Letter to town

RECEIVED
MAY 15 2024
By:

Hello, please read this letter into the next meeting minutes.

My name is Julia Mary, I'm a realtor with eXp Realty of Southern Utah and have an active listing on the South Mesa. When you start researching these lots you'll find that title companies, background checks, and the Washington county recorder's office all have records of these properties. Nathan & I, at the incorrect advice of the Rockville Town, went down to the Washington County Recorder's office in person to check for proof these lots were recorded before the town. There they showed us maps of the south mesa section dating back to 1979, which is before the town was incorporated. The county recorder said that the Rockville town has access to all of these same documents online. My clients and prospective buyers have been wrongfully advised by the Rockville town's office workers that these lots are illegal, and turned away from these lots, when the towns attorney has advised the town and Mayor that these lots are in fact legal. Rockville town is making real legal decisions based off of opinions instead of facts and giving advice contrary to their own attorney. I've Attached multiple listings that have closed in the Zion Park area within this last year as well as some that are currently active on the market that show comparable lots selling from $398,000 to $795,000, and others are listed for even higher. The main difference between these lots and ours on the mesa is the townsworkers "not in my backyard mentality."

Additionally I'd like to read from an article written on April 30th, 2024 by Chris Reed at St. George News, about Governor Cox, who is supported by Washington County Commissioners Iverson & Alquist, over 60 other commissioners across the state, the Southern Utah Home Builders Association, and the Washington County Board of Realtors.

"ST. GEORGE — Gov. Spencer Cox put cities and counties in Southern Utah and the rest of the state on notice Tuesday. Start approving smaller lots for starter homes or the state may force their hand.

Speaking to members of the Southern Utah Home Builders Association during a luncheon at the St. George Hilton Garden Inn on Tuesday, Cox urged the contractors to build more starter homes costing less than $300K as a way to make homes affordable for more local residents.

He also said that he's giving one year for local communities to do zoning and permit approvals that will pave the way for more affordable homes."

...

Local mayors and council members have been critical about what they allege is the governor and the state legislature taking authority on residential zoning decisions away from the cities in the name of promoting affordable housing. But Cox told the homebuilders he cut some state red tape for cities to allow for smaller housing zones and smaller residential lots that are needed to allow more people to own a home and he expects local actions within the next year.

"City councils and planning commissions still have to approve smaller lots. We didn't force that because they promised us they would do it if we would give them some of these things," Cox said. "We're going to be paying very close attention over the next year. Is everybody playing ball? Is this going to work?"

Speaking to St. George News after the address, Cox confirmed that what he said in his speech was akin to an ultimatum to cities, though he added it was in the form of collaboration rather than a threat.

"This is the year we need everybody to step up and we do have a great relationship," Cox said. "I'm very confident that our cities, our city council members, our mayors are here to step up."

Washington County Commissioner Gil Almquist told St. George News afterwards that encouraging more affordable housing starts countywide, adding the homes need to be aesthetically pleasing and not "Kleenex box of glass and steel."

"Design trumps density. The problems with those that don't like dense areas is they say it's automatically crime-ridden. It's automatically this, it automatically goes to pot and there goes the neighborhood. That's not

Among local leaders were Washington County Commission members Almquist and Victor Iverson,....and ... Santa Clara City Council member Crista Hinton was also among those showing support.

Almquist said Cox has helped the area rebound post-pandemic and promote businesses. Addressing the "emotional times" ,... he said the time is over for people to take an unyielding stand "on the edge of politics."

"The second somebody tries to appease an opposite point of view, they are labeled as being with that opposite point of view. And that is not true. If you want to say that Gov. Cox is a RINO, then you're blind to the things that he's trying to do to get people to understand what it means to be an American," Almquist said. "He's a great governor for the fact that he is a human and he wants other people just to feel included. Otherwise, we're just gonna break off into factions and we might as well go back to medieval living, build our own fort, attack your neighbor."

