

CEDAR CITY PLANNING COMMISSION

MINUTES

May 7, 2019

The Cedar City Planning Commission held a meeting on Tuesday May 7, 2019 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Mary Pearson-Chair, Craig Isom, Ray Gardner, Jill Peterson, Hunter Shaheen, Jennie Hendricks and Adam Hahn

Members absent – none

Staff in attendance: City Engineer Kit Wareham, City attorney-Tyler Romeril, City Planner-Donald Boudreau, and Michal Adams

Others in attendance: Ron Larsen, Carter Wilkey, Dallas Buckner, Jim Pope, Jill Bassett, Ann Jakins, Daryl Owen, Harold Pease, Ty Redd, Cindy Roberg, Charlene Nielsen, Linda Steed, Samantha Roundy, Mark Gunderson

The meeting was called to order at 5:15 p.m.

| | | |
|--|--------------------------------|--|
| <u>ITEM/ REQUESTED MOTION</u> | <u>LOCATION/PROJECT</u> | <u>APPLICANT/ PRESENTER</u> |
|--|--------------------------------|--|

I.

Regular Items

**1- Approval of Minutes (April 16, 2019)
(Approval)**

Craig moved to approve the minutes of April 16, 2019, seconded by Adam and the vote was unanimous.

**2- Road Dedication
(Recommendation)**

**1021 S 350 W
Driscoll Lane Apts.**

Leavitt Land/ Ron L.

Ron Larsen presented and said that they did a minor lot in this area about 1 month ago. They needed to create this parcel now they need to dedicate the road that goes into it. They needed the mylar signed, so they waited. This is the end of 350 West that comes from Green Street to the end of the property. They are adding the cul-de-sac as part of the apartment complex. Items 2 and 3 are the same thing; they would like to dedicate the road, then have that named Driscoll Lane. That will begin where Green Street turns and into this cul-de-sac. 350 West was called Pine but was vacated years ago. Adam said so the name no longer is there, and they would like to call this small portion of 350 West Driscoll Lane. Jennie thought they could vote on items 2 & 3 at the same time. They will still keep 350 West but will add the name Driscoll Lane for that portion of street.

Jennie made a motion to send a positive recommendation to the City Council for both items 2 & 3 dedicating this portion of street, and then calling it Driscoll Lane. Seconded by Hunter and the vote was unanimous.

**3- Road Name Addition 350 West- Add Driscoll Lane Leavitt Land/Ron L.
(Recommendation)**

Voted on with item #2.

4- PUBLIC HEARING

**General Land Use Amend Medium Density to Rural Estate Bauer Family/GO Civil
(Recommendation) 1525 S Westview Drive**

Dallas Buckner with GO Civil presented. Mary said that both items 4 & 5 deal with the same property.

Dallas said this is 135 acre parcel, it is in the City boundary and when it came into the City was on the General Land Use map as medium density residential. They are proposing to make this less dense, so would like to change it to Rural Estates (RE).

Mary wanted Kit to explain what the RE zone was exactly. Kit said it was 1 acre lots, the requirements were a little less, by not needing curb, they do require the same setbacks as the R-1 zone, but these can be anything from half acre to 3 or 5 acre lots and are limited to 2 units per acre.

Mary opened the public hearing.

Harold Pease lives just at the bottom houses on the north side of this parcel. He has concerns and 2 reasons to oppose this changing the zone from AT to RE. First is water, then roads. Not to mention noise, air quality and the rest. (His comments are attachment as #1.) he had copies for all members.

Water; there are two threats to his home and letting them come along with the intent of selling ¼ of his land to the city as a highway was not right. He refused. Next, the certified letter came so the Planning Commission can change some land from agricultural to residential. He never would have purchased on Westview Drive if he were told that he would front a 4 lane highway. The location has housing along both sides. The other thing; the City anticipates growth to increase in the next 40 years from 31,000 to over 70,000 or about the size of St. George. He has lived here for 3 ½ years. From day 1 he has heard there is a water shortage. When you double the size of the city, making his yard green would cost a fortune monthly. The water supply in Cross Hollow went low last year. The wells went too dry as the water tables went too low. In Council he has recorded 5 times that they want all to conserve water as the solution. He was told by 1 member, that as they recently won a law suit, they will have more water in the future even enough for all who reside here. He has learned that the City or County is revoking the using of long term water rights. It seems to him that is a weak argument that we will have water enough for the future. His is not an optimistic look on water for the future. Until it can state that we don't have any worry about the water, no one should think that we don't. It seems that each new home reduces the water supply for all the others. If there were not a real water shortage, they would not say there is. We should be telling everyone we have plenty of water and should be lowering the water bills if there really is enough water. Changing the class of the land from agricultural to residential is a step closer to sharing the already limited water supply. There is no water being used there. They should reject this new classification.

