August 3, 2023

About 15 years ago, as part of our city planning effort, we as the city, put into place elements of a plan for the Highway 91. The inspiration for this conversation was the effective development of Snow Canyon Parkway.

We as a community discussed at length our vision for Highway 91, which included relatively underdeveloped lands adjacent to the highway, with the exception of an abandoned salvage yard, two homes fronting the highway, Ryder's Auto Repair, and a failed business park (Norm Hafen property). It was a pretty clean slate. (History is important)

Out of those citizen work sessions, a plan for 30 feet of easement was initiated. Its purpose was to allow additional room for a walking path, landscape, a median landscape strip, and underground power per city code. Additionally, sight lines (15 degrees off eye level) off this transportation corridor were established to protect the incredible vistas available, and create a relaxed visual environment.

Land use was also a part of the discussion and a low density model for properties beyond 400 West would allow a more bucolic and rural environment.

In the recent zoning hearing proposed by Kayenta Development, it was acknowledged through the comments offered from members of our community, including council woman Jenny Johnson, that larger lots with significant coverage limitations were valued as a planning concept.

It is my belief and that of Kayenta Development, that a comprehensive plan supporting these values be initiated in order to protect the uncluttered rural feeling of the Highway 91 corridor, now and in the future.

As owner of approximately 2/3 of the unzoned land along this 7000 feet of the Highway 91 corridor, and based on tonight's zoning request, both Kayenta Development and I stand ready to participate in such a plan.

Respectfully,

R T Marten,
R T Marten Utah, LLC