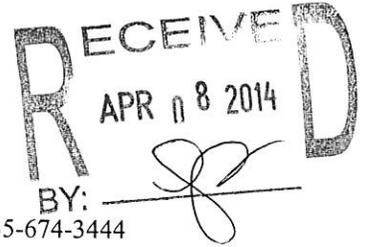


**The Hills Homeowners Association**

1365 Fort Pierce Drive, St. George, 84790

Contact: Paul Properties, Inc., P.O. Box 910298, St. George, UT 84791, 435-674-3444



April 7, 2014

St. George City Planning Commission:

The Hills Homeowners Association requests that the City Planning Commission require that rezoning of the Cottam property at approximately 1800 S. River Road be preceded with (1) a City-approved low-impact plan of vehicular access to and from River Road, (2) a requirement to eliminate drainage problems that currently damage The Hills properties and (3) developer documents that illustrate the physical project for review to solve specific unresolved issues of significant importance.

**i** **Traffic Impact.** The volume of traffic on S. River Road continues to build up with the expansion of southeast St. George where our transportation depends heavily on this thoroughfare for metropolitan access. Efficient functioning of River Road is a critical need not only to The Hills, but also to all the communities in this south east section of the city.

Vehicular access to River Road in our neighborhoods is based on a master-plan of already-built collector streets. The Cottam Property residential project may require additional points of access to be inserted directly by driveways onto the thoroughfare near the Fort Pierce traffic light that is already backing up to the planned access points. Something will have to be done to clear the way for vehicles attempting to enter and exit the new properties without stopping the through-traffic or creating unnecessary traffic hazards for the high volume of fast-moving traffic in both directions. Since there is no access for the Cottam Property to the neighborhood collector streets, this suggests that driving-speed bleeder entrances with sufficient length to pull vehicles off, and send vehicles onto, the thoroughfare be constructed.

Prior to re-zoning, we request that the Planning Commission do sufficient traffic planning to protect and enhance the life of River Road for residents of The Hills and all of the driving public in our growing region of St. George. If the traffic impact degrades River Road, please deny such rezoning.

**2** **Drainage Problem.** Water run-off periodically flows into and damages The Hills property. Wright Homes acknowledges this problem, and we ask that it be coordinated in the plan.

**3** **Dwelling Unit Density.** The proposal is open-ended for a density of up to 77 units which would be threatening to the surrounding low and medium density properties. It is critical to surrounding properties that sufficient set-backs and green space be provided to retain privacy, view and the general character of our neighborhoods. Four-by-four stacked condos and minimum property-line setbacks would depress existing residential property values.

Thank you for your consideration of these important urban development issues that affect us.

Ken Lawson, Member, The Hills HOA Board of Directors

Re: 3.B

The Hills--1365 Ft. Pierce Dr. #17  
St. George, UT 84790  
and  
1704 Wasatch Drive  
Salt Lake City, UT 84108

3 April 2014

Mr. Bob Nicholson, Coordinator  
Community Development Department  
City of St. George City  
175 East 200 North  
St. George, UT 84770

Dear Mr. Nicholson and Planning Commission Members:

We are definitely opposed to the proposed rezoning of the Cottam property from low density residential to medium density residential. The thought of 5/9 units per acre on the 8.6-acre property (from 43 to 77 units) is indeed troubling. We are sorry that employment prevents us from being present at the public hearing.

From our living room-dining room wall, at the back of our townhouse, we have a 10-foot-wide paved area which ends in a 7-foot cement retaining wall. The Cottam property is next to this wall, at the level of our upper floor. We understand that medium density zoning would permit the housing units to be built closer to the property lines, with less green space. We are concerned with the loss of privacy and also visibility (will we be able to see any sky?). There is also the worry about water coming down into our small paved backyard. And we are also very much concerned what this proposed development will do to the value of our property.

Presently there is a lot of traffic on River Road. We are grateful for the traffic light at the Ft. Pierce intersection so we can safely turn left onto River Road. Has there been a study conducted to estimate the increase in traffic that will result from the development? Unless a new traffic light can be installed, it will be difficult for drivers exiting the Cottam property to turn left.

