Kari Jimenez

Subject: August 21st Public Hearing on Re-zoning to HDR Resident and Constituent Statement

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From: Jolene Phelps
Sent: Wednesday, August 20, 2025 3:55 PM
Subject: August 21st Public Hearing on Re-zoning to HDR Resident and Constituent Statement

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Dear Ivins City Council and Planning Commission,

We will be out of town on the 21st, so please take our letter into consideration regarding the re-zoning to high-density housing near Unity Park.

It was disheartening at the last meeting to see the public comments of many residents be disregarded by some on the planning commission. Some of them seemed to have already made up their minds and were quite condescending. We are not opposed to people at lower income levels living in Ivins as was insinuated during the last meeting. Many of us in this neighborhood do not come from wealthy backgrounds either and have saved most our lives for a home in this area. The residents who spoke up provided real concerns and objective facts about how HD housing would cause congestion and traffic issues near the park, create a dangerous situation for the kids and families who utilize Unity Park, obstruct views, and change the whole dynamic of this area.

We understand that Ivins needs to have some HD housing for more affordable housing. We aren't opposed to that. We just feel building these homes in this particular spot isn't consistent with how Ivins has planned the city thus far and is not what we expected when we invested in our homes.

If the Commission and City Council have their minds made up already, we hope you will at least consider how to integrate the HD housing to make it aesthetically pleasing and an asset to the Ivins community and the surrounding neighborhoods. We have seen too many developers pack in homes and townhomes as tightly as possible with no neighborhood parks or greenspaces, amenities, cheap landscaping, narrow roads, etc. Would you consider requirements such as these for the developer?

- No street outlets that lead in and out from 200 West next to Unity Park. This road is already packed with traffic and parked cars, especially when soccer games, etc. are happening. It is very difficult to drive on this road safely during high traffic times.
- Can the builder include some green spaces, small parks, and community amenities in their plan so all of the congestion does not congregate in one place at Unity Park?

I'm sure there are other things that you would want to consider as well with your experience and concern for our community.

Thank you, and we appreciate your time and service.

James and Jolene Phelps