12-19-2023

Dear Mayor and Council,

We are unable to attend the city council meeting on Thursday (Dec. 21st) due to some holiday plans that had already been made previously.

We'd like to share our thoughts with you through this letter since we won't be able to publicly be there to share them.

This is concerning the public hearing for changing MDR TO HDR residential multi-family homes on approximately the corner of Main Street and 200 South. We agree with the recommendation from the Planning Commission Committee to approve a zone amendment to R-1-7.5 instead of the HDR, residential Multi-Family.

We feel that all around our home and in the area are single family homes. We feel we should stay consistent with that and keep this area as single family homes. Brent Ence has every right to develop his property. We would however like it to be family homes, starter homes, even … just not HDR residential Multi-Family homes. We understand that housing is expensive and that it is tough for young families to get a start here in Ivins, however we feel that starter families will get their start in a townhome or apartment and then eventually move and buy their own single family home just as we did. We worked hard as well when we purchased our home, we couldn't afford to finish our basement or afford a fence or landscaping. We took our time both working and saved to be able to do this in the future (We're still saving for the fence). We are both working full time jobs to make ends meet. We would love to have these starter families purchase a single family home in our area like we did. We want residents that want to stay here and have a claim in Ivins as we do and love it as we do.

One thing that bothered me that was mentioned at the planning commission meeting from a resident that was for the Multi-Family homes was that we should build all the apartments/condos etc in the middle of Ivins so that people coming to and from Ivins don't see it as they are coming and going from Ivins. That's not fair to us that purchased homes in the old township of Ivins. It's not fair that we get stuck with that all around us just because others don't want to see it or because there are empty fields around us. We have so many apartments and condos here in Ivins already. How many more are needed? Would it be possible to build small single family homes instead? That those families can buy after growing out of their apartment/condo? Think of where you live right now. How would you feel if living in Palisades or Heritage Estates for example and a developer came in and built residential multi family homes around you? We started out in an apartment and lived there for years. They are important to have but eventually you grow out of them and have to move. We'd like to see family homes around here that are for that phase of life, family homes or retired homes. Such as the neighborhood across from us, Ivy Circle. It is a beautiful development with wonderful people that are here to stay and love Ivins as we do.

Why are we so concerned with building housing for new comers to come here? What about the citizens of Ivins that live here already? What about us and our desires for the community. Sometimes it feels like it's focused for those who don't live here yet rather than for those of us that are here already.

Also, we need to consider how busy of a street 200 South is. It's very busy before and after school but even during the day there are so many that speed down the street. It can be scary! The added traffic and vehicles with multi residential would also be unsafe on this street.

We do understand the need for affordable housing in this area. We see that there are many apartments/condos already in this area to meet that need. We would love to see single family homes built around us for families to move into after leaving their apartment/condos when they need something larger. Once again, we are not against development we are just against HDR residential multi family homes around us.

Thank you for your time in reading this and please take our feelings into your decision at the city council meeting on Dec. 21st where we can't be in attendance.

Sincerely,
Nate and MinDee Romberger
45 W 200 S
Ivins, Utah

MinDee Romberger