Mary wanted to point out that they were trying to go from a medium density to a lower density

of residential for this area. That would be decreasing the number of homes that can go in there now.

Harold said that no one lives there now, it is vacant. Now to put medium would allow more than what they are requesting. He was told that putting lots of 1 acre or larger and only 2 homes per acre was exactly the opposite of what they could do on this land now.

Harold said there would be homes there when there is nothing now. He felt any homes at all will reduce the water we have.

Second, he wanted to talk about roads. The roads to serve a community of 70,000 people. They need to look at the roads that will serve this. Westview Drive is one of them. They do not want a 4 lane road cutting into their yards. Keep it as it is, improve the width that it is. Widening to at the least 3 lanes. They have it on a master plan, and they can propose other routes between Westview and Quichapa road. Take 5300 West or 4500 West. Either of these is less damaging to houses or yards than making Westview Drive a 4 lane road. Use the same thing as Westview on that other road so no one has to have those 4 lanes in front of their houses. That over there has no development on either side. They should be widening that to a 2 lane highway to 4. If they need to widen Westview, it should be mandatory that the extra width come from the undeveloped land instead of taking the road off the developed land. In this case, you are taking new acreage classified to be AT to the RE. Some form of residence. And going lower density is nice. Make this decision now and have only 1 unhappy developer rather than 20 unhappy home owners. Make this road in 20 years then take some land from both sides. Take that major road out by Quichapa Lake Road. By that time, when all is developed, you can have a road there, and that may eliminate the need to make Westview Drive all traffic.

Mary appreciated his message but wanted to get back to the objective of this item. They are only dealing with a zoning, and not addressing a road at this meeting. On this agenda, they only have the ability to change the zoning, not the road. They can change the General Land Use to lesser density than what it calls for.

Harold went on that this was his only opportunity to give his opinion. Mary said they can take their comments to the City Council, but the Planning Commission does not take into consideration things that are not on their agenda.

Harold said so they will talk about the density and this road issue is not an item of business you will respond to. Where else do people address the whole problem if things all get done separately.

Craig sits on the City Council maybe he can give them some ideas.

Craig said that if someone is not at Council for a specific agenda item they can come up during public comment period and they will listen to anyone from the community. All citizens have a chance to speak at City Council in a formal meeting.

Harold still wanted to speak here. They did not know about the widening of Westview Drive then all of a sudden, an appraiser came by with the news. They had no say. The appraiser was asking them to sell a certain part of their land. That is the only time they were told anything. If he picked the wrong meeting, forgive him. If they were to trade places, each person would do

the same thing. They will lose a great deal of their property value.

Mary stated that they are listening ears, but this road project was out of their jurisdiction to discuss.

Harold would like them all in the back of their minds, that each time a new development comes in, to remember he told them with 40,000 new residents it will be crowded and this was his only opportunity to give his message.

Mark Gunderson owns the bike shop is Harold's neighbor and has had his house for over 20 years. He is in the Cross Hollow Hills Subdivision. This will affect them all. The biggest thing in their situation is that it will take $\frac{1}{4}$ of their lot and they will all be upset. He is way ahead of things. Sorry if they are barking up the wrong tree, but if there are other options, you have an empty field here, and you start taking $\frac{1}{4}$ of an acre off each one who is already developed, that will be just heartache and trouble. They will all say the same thing. The City will grow. They have options. This is not just a few people. There are 150 in Cross Hollow Hills and they are all pretty mad.

