

December 3, 2019

Re: Design/Development Review – Kinesava Lot 15

Members of the Planning Commission, Town of Springdale DCD and other interested parties

Thank you for the opportunity to comment on the Design/Development Review -Kinesava Lot 15. My wife Betsy and I are hoping to purchase a home in the Kinesava Development and therefore are very interested in this specific development and its impact on the property we hope to purchase. Unfortunately we are unable to be present at the meeting on December 5th but hope you are able to take our comments into consideration.

We have reviewed the materials as well as the pertinent sections of the Town Code and the Kinesava Development - Special Exception Permit and have the following comments.

Development on Lot 15 is challenging for a variety of reasons. First off it is about half the size of the required lot size for this residential zone. It would not be a permitted lot today. In fact, you have to go back 26 years in order for this lot to meet the standards at the time. The lot itself is on a ridge line that is very narrow with steep slopes, a number of mature junipers and substantial amounts of boulders and other topographic challenges. Designing a residence and garage that can be accommodated on this lot while still meeting the standards and goals of the General Plan and the standards and guidelines of the town code is extremely difficult. It may be one reason why it has taken so many years for this lot to be developed.

The proposed design is a commendable attempt to address and mitigate the constraints of the lot; however it remains unclear if it is meeting the standards and further design changes may be necessary to comply.

This is a High Visual Impact Lot that contains numerous additional requirements. It is unclear if all these requirements have been met. For example it is difficult to conceive that a design that includes structures and walkways that are cantilevered out over the natural topography "blends with the natural topography". Related to this is the requirement that slopes of 30% or more remain undisturbed. It is unclear whether these slopes are undisturbed with the proposed design or if it is only previously disturbed slopes that are impacted. The very specific landscaping requirements associated with High Visual impact Lots are not addressed in any detail.

The design is designated as a "View Obstructing Parcel" as it obstructs views of Navajo Sandstone from adjacent parcels. This is not addressed in the staff report.

Design Standards For View Obstructing Parcels are as follows:

View obstructing parcels are designated as such because they impact the natural views and vistas enjoyed from surrounding properties. The design standards of this subsection are intended to mitigate the impact a proposed structure will have on natural vistas as enjoyed from adjacent properties.

1. **Building Height:** Structure height shall be governed by section [10-9A-10](#) of this article and [chapter 15A](#) of this title, except that the height of any proposed structure on a view obstructing parcel shall not exceed the greater of either: a) the lowest height which would cause the structure to not interrupt views of the vertical cliff faces of the Navajo Sandstone from any point not on the subject parcel and within three hundred fifty feet (350') of the proposed structure, or b) twenty feet (20') as calculated by [chapter 15A](#) of this title.

2. **Building Placement:** The proposed structure shall be placed on the parcel so as to minimize view obstruction from surrounding properties. The following items shall combine to designate an appropriate building site:

a. **Distance From Existing Structures:** The proposed structure shall be placed as far away from existing structures that will suffer view obstruction as possible, if such distance reduces view obstruction.

b. **Topography:** The proposed structure shall be placed in the lowest topographic area of the lot as feasible, unless this would increase view obstruction on surrounding properties, interfere with natural drainages, or disturb slopes of thirty percent (30%) or greater.

3. **Building Element And Roof Orientation:** Rooflines, roof parapets, gable ends, chimneys, and other such building elements shall be oriented in such a manner as to minimize view obstruction of the Navajo Sandstone from properties within three hundred fifty feet (350') of the proposed structure.

4. **Landscaping:** Drought tolerant desert vegetation shall be planted to screen the view of the structure from any existing structure that will suffer view obstruction. (Ord. 2006-04, 2-8-2006)

Has the proposed structure been placed as far away as possible to alleviate view obstruction?

Is the proposed structure placed in the lowest topographic area of the lot?

Will drought tolerant vegetation be planted to screen the structure from existing view obstructed structures?

The report also provides no detail or opinion as to whether all of the requirements of the Kinesava Special Exception Permit have been met. These are in some cases very technical requirements that are not easily discernible by the general public.

Given the steepness of the lot and the presence of numerous large boulders the potential for safety issues during construction and with the design is an issue that should be addressed as well.

Thank you again for the opportunity to provide input. We want to reiterate that we believe this is a very creative and laudable attempt to meet town requirements on a substandard lot. However, we do not believe that enough information and analysis is provided to make this determination and that additional design modifications could be necessary to meet the intent and specifics of Springdale's General Plan, Town Code and Kinesava Development - Special Exception Permit.

Sincerely,

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