March 8, 20187

Planning Commission
Ivins City
55 N. Main Street
Ivins, Utah 84738

RE: Proposed Zoning Change of property located approximately 200 West Center St Residential Single Family District-average lot size 10,000 sq ft with lot averaging overlay

Commisioners:

We are unable to attend the Public Hearing on this proposal Land Use Amendment, so we are therefore writing this letter to voice our objection to the zoning change to R-1-10 of this property.

Approximately 10 years ago we fell in love with the St. George area. We bought property in St. George with the intentions of building our dream retirement home. As the years went on, and our frequent visits to St. George increased, Ivins City kept drawing us in with its unique communities and natural surroundings. We fell in love with the openness and beautiful backdrop. Coming from a large city, we took to the **quiet, quaint, and tranquil environment** that **Ivins City was offering**. We knew that this would be home. We began to look for just the right property we could call home. And we found that home in Tenaya Estates. It gave us the **privacy and the open space** that we were looking for. The quiet community with its amazing view of Red Mountain was just what the retirement book ordered!

We knew at that time that the lot that bordered behind us was owned by the Washington County School District. We understood that in time that either a school would be built on the property or that it would be sold to a developer. We understand that growth is imminent. We just hoped it wouldn't be so soon!

What we are concerned with is the size of the lots. With a **10,000 square foot lot**, we are looking at the possibility of **three houses behind us**. We would no longer have the privacy that drew us to the area to begin with. The **area** would become **congested** and **overcrowded. Traffic and noise levels** will **increase** immensely. According to the city plan which states that the city would "**Create an uncrowded feel with ample open space. Pg 12**", this amendment would **fail us** miserably. This can be seen with the most recent subdivision of **Red Stone** just to the North of Tenaya Estates. These are 10,000 sq ft lots which have a higher elevation than Tenaya Estates. The homes that have been built are **oversized and encroach** on the privacy of my neighbors. They look directly down into my neighbors homes and their yards. This was a hard lesson for all of us in Tenaya Estates to learn. We do not want that to happen again.

We are hoping that the Commission would **consider at best a Zoning Change to 12,500 sq ft with lot averaging overlay instead**. This would help **preserve** the integrity and **unique community** that reflects the serenity of its natural surroundings (**pg 12 City Plan**). It would also enable the developer to put larger lots along the bordering subdivision to "assure" that new buildings are "**good neighbors to existing developments.**" (**pg 38 City Plan**). **Aesthetically** it would give it a **more appealing** flow to the area. It would **protect our privacy** and that of the new home owner as well.

I have enclosed a drawing that reflects what a 10,000 sq ft lot would generally look like compared to a 12.5 lot in such close proximity of Tenaya Estates. Your consideration in this matter would be **greatly appreciated**!

Sincerely,

Kevin and Magge Lameka
42 N. Madera Trail
Ivins