Cindy Roberg just got a letter yesterday. On that letter, there was no address of where the meeting was to be. The front door out on Main Street is locked. She called the number at the bottom of this letter and had no answer. She bought her land in Spring Creek over 16 years ago. They retired there. They are away from all things, that is why they came here to get away. Getting this letter was really upsetting. Reading it there will be 2 houses per acre, and if that is 135 acres, that is about 272 houses right in back of her. When they bought the land, they were told that was zoned R-20 and you can only put one house every 20 acres. Now they have this problem. She wanted to address this; all those in Spring Creek are farmers, they have all kinds of animals. When they build estate homes looking into their back yards, how long will it take for those in the estates homes to complain about all their animals. That is exactly why she bought in Cedar City and bought out in the 2-acre or larger parcels. That is all that they dreamed of. How long will it be before that is an issue? People buying these will have more money, and their voices will be heard. Or will they be okay in Spring Creek and Meadows Ranches. Mary reiterated that the master plan is currently to have smaller parcels and many more homes. They are trying to change that to have larger lots, fewer homes, and in the RE area they can have livestock.

Kit said that area was zoned according to the County. Since then it has been annexed, then it goes in the City and they have to have a City zone. Right now, it is planned to make that RE. That is what the developer wants. It was planned to be R-2. R-2 is small lots, and R-1 is 10,000 square foot lots. This is half acre or larger lots. He said it does not re-zone when they annex. That happens later. They need to zone this as a City type zone. This developer is proposing to do that; re-zone this to the least dense zone that the City has.

Cindy said these will be new estate lots, that will be in the City they will get sidewalk, water, and she does not know where all the meetings were when all this happened. Kit stated that all the agenda, for Council, for Planning Commission and other meetings are all posted on the City

web site. If they prefer to know about all the agendas and what is going on, they need to get on the web site. That is the place to go. That is the best place to go to get information.

So, they are suggesting as homeowners, that they should have to go on the web sites, that they can't be notified on any reasonable basis but must come by. They should not have to be going thru web sites, that is not right.

Cindy Roberg said she went into the City offices and talked to a couple of people and they basically told her this was a done deal. Adam wanted to know how she came up with 272 homes in this area. Cindy said it has 135 acres, and if you put 2 lots per acre that is 272 homes. In the letter it said they will build within 300' of her line. She measured and that 300' was way past that pole. If they are 300' away, will they put a concrete wall around the whole development? Will people be running between them and this new development?

Kit said this developer did not need to put up any walls. Only if they want to fence around the development, that would be up to them.

Mary asked Kit if he knew about when this was annexed into the City. Kit was not sure but thought that 20 years ago, it was in the County. Once that was annexed it was in the City and needed to be developed according to City rules, and ordinances.

Tyler said that any property has the right to annex into the City and now that they are going to re-zone this, that was what triggered all within 300' to be notified. Hunter stated that the 300' they are talking about was purely for notifying. That means that your property is within 300' of this property. Cindy would like it put in the minutes that they are complaining about estate homes being right up against their farm property. They don't want them complaining that there are flies as they have animals in their farm land. Hunter stated if it is within the ordinance, it is their right to develop. Cindy said again there will be 272 homes. Hunter said also that Dallas did mention some of these lots will be up to 5 acre and larger. Dallas pointed out that the RE zone also allows for larger animals like horses. It will be the same characteristics of what is there now.

Mary said they could go to medium density right now and that is much smaller lots and many more homes than what they are suggesting there. You can't restrict them from not building anything, you may like to, but you can't. She gave examples of others that don't want things built next to them.

Cindy Roberg talked about the Bauer family, how they only run some sheep on all this land, there has never been farming on it. Talked about the 1525 West going thru this development? Dallas pointed out that this is only a zone change. They do have a beginning plan, that will be on the next meeting. Plans are subject to change. This can connect to their subdivision as there is a road stubbed there now. Dallas pointed out the boundary of what would be Phase 1. Kit said they don't master plan all roads. Only those that must be collectors and arterial roads.

Someone can put in local streets, that would go thru and it appears that they did stub one out of Spring Creek into this area for future development. Whoever did the original Spring Creek put that road in there.

Cindy just felt that the whole way things are being done is behind their backs. She has owned her land for 16 years. Others next to her even longer. They need to get on the computer each

week to make sure their house is still there, they are not taking their water, she was told this is a done deal. She does not want this to turn into California. Four lanes on Westview Drive will be a nightmare.

Adam was not sure just how long the Bauer family has had this property; are they all saying they don't have property rights? This will go from this meeting to the City Council. Cindy said they received the letters so they can speak tonight.

Daryl Owen had two questions; about this annexing and then they mentioned that is up for re-zoning. It is not the equivalent as the County. How did the City come up with the RE zone? Tyler said it always comes into the City as AT which is for Annex Transition so that is no zone at the time. Nothing can be done until the property owner holds a public hearing like this and they change the zone. That is approved by the City Council just like any property coming in. Then they go thru the process before they can develop.

