

## CONCERNS:

Traffic, Noise, Light Pollution, Safety, Increase in crime, Negative affect on property values.

## THE PLAN:

The developer presented a plan to the Hurricane City Council on December 6<sup>th</sup> asking them to consider a General Plan Amendment application outside the normal meetings. The City Council agreed to this request.

The proposed plan presented by the developer at the December 6<sup>th</sup> meeting includes: a 1,200 seat theater with plans to host a show 5 nights per week. A western town with shops and restaurants, cowboys on horseback, staged gun fights in the streets, a stage in the middle of town square with live performances, a hotel, rv park, wedding chapel and Spanish gardens to host conventions, weddings and receptions, plus approximately 600 homes.

## LOCATION ISSUES:

Adjacent to the Red Cliffs Preserve including the East and West cinder cones, Desert Tortoise preserve, Virgin River and residential homes. Access to the 351 acres is off of 600 N which is currently a 2 lane road and in a particularly congested and visually challenging portion of 600 N. Reaching this venue will require access through residential areas as it does not have direct access to a state highway.

## WHO IS CONCERNED?

Sky Mountain as well as surrounding neighborhoods including Peregrine Point, Sky Ridge, Fox Hollow, Grandpas Pond, Rock Hampton, Painted Hills, LeGrand Heights, Coronado Ridge II, Laverkin and Hurricane residents who are not in an organized Association. We have collected more than 500 petitions signed by residents of these various communities asking the City to not consider a zone change which would permit this type of development.

Sky Mountain hosted an organizational meeting in our clubhouse last week and in the hours leading up to the meeting many of our residents received threatening phone calls warning them not to attend the meeting.

## ARE WE ANTI GROWTH?

No, in the past couple of years we have seen many new developments around Sky Mountain as well as increased size of existing developments surrounding Sky Mountain including: Painted Sands, Zion Village, Retreat at Sky Mountain, Clarion Inn, Comfort Inn, The Haven, Sky Ridge Expansion, Peregrine Pointe expansion, and Grandpas Pond development. We have never appeared before the City Council to express concern over any of this growth. HOWEVER, we believe the nature of this entertainment, commercial, high traffic venue is not a good fit for this neighborhood.

The City of Hurricane General Plan is well written and one of the objectives in the General Plan regarding growth states: The City will ensure that new development (including its cumulative impacts) will not create an unfair or inappropriate burden, financial or otherwise, on existing residents.

Perhaps this proposed entertainment venue concept is a good one and may be enjoyed by some, but we believe the location is not in harmony with the existing surrounding neighborhoods or the City of Hurricane's general plan.