Also giving his endorsement was Beaver County Commissioner Wade Hollingshead.

"He has done a lot of good things for rural Utah," Hollingshead said. "I think he's a governor for rural Utah right now. And so I really appreciate his support for our county."

.....

Cox, ... was the only candidate to gather enough signatures to automatically qualify for the primary. "What I know is that like today, I'm all over the state. This is what I do. I believe in competent governance. I believe that good governing is very underrated right now. What I also know is that the majority of Utahns see that we're the best in the nation for a reason, and I'm, I'm grateful to have the opportunity to lead."

https://www.stgeorgeutah.com/news/archive/2024/04/30/cdr-utah-gov-cox-gives-local-communities-one-year-to-make-progress-on-less-expensive-starter-homes/

Julia Mary 5/15/24

car garage, but that's fine. I didn't get one when I started. I couldn't afford one. We lived like that and we're fine."

Local Utah Rep. Neil Walter-R, also CEO at NAI Excel, told St. George News it will take a conscious awareness effort by local leadership to overcome "not in my backyard" concerns about smaller residential lots.

"I've heard many times somebody say, 'Well I just moved here and so I don't want it to grow anymore. I don't want it to get more crowded,' et cetera. We have to get over that," Walter said. "What people forget is that if we stop providing room for the next generation, we lose all of the workforce. We lose all of the services, we lose all of the critical support," Walter said. "We can't just drive out young people, working-age people because we don't want more traffic or we don't want more people to come here to this community. If that were the case, we would be 10,000 people in a small outpost in the middle of nowhere stuck in 1960."

The visit to Southern Utah comes a few days after a tumultuous Utah Republican Party Convention in Salt Lake City Saturday where delegates gave their preference to state Rep. Phil Lyman and forced a primary between Lyman and the incumbent in June.

During the panel, Cox said it is the role of homebuilders and elected leaders to encourage homes to be built for those who live here, not to attract wealthy residents from out-of-state.

"We need people elected to be committed to solving this crisis," Cox said. "It's not about bringing more people from California. It's about our children."

Shortly after the appearance at the homebuilders luncheon, Cox participated in a photo opportunity in front of the Dixie Center where he received endorsements from around 60 of the state's approximately 87 county commissioners for the Utah Association of Counties Conference.

true," Almquist said. "If you can have a well-designed, well-lit, well-managed project, you can have higher densities, which is the solution to some of our population that can't find a place to live."

Almquist said apartments and rentals are not affordable housing in the long-term.

"I'm talking about ownership. I started with my wife and had two kids in a 700-square-foot condo. And then we worked, we saved, we did what we could. We owned it. That's where we need to go," Almquist said. "It's got to be ownership, not just rental. People take care of things better if they own them."

Cox said that he is convinced the main reason why it is hard for many to be able to afford a home in places like Southern Utah is the lack of homes, rather than salaries or inflation.

He urged the homebuilders to commit to building more starter homes that may not produce as much a short-term profit as a mansion or townhomes, but can lead to greater community growth in the long run.

"In my mind, it was very clear. We have to build starter homes," said Cox, who added 35,000 starter homes need to be built statewide over the next five years to bring the costs down. "We stopped building starter homes generally as a nation about 15 years ago. We now build two things pretty well. We build apartment buildings in places and we build bigger homes for people who can afford bigger homes."

In a panel session after Cox's speech, the governor's Senior Advisor for Housing Steve Waldrip said contractors have to move away from townhomes and mansions toward smaller homes that most people could afford to own.