Daryl said his second thing is the web site. He said they don't update things on there for weeks. Maybe the Planning Commission does, but he was in a meeting 6 weeks ago, and those Council minutes are not yet up on the web site. He was not sure how the public was to keep up on things when the City does not do their part.

Cindy Roberg talked about the road going thru that property and also Spring Creek. Is that Shurtz Creek Road? Back in 2005 they had some flooding there. There are large fishers running thru this land and where will all the water run. There have been floods in this area often. The County dug a 6' trench and that trench is between her and the other side. She is not sure how the developers will know that is her property on the other side of that trench. They talked in the County about building a cement trench. That has not been done. The people's property lines are not clear because of the digging that the County did out there. There is a major flood issue to be addressed also.

Dallas said that will all be taken care on in the engineering and design of the development. They have topo on this, and the City drainage standard they have to develop to says that they cannot increase the water coming off this site now and it will not drain onto any neighbor. They will have a detention basin for this subdivision and taking care of any flooding from Shurtz Creek would be part of their requirements. They will review FEMA maps, etc.

Charlene Nielsen purchased last December. She had been trying for 2 years to get out of the big city. She wondered about that land, asked her realtor what that was zoned for, and was told it was owned by the City and zoned for a school or something. She was just wondering, because she was not told it had an owner. She wanted to be out of the City and wondered how long the Bauer's have had this property. Most thought a very long time, some were here in the 1970's and said they owned it then. Sharlene said her back yard is next to this land. Wondered just when they propose to develop all of this. Dallas said they need to finish the zone change, they will come back to the next Planning Commission meeting with Phase 1 after that it will be reviewed by staff and engineering. The drawings take a couple of months to review and approve. They may have this complete within the next 2 years. Phase 1 is the very northwest corner and is 31 one-acre lots. Also, the developer will put in roads, each lot will be divided

then he will not grade anything, that will be all up to future owners. They will just put in all the underground utilities, then the roads and then the lots will be sold off. This will all be according to the current zoning requirements. The widening of Westview Drive is nothing to do with this development, it is a City thing. This is only for the zoning of this parcel; the Westview Drive is that it is master planned to be a 100' wide road.

Greg Shepherd can understand all of this with the roads, etc. He knows there is the 1 council person that can take information back to that City Council. They can all see that this group of people were all caught flat footed by all this. There has not been good communication. It was just whispered to him that they are within 300' of this. They are taking the land. They need to get back to the large picture. If they take Westview to 4 or 5 lanes, that changes fundamentally the ambiance that they all enjoy. All the people living in that valley. That is where they live. It is a big deal. There is a lack of communication for such a small community. There is no reason for this lack of communication. The building of all these homes is what necessitates this road widening. Also, there are two entities making decisions along Westview Drive. There is no need in the foreseeable future for that road to be 4 lanes. He has never seen that much traffic on it. There have been no accidents. It is going to destroy the ambiance. Harold indicated to them a large major road out by Quichapa Lake. Like those that built in the San Bernardino valley; throw all the traffic to the west. Let them all connect to U-56 out there where there are no people now. All those in this area bought along this little country road. It is a quality of life issue. They should all be able to recognize they have been caught flat footed. They need to communicate better. They are not saying that the person owning this land does not have the right. You need to do what you want with your land. It is the American way. Sometimes you get caught in the middle. The main thing is what Mrs. Roberg talked about – when it changed from the R-20. Was that at annexation? And what a realtor told her, if that happened then, then all bets are off. Her realtor did not talk about the risk of annexation.

Hunter explained; yes, when it comes into the City they need to go by all new codes. Realtors don't speak for the City. They are just selling property and homes. they will say things in order to make a sale and they are not representing the City.

Mary summarized it well. Kit explained the process; when they annex into the City it comes in as the AT zone. They can sit in that zone for quite a while. Someone buys that land, they want to develop it, and change the zone, the first thing that they look at is the General Plan map.

What the City tried to be as the best guess of what that should be zoned. Also, how the roads are determined. That General Plan includes a transportation plan. They identify all the master planned roads. It has been 4-5 years since the last update to this plan, they are in the process of an update now.

Mary asked if Kit would tell them how they find out about general land use changes. Kit said the web site is the best place.

