

To: Mayor Smith
Rick Wixom, Tom Dansie
Town Council Members

Date: November 2, 2021

From: Allan R. Staker
Re: Frontier Plunder property--Conditional Use Permit request

As the developer and builder of Gifford Park (GP), which is the most significant property adjacent to and contiguous with the Frontier Plunder property, I support the proposed development on that property and the granting of a Conditional Use Permit for several reasons:

1. When Gifford Park (GP) was planned and originally built, privacy for the residents was of major concern and was specifically addressed. Subsequently, a significant berm was constructed and major vegetation was planted along the common boundary of GP and the subject property. That berm and vegetation on the GP side of the property line have done their jobs very well and the residents of the homes closest to the Frontier Plunder enjoy complete privacy.
2. The new owner of the subject property has committed to complete and enhance the privacy plan for GP residents and for his own guests, not only by building a privacy fence, but also by planting more significant vegetation, including large trees, on his side of the property line.

I recommend that the Town Council approve the request for a CUP on the subject property.

Allan R. Staker
Springdale, UT