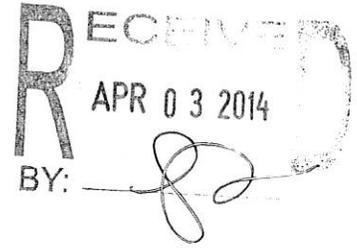
We know that developers want to make as much profit as possible, but some consideration should be given to people who are already resident neighbors. We have no objection to single family homes being built behind us, as the current zoning allows, but we do request that some landscaping be established between The Hills and new houses in the Cottam property to provide us with some privacy.

Would it be possible for Planning Commission Members to come to our houses which border on the Cottam property and actually see our concerns for the development behind us?

Sincerely,

Wayne and Sharon Meikle  
Wayne and Sharon Meikle

April 01, 2014



Planning Commissioner

City of St. George

175 East 200 North

St. George, UT 84770

RE: Rezoning of property located on the west side of River Road between the LDS church and "The Hills" Townhomes

Good day,

My husband and I own a townhouse in "The Hills" development. We are adamantly opposed to the rezoning of the plot of land as described above from low density to medium density.

When we purchased our townhome last summer, the deciding factor was the neighborhood. It is a lovely area of largely single family homes. We did check the zoning and felt safe in purchasing our townhouse as further development would be in character with the existing homes. The land in question was "acquired" as a low density zone. The purpose of zoning is to manage and control growth of the city for the benefit of all. Zoning should NOT be changed to suit a builder's wants. He should have acquired a medium density plot of land if he wanted to build multiple homes.

In addition, River Road is already taxed by extremely heavy traffic. More homes will result in an increase in traffic and congestion on this road.

Sincerely,  
*Marianne McKittrick Crary*  
Marianne McKittrick Crary

1365 Fort Pierce Drive #30

St. George, UT 84790

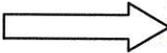
# ITEM 5B

## PLANNING COMMISSION AGENDA REPORT: 04/08/2014

### CONDITIONAL USE PERMIT

Case # 2014-CUP-006

- Request:** To establish an indoor swap meet.
- Property:** The property is located at 1028 E Tabernacle (former Robert's Crafts store).
- Zoning:** C-3 (General Commercial)
- General Plan:** COM (Commercial)
- Applicant:** Mrs. Karen Sunderland  
2692 S 3050 E  
St George, Utah 84790
- Ordinance:** Zoning Ordinance Section 10-10-2 requires approval of a conditional use permit for a swap meet.

Retail sale of goods with some operations outdoors, including the following and similar uses:	C1	C2	C3	C4
 Auction establishment (retail goods only), <b>swap meets</b>	N	C	C	N
Building materials sales	N	N	P	N
Cabinet shop	N	N	P	N

- Layout:** It is proposed to use the entire first floor level for this business; approximately 16,000 square feet. The lower level is approximately 8,000 square feet and is separate businesses (e.g. SWIG's bakery, a church, dance studio, perks, etc.)
- Parking:** Off street parking has been calculated as follows: Section 10-19-5 requires 1 space per every 250 square feet of retail space.
- Circulation:** Primary access is from an existing two way driveway on Tabernacle, but access can also be from 1000 East Street also.

**Landscaping:** Existing landscaping exists.

**Adj. Land Uses:** South: Fire Station No. 1 (C3 zone)  
 North: Commercial (C2 zone)  
 West: Commercial (C3 zone)  
 East: Commercial (C3 zone)

**Height:** Existing building – no height change.

**Narrative:** The applicant has provided a narrative describing the proposed swap meet.

**Comments:** The same business was operated at 415 South Dixie Drive for approximately six (6) months.

It is proposed to operate Thursday thru Sunday (4 days) each week.

The swap meet will have vendors (see floor plan) that sell antiques, crafts, merchandise, baked goods, popcorn, nuts, candies, and foods.

**Findings:** The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.

No exterior building changes have been proposed		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	N/A	E. Safety	<p>1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.</p> <p>2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.</p>
Comply with all applicable City traffic engineering standards	N/A	F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
No height change is proposed (existing building)	N/A	G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
It is anticipated to operate 4 days a week; typical retail store hours.	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.

No exterior character change has been proposed.		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
Shall comply with all applicable health standards (City/County/Federal)		K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes.  2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)