Greg Shepherd wondered if we can't do a better job of letting them all know when changes are coming? All land does not need to be developed, they just need to know. They need to have better relationships. So, this person can annex. In Cross Hollow Hills and Northridge, as it is owned by many, they would all need to get together if they wanted to annex. Yes.

Greg Shepherd said they just spent a lot of money redoing Westview Drive from 56 down to the turn. Did they look at putting in the 4 lanes at that time? They re-paved all that and did nothing but a little shoulder work. They just finished that and now less than 6 months later they are doing more? Why waste all that money then.

Kit said that part that was recently been torn up was not in that new section. That ended at the SUU farm and sheds. This other area is beyond that first part.

Jill Bassett did not understand about the Bauer property right on 1950 South and Westview Drive. They said there is a 100' easement. When she bought property, that easement of 25' was there and not any 100' easement. That will be on her property and if they had known that at the time, they would have put their house back further. She was confused as to when this 100' easement happened.

Kit said it goes back to when the City had a master plan process. One thing is the master planning for transportation. They master plan just the 100', 75' the major collector roads. That is a major one that has been on the masterplan for many years.

Jill B. wondered then why they were not told this when they bought the property? It seems to her that was part of the price of the property, and if that master plan was always to be made. It has probably been 20 years that this has been master planned this way. Jill B. had a difficult time with that as she has been there for more than 20 years. They must all know that people are passionate about their property. Adam seems to not be interested in what is being said. Adam said he was just listening. She said that last week Mr. Cozzens asked her neighbor just how long he had been here. She does not understand a question like that. You get emotional over things. It seems like respect goes both ways. It is rude and unprofessional – she thinks that it goes both ways. She feels that all need to be civil. She is trying to understand. They may lose part of their property they paid for over 20 years ago. She talked about a meeting last week where they were rude. Feels all people can be civil. This 100' easement was not on her property when she bought it.

Mary explained how everyone on this Planning Commission is appointed. She agreed, they all need the chance to speak. Everyone in this room are property owners. All have issues, and all have been impacted with one thing or another over the years. They always like them to look at the General Land Use map, and one thing was brought up, when was that created. How do we get better communications? They have talked in the past of using social media, e-mail and then how do you reach those who do not use those options. In reality, having things on the City web page usually works pretty well. In trying to get letters out in a timely manner, that does not always work either. They all want to preserve the community as it is. They all love Cedar City. They have the General Land Use map that was approved several years ago, and that is the guide they use in all these things.

Ty Redd has worked in agriculture. Great with cattle. He knows that the Bauer's have the right to do something. The culture here is usually boom or bust. It is all on the building industry. They say there are not water issues with growth. He has talked to each county Commissioner and there are water issues. They keep going deeper in the wells. The charge we have is to get

away from the boom or bust economy. Look at sustainable avenues with factories and things so all can work and kids can also work. Slower and viable growth in rural Utah is the thing. They do have a water problem here whether you know that or not. You should be able to still maintain a family business here and have that rural type community.

Harold Pease said he does realize they are here only to approve or disapprove this. He needs to make a statement. He is aiming at the need to be public. And he will be at every meeting in regard to this. They have a map provided some time ago and maybe it says that road is to be 100' when the City comes to them on Westview Drive. It is more than what they want already. If that was to be designated as a wide highway before, and to accommodate growth, why are they wanting more land now. He is not selling to them. No one else there is either. Take a message back to the developer. Thank him for doing less density, that was kind. But if he does not figure out how they can develop without taking his property, he will be in every meeting and will bring this back up. It is not fair to them. They are all developed to the edge where they bought, and they should understand they have their property. They should take it out of the undeveloped property. If the City is willing to pay for it, it would be better to curve that right there and take all the land for the additional road out of that undeveloped land.

Samantha Roundy owns right on this development. Wants it in the records she has been misinformed also. Her and her brother both own property in this area and they bought out there because there are not a lot of neighbors. They have all the same concerns the other people have. She is wondering what the blue lines on his map indicate. Dallas said the blue line is the line between City and County. Some out in this area are in the City and some land is in the County. So, she determined from this that they are in the County. This will be a big deal as they were told something different when they bought also. Jill P. said her best option was to contact her realtor and let them know just how unhappy they are about what they were told.

Mary pointed out that the Planning Commission does not make any final decision. They are a recommending body and will recommend this to the City Council. What is within the General Land Use map is what they go by and this will be finalized by the City Council. Tyler did point out that they will not get another mailed notice but will need to follow this on to the Council meeting if they want.

