traffic is terrible among the many other problems that area is having. We moved here for a quieter, slower pace as we have recently retired.

We specifically chose this location (Sentieri subdivision in the Divario development) for several reasons - quiet neighborhood, nice views of the beautiful red hills and mountains, mountain biking and other recreational activities.. We would never have chosen this particular area and specific lot had the PD-R (apartments) already been here (which we understand that the zoning change had already been approved several years ago but reverted back to R-1-10 when no apartments were actually built). We have lived near apartments and were wanting to get away from that. Unfortunately, our particular lot backs up to this proposed apartment complex.

We feel that, at best, this was a happy coincidence for the developers -- getting homeowners in before the apartments went in, or at worst, that it was intentional and underhanded since we homeowners had already built and therefore, couldn't do much about the zoning change and subsequent huge apartment complex/parking lot, etc. Divario was touted as being "all about the views," but if this goes through, the renters in the apartments will get those views instead of the owners of the existing homes.

Besides our distress and concern about losing a nice view and privacy in our backyard, we are also very concerned with the increased traffic and noise that will come with this proposed change. The speed limit on Sunbrook Dr. is 35 mph, but when we drive that speed, we are always passed by drivers exceeding the speed limit. The same is true for Dixie Dr. -- 40 mph, but again, we are always passed by drivers going much faster than that. The increase in traffic for both of these roads is very troubling.

Turning left out of Sunbrook onto Dixie Drive is practically impossible at certain times of the day and will only get worse with increased traffic. Since living here, we have seen/heard of multiple accidents on Dixie Drive so this increased traffic will just add to that problem.

Please consider this and the other objections by current owners in this area and do not approve this proposed zoning change.

Thank you,

Tim and Helen Curry



Daniel Boles <daniel.boles@sgcity.org>

Case No. 2021-ZC-028

1 message

James Duckett [REDACTED]
To: daniel.boles@sgcity.org

Sun, Mar 21, 2021 at 5:08 PM

Dear Mr. Boles,

I am writing in opposition to the requested zone change from R-1-10 to PD-R, which is adjacent to my property at 259 S. Maggiore Dr. I do not believe that this zone is compatible with the area, not just because of the high density the builder (Davies Design) is planning to put in, but more particularly because of the three-story buildings they are planning to put into place.

A little background about me: I am what one would term a "late bloomer." Throughout all my elementary school years, I was consistently the shortest kid in class. Not shortest boy, shortest kid. Even Ashley Avery, who was malnourished with an eating disorder, towered over me. Whenever we lined up in size order, I always headed right to the absolute front or back of the line (depending on which order).

My exact opposite was Johnny Dates. This kid was built like Michael Oher, the football player from the movie The Blind Side. He was just as big as him.... in the SIXTH GRADE! Anyway...

One specific memory I have was sixth grade pictures. Our teacher, Mr. Benanti, lined us up by size order since we already marched around the recess area in this order, there wouldn't be much confusion on where somebody belonged. That morning, Johnny Dates was running late and showed up just before the picture was taken. So he ran in and stood at the front of the class, blocking me, Ashley, Sarah Settler, and Shane Richardson... one person blocked the four shortest people in the class! It was kind of comical (well, probably not in the moment for us four). The photographer wisely moved Johnny to the other side of the group before taking the photo.

The reason I bring this up is because putting three-story buildings in front of a community that only allows one-story buildings is just like sticking Johnny Dates in the front of our class.

I understand the need the city has for high density housing. I'm sensitive to the fact that there are people who need housing like this. I was really surprised that the city felt this was the best place for it. There are communities in St. George and even Divario where this would have made more sense. Specifically the ones that were virtual islands to themselves (adjacent to nothing but one of the main roads and this little hill out here). I lived in big cities before where high density communities get placed next to low density ones, and it is really jarring. Putting a buffer of medium density housing between makes much more sense. In fact, I'd be very open to half this development being medium density (the half next to Sentierra) and then transitioning into high density. Even then, I think three-story buildings just ruin the view for everybody in the area. Not just our view outward, but the city's view of our lovely community.

Please, don't put this community here. Be like the school photographer in the sixth grade, and find a more optimal place for the tall ~~kids~~ building and not place them in front of the short ones.

And, if it isn't too much to ask, for the benefit of whoever ends up living there could you not make the street name difficult to pronounce. I've lived here less than one year and I'm already sick of having to spell M-A-G-G-I-O-R-E to EVERY person who needs to get my address. The street names around here are horrendous! There are a dozen families on this road and about 20 different ways we all pronounce them. We're a growing community, but we haven't run out of enough English words to necessitate relying on obscure Italian words in order to name the roads. If we HAVE run out of English words, just leave the street names numbers (ie 220 North and such).

Thank you for your time,

James Duckett, Concerned Citizen
[REDACTED]