To; Ivins City Planning Commissioners

From: Molly Kay Cote and Gerard Cote
62 N 200 W, Ivins UT
702-505-7838 & 702-299-5179

Subject: Sendero Subdivision

We would like to express our opinions and thoughts on this proposed subdivision. In addition, we have some questions that we would like to be answered.

We have owned our home since 2006. We just fell in love with the view before we purchased our home. While we knew the open space would someday be developed, we had believed that the construction of new development would always allow for spectacular views. We also believed that the community would grow because of the beauty and peacefulness that the City offered. However, we had assumed mistakenly that the growth would be lower density. In our neighborhood near Center Street and 200 West we have had several high-density buildings constructed or being constructed. I do understand that not everyone can afford to purchase a home even like our modest home.

200 West is a street with homes on the east side that have open front yards. I have always enjoyed this because as people walk the neighborhood it has facilitated the meeting and conversing with neighbors that we might never met if walls were surrounding our property. The downside to no walls has always been noise from motor vehicle traffic which will be exacerbated with a dense development on the 17 acres. I am assuming that the development will have an entrance on both Center and 200 West at a minimum. I am hoping that this development can be restricted to lots of 12,500 square feet, so that the extra traffic would not be as great as a 10,00 square feet lot development. In addition, I would hope that no two-story homes would be constructed as this would severely limit the outstanding views of the families currently living on 200 West and for those living in the new development.

Please stop by our home and look at what we see and discuss with us the possible outcomes of various development scenarios; this would only take five minutes.

Please consider our thoughts and opinions and try to grow Ivins City while maintaining the views of the current residents and with less density and noise. Take your time and maybe talk and maybe visit the residents that will be affected the greatest, which is the homes surrounding the parcel. I know that the meetings are to discuss the development and then decide, but the residents are not typically as knowledgably as the Planning Commission and the developers so please take your time to approve this project and maybe if allow another meeting. Is it possible that the developer would present their preliminary plans at the meeting?

Thank You

Questions:
What will happen to the large drainage ditch on 200 W (west side) between Center and 200 North streets?
Where will the Sendero entrances be if the development is approved?
What would the distance be between the west side curb on 200 West and the development?