Another citizen not identified thought the time to nip this was now. They have the time and options to come to a good conclusion. It is a good time to take care of this.

Mary closed the public hearing.

They have had some really good comments and will move this forward with the road of Westview Drive not being part of this zone change.

She said they can vote on both items, the changing of the General Land Use from medium density to rural estate, then the zone change from AT to RE.

Hunter made the motion to give the City Council a positive recommendation on both the General Land Use and also the zone change. Seconded by Jennie and the vote was unanimous.

**5- Zone Change AT to RE 1525 S Westview Drive Bauer Family/GO Civil
(Recommendation)**

Item 5 & 4 done together.

6- PUBLIC HEARING

**PUD- Vicinity Sycamore Trails PUD Phase 4 Meisner/ GO Civil
(Recommendation) approx. 1775 N Lund Hwy.**

Dallas with GO Civil presented. He said this would be Phase 4 of the Sycamore Trails. It is across Lund Highway from the other units. They recently did a zone change here. It is zoned R-3-M and they have 58 units planned. It is well under the 24 units per acre that they can have. This will be a PUD and all private. They have shown a detention basin in the northwest corner. As far as water, they will connect to Lund Highway. They will take the sewer to the west out through Hunter Glenn. Kit asked if the issue with the fire department has been worked out. Dallas said he met with the fire department about the dead end roads of 150'. They needed to work out that length and put together hose pull exhibits. They came to a resolution and have concrete drives at the end and have a note on the plat that they will not hold harmless Cedar City to any damage to any concrete portion of the road for fire trucks driving on them. Hunter asked if there was anything else the City needed on this before it could move forward. Kit said all was in order.

Mary opened the public hearing. As there were no comments, she closed the public hearing. Adam wanted to disclose that his company has done work for Meisner, they don't have any contracts to do this, but wanted to disclose that.

Jill moved to send a positive recommendation to the City Council for this PUD, seconded by Jennie and the vote was unanimous.

7- PUBLIC HEARING - moved to the May 21 meeting.

New Ordinance regulating cargo containers in Residential Zones Tina Dickinson/
(Recommendation) Staff

The meeting adjourned at 6:50 pm

Michal Adams, Executive Assistant

PLANNING COMMISSION REMARKS MAY 7, 2019

By Harold Pease

Two reasons the City Planning Commission should oppose changing the classification from AT (agricultural) to RE (residential). The first is water and the second roads. Others may wish to speak to noise, atmosphere and air quality.

FIRST WATER: Two threats to my home have occurred by mail in the last three weeks. First a letter from an agency asking to allow them on my property with the intent of my selling the city a fourth of my land for a four lane highway. I refused his admission. Second, a certified letter inviting me to the Cedar City Planning Commission hearing on changing the classification of the land across Westview from Agriculture to residential. Aside from the facts that we would have never purchased a home on Westview Drive if we had been told that our front yard would become a four-lane highway and that we love the sound and sight of sheep grazing on the other side of the street—the very location that you wish to put houses on. We have other concerns.

Last week I learned that the city anticipates growth increase over the next 40 years from a 2017 population of 31,000 to 70,000. About the size as St George presently.

I have lived in this community now 3 1/2 years and from day one heard of the water shortage and yet we plan on doubling the size of Cedar City 1 1/3 times in the next 40 years. Presently making my yard green would cost me a small fortune every month. My water supplier Cross Hollow Water Board went under last year and was forced to join the conservancy board because our wells went too dry because the water tables beneath went too low to allow pumping. In the city council meeting last week in this room I recorded five times when the word conserve was used as a solution to the water concern.

Yet I was told by one council member in this same meeting that because we recently won a law suit that we will have more water in the future—even enough for the 70,000 plus people who will one day reside here. I also learned that presumably the city or county is revoking long term, formerly fathered in, under used water rights of some of its citizens. Seems to me that if we have to sue or revoke water rights formerly promised others to have enough for all, that is a weak basis for believing we will not have a future water problem. The cities own water report, which I read, does not share or even suggest such optimism. Until it does and makes it clear that we have plenty of water for unlimited growth I am not convinced.

I must raise my voice. Seems to me that every new home reduces the water supply for every other home. Seems to me that if there were not a real water shortage everyone would not say that there is. Seems to me we should be telling our people that we have plenty and that this fact should be reflectant in lower water bills—which it is not. Seems to me we should be restricting future development, not encouraging it, until this is certain.

