Kari Jimenez

Subject: FW: Aug 21, 2025 City Council Hearing re Property Rezoning at 290 S 100 W in Ivins

From: Peggi Watkins
Sent: Thursday, August 21, 2025 12:31 PM
Subject: Aug 21, 2025 City Council Hearing re Property Rezoning at 290 S 100 W in Ivins

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you can verify the sender.

To All it May Concern:

In addition to comments shared with the Planning Commission at the Aug 5 hearing regarding the rezoning of the Subject property, below are further comments to the Ivins City Council:

During the commissioner comment portion of the hearing on the 5th, resident participants were advised that their presentations were less 'facts/findings' (proof) and more 'feelings'. Below are comments from just a few of the several residents I heard during that meeting to be facts and findings as their personal and real life experiences:
- A community member shared what she witnessed and expressed her experience with the parking issue in and around Unity Park, particularly during sports practices, tournaments, and games. Consider this concern .
- The commission mentioned a few times that a proposed rezoning has to be within the guidelines of laws; however, a 'mandate' such as the governor is pressuring cities to accommodate is not a law.
- A 40-year resident and multiple property owner shared her factual experience and real life challenges with parking, rentals, crime, transiency, and issues with empty homes in subdivisions - similar to the type of homes being proposed.
- Another resident shared what she experiences daily with a subdivision she lives near. The fact is she and her neighbors are inconvenienced by being forced to weave in and around cars parked in the road. Subdivision residents park on the street vs. their driveways/garages, causing congestion and dangerous maneuvering around vehicles parked on narrow roads. The concern is there will be similar street parking issue with the proposed rezoning.

The following generalized/subjective comments by the commissioners appear to us to resemble 'feelings' regarding divided and disjointed communities:
- Communities have lost the ability to interact with others not like them
- Society is becoming more polarized
- A desire for inclusivity (DEI)
- A system of interdependent parts vs. going it alone
- Communities designed for 'organic' connection
- Opportunities for spontaneous resident interactions inside and outside of the development (fact: this already happens in the communities surrounding the land in question for rezoning)
- Ensure distribution of densities across the city for balanced growth, promoting open spaces within the community (the preliminary rezoning plan doesn't appear to meet this feeling)

- A clustered development to create opportunities for residents to interact spontaneously inside/outside the development (fact: these opportunities already exist and are successfully practiced in and around Ivins communities)

Questions/Concerns:
- How will such a development be self-contained without its own green space and designated parking?
- A commissioner in favor of the rezoning said a benefit is that 'roads get developed'. A discussion ensued not long after this comment, indicating that 200 W and 400 S are where other roads collect into and that these roads will not be further developed. This means no road changes to accommodate a development of ~100 additional homes in the area. In what positive way does the proposed plan affect the restricted roads, which will see a huge increase in traffic if the rezoning happens?
- For the record stating the concern that this proposed rezoning is not the building of a 'smart' or '15-minute' city under the guise of creating 'affordable housing'.
- Also on record is the traffic concern raised by residents of the factual safety issues in and around Unity Park as currently configured and how an influx of dozens of more homes in the vicinity would greatly exacerbate this dangerous situation. As it is, there are no speed limit signs on the minor and major collector routes outlining the park, and drivers speed on these streets unchecked, which is another serious concern for residents. How will this be addressed?
- There is already R-1-5 land available in Ivins to accommodate the type of homes being proposed. Is Planning & Development looking at the available space in Kayenta or Tuacahn or Black Desert to rezone for this type of development and if not, why?
- Any rezoning and subsequent construction will create a lot of commercial traffic congestion, raise dust and dirt, bring noise at all hours, etc. that would go on for a while. Again, this would affect an already chaotic traffic situation, especially affecting the Unity Park area.
- While high-density housing for the proposed property rezoning makes sense to some commissioners, the surrounding residents do not agree based on comments already shared, as well as those comments that are forthcoming.

In summary, your constituents are saying to Planning & Development, City Council, and on up to the governor to please consider land that is already zoned for high-density single-family homes.

Thank you.

Cory & Peggi Watkins
441 S Legacy Trail
Unity Village