

Dianne McDonald

April 18,2022

Dear Planning Commission

I have the following concerns:

1. No matter what the height of the building is, it will be highly visible from Zion Park Blvd. and from the Stone Mountain Condo property.
2. Mitigation of the geological hazards will not eliminate the geological hazards that are inherent on the proposed building site.
3. The proposed building and site present an unreasonable risk to the health and safety of and guests staying in the proposed building as well as the adjacent property owners at Stone Mountain Condos.
4. What is an acceptable risk to human life and damage to adjacent property?
5. How will the Town guarantee that the identified hazards will not impact Stone Mountain property owners?
6. What will the proposed lighting for walkways and gathering areas look like, how high will the lights be off the ground, how bright, how will they be shielded so light does not spill onto adjacent property? The majority of outdoor lights I have seen in town at hotels and even the town offices are highly visible at night. (As an example, when the outdoor lights at the Town offices and Community Center were turned off for the sky gazing event at the Community Center, it was amazing what a difference it made to viewing the night sky). Great care should be taken that this project does not become a beacon of light.
7. As I have told the Planning Commission before, the Stone Mountain Property is a haven and informal wildlife corridor for wildlife. How will this project mitigate impact on wildlife?

This is just a short list of my concerns. I ask the Planning Commission to carefully look at the impact that the project will have on the skyline, the adjacent property, and the potential disastrous hazard of building on this hill with all the geological hazards present.

DDR comments for 358 Zion Park Blvd (Nov. 2020 Planning Commission Meeting).

Ingress-Egress. We want to be assured that Stone Mountain RD 9 (a privately owned road) is not used for construction traffic or employees working on the project during construction, or guests after construction.

Erosion: what methods will be used to mitigate erosion of the blue clay on the building site? What actions will be taken so the blue clay is contained on the subject property?

How will drainage be controlled, especially if the road is paved. Where will storm water be directed?

Trespassing: The Stone Mountain Association Board (SMOA) has not given anyone associated with this project permission to enter the property of SMOA. We do not want the owner(s) to use the hydrant on

our property or string the fire hose from the hydrant across our property. They just recently did this without permission.