Changing the classification of the property across the street from me from agricultural to residential is one step closer to having 20 plus homes to share my already limited water supply. Right now no water is presently used on the property designated agricultural so no one shares my water supply. I vote to keep it that way and ask you to reject the new classification.

SECOND ROADS.

Roads to serve a community of 70,000-plus residents, of which reclassification from agricultural to residential accelerates contributes, first requires a review of existing or proposed roads to accommodate the resultant traffic. Westview residents do not want a four-lane road cutting through their front yards. Their choices begin with keep it as is, to improving and widen as is, to, at worse, three lanes. You presently have on your master plans for the city another proposed route somewhere between Westview and the new highway labled Quichapa Road perhaps 4700 or 5300 W. Either of these options would be less damaging to developed houses and yards then making Westview a four-lane highway. Use the same formula as proposed for Westview on that roadway.. Distribute the increased traffic to three north/south roads so that no one has to have the four lanes except the new highway which has no development on either side.

Those on Westview also insist that should widening of this two lane highway be mandatory that **IT'S WIDTH BE INCREASED FROM UNDEVELOPED LAND BEFORE DEVELOPED LAND**. In my case it would have to be taken from the new acreage that you presently want reclassified from agricultural to residential. If you make this decision now there will be only the one unhappy developer, not 20 additional homeowners to contend with. If you make this decision in 20 years you will be taking land from developed areas on both sides.

If you wait 20 years to identify what is labeled Quichapa Lake Road by that time development may have eliminated a middle road choice and Westview would be stuck with bearing the whole north south traffic.

We ask that you not rezone this property from agricultural to residential until you have reassessed and established the major throughal fares needed for such tracic.

Look at the mess a previous city planning commission did in Eagle Ridge, with heavy traffic running through their little village because they did not review the whole picture. We beg you not to do the same thing to us on Westview.

WHY WE OPPOSE A FOUR LANE HIGHWAY ON WESTVIEW.

Thanks for giving me a moment to represent the citizens on both sides of Westview Drive now confronted by the city's plan to widen Westview Drive into a four lane highway. We beg you not to do the same thing to us on Westview.

I found no resident in favor of this move for the following reasons:

For many of us a four lane highway immediately reduces the value of our property.

It also makes our property less attractive for a perspective buyer when and if we did sell in the future.

For many of us it places the four-lane highway in our front yard or too close to our bedroom.

The noise of a four-lane highway would double and be constant day and night.

The danger to children with the increased traffic and probable speed limit increase is not measurable.

For many of us there exists open undeveloped land on the west side of the highway. Any additional widening must come from undeveloped land when present. Developers must plot that in before any Council development approval.

We suggest making the highway just completed west of Cedar into a four-lane highway as the population nears it. There is no real development on either side of it. We note that

you have already designated a roadway between this and Westview Drive, probably 4700 W., where damage to developed property is far less than on Westview Drive. Make it a 66 foot wide road going north and south leaving Westview as is, or making Westview also a 66 foot-wide road—but no four lane highway .

Placing a four-lane highway in front of our homes on Westview will drastically effect our property values.

We will be opposing by every legal means possible your widening of Westview Drive.

We are not against development but we were led to believe that there existed a water shortage in Cedar City and area, but we see no limitation on developers and the widening of highways to accommodate the 3,508 new housing units incorporated in the Iron Horse Development project alone to share the same limited supply of water. We express serious concerns about unlimited development. Developers come and go but we, your neighbors, are left with the problems they leave. In this case perpetual water shortage.

I read your Cedar City 2017 Water Report. The present water system serves a population of 31,223 people you say. Maximum usage was 20,088,000 million in the month of July 2017. The average daily culinary and irrigation use per person per day was 230 gallons. Where will the water come from to feed the 3,508 new housing units incorporated in the Iron Horse Development project alone? From the rest of us that already do not have enough water to accommodate lawns? Has a big new river gushed forth from the mountains to justify thousands more coming into our valley? Or have you been duped by the dollars coming from big developers, in our case Leavitt and company.

I came from a city that limited yard water usage to odd or even days of the week—not enough to keep lawns alive, and gave citations to citizens wasting water as evidenced by water on sidewalks or driveways. Is this our future in Cedar City?

Again thank you for allowing me to express what I feel is already a collective viewpoint.

Harmful or bad decisions happen usually because good men do nothing.