

Dear Mayor and Members of the City Council November 3, 2021

Please consider this request regarding the spot zoning of 2.46 acres on 100 South-200 West.

Deny the zone change until the master plan has been adopted by the city.

For the following reasons:

1. The city **has retained at considerable expense, BCBO** Architecture, that is doing a comprehensive study and analysis to establish a master plan for the downtown area. This will be completed within the next month or so for City consideration.
2. The area considered **for spot zoning has 6 homes** that are affordable housing homes. (Renting for \$1200 to \$1550 per month. The balance of the 2.46 acres considered is the County Library and the Children's Museum.
3. The **only property owner** desiring this master plan change is **the City of St. George**. They are a single minority property making the request.
4. There **is no** neighborhood **support** for this change.
5. The original master plan for this area was **parking**.
6. **More parking is needed for the County Library, Children's Museum.**
7. **The tabernacle and Wells Fargo bank are providing a significant amount of parking for Town Square.**
8. **Please consider the present needs for the quality of life of the current citizens living in this area.** (Library and town square patrons are parking in front of their homes. More parking should be a top consideration.)
9. These affordable housing homes provide a **buffer for the residents across the street** on the south.
10. **As water** becomes a premium, in- town homes that are **older with larger lots may be replaced** with newer homes that already have water and no water impact fees.
11. **Thank you for your service and devotion to the citizens of St. George.**
12. **We will be out of town at the time of the hearing.**

Sincerely Yours

James A. McArthur Property owner 178 West 100 South

Marilyn M. Smith property owner 196 West 100 South