"We need to bring more density with a target of $350,000 for a single-family," Waldrip, a former Utah House member, said. "It may not have a 2-

2613 Canyon Point Drive #3, Springdale, UT 84767 **21-220098** Land, Lot & Water Active **$1,995,000**

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Approved by MLS:	Yes	**Office Listing #:**	SSIR 2021	**List Price/Acre:**	6,045,454.55
Possession Date:		**Short Sale Status:**	No		
Geo Lat:	37.164078	**Geo Lon:**	-113.017524	**Street Number:**	2613
Street Direction Pfx:		**Street Name:**	Canyon Point	**Street Direction Sfx:**	
Street Suffix:	DR	**Lot #:**	#3	**MLS Area:**	Zion Park
City:	Springdale	**State/Province:**	UT	**Postal Code:**	84767
Cross Street:	HWY 9/Zion Park Blvd	**County:**	Washington	**Subdivision:**	CANYON POINT
Township:		**Range:**		**Section:**	
Elementary Schools:	Springdale Elementary	**Intermediate Schools:**	Hurricane Intermediate	**Jr. High Schools:**	Hurricane Middle
Sr. High Schools:	Hurricane High	**Tax ID:**	S-CAP-3	**Zoning:**	Res
Total Taxes:	2,107	**Tax Year:**	2021		
Listing Class:	Subdivided Lot	**Lot Acres:**	0.33	**Aprx SqFt:**	14,375
Lot Dimensions:		**Price Per Unit $:**		**Lot Frontage:**	120
Lot Depth:	120	**Lot Irregular:**	Yes	**Association Dues:**	
Assoc Dues Period:	N/A	**Ownership Transfer Fee:**	No	**Ownership Fee Amount:**	
Buyer Broker Compensation (BBC):	3	**Buyer Broker Comp (BBC) Type:**	%		
Seller Concessions:		**Sold Price/Acre:**			

Public Remarks: You Can Have it ALL! This Zion Overlook lot in Springdale has the most magnificent panoramic view of Zion Canyon. Enjoy birds-eye views of the entire canyon as the light and clouds caress the red rock cliffs lighting them up to brilliant shades of orange and magenta! Stargaze into the twinkling dark sky after nightfall where the Milky Way shines brightly. This is the ultimate Zion view lot, with 360 degree views of Zion ready for you to build the home of your dreams!
Directions: SR-9 to Anasazi Way. Take first right to Canyon Point. Lot is out on the point by itself overlooking Zion Canyon.

Utilities: 3 Phase Power; Culinary, City; Electricity, City; Sewer; Stubbed In **Land Features:** Access, Public; Assessments Paid; CC&R's Available; Cul-de-sac; Owners Association; Soil Clay; Soil Gravel; Soil Sand; Terrain Flat; View Mountains	**Engineering:** Pad Ready; Site Plan **Zoning:** PUD; Residential	**Builder Restrictions:** Bring your own Builder **Terms of Sale:** 1031 Exchange; Cash; Conventional

List Price: 1,995,000

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2499 Navajo Circle #67, Springdale, UT 84767 **22-231860** Land, Lot & Water Active **$750,000**

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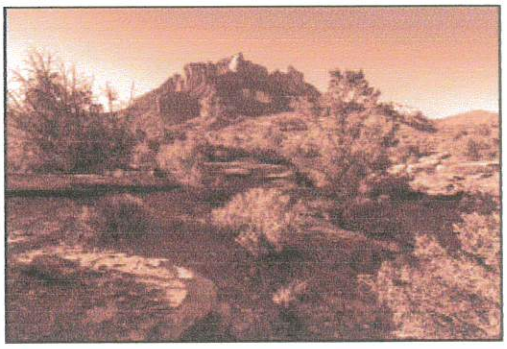

Approved by MLS:	Yes	**Office Listing #:**	SSIR 2022	**List Price/Acre:**	1,785,714.29
Possession Date:		**Short Sale Status:**	No		
Geo Lat:	37.166428	**Geo Lon:**	-113.030236	**Street Number:**	2499
Street Direction Pfx:		**Street Name:**	Navajo	**Street Direction Sfx:**	
Street Suffix:	CIR	**Lot #:**	#67	**MLS Area:**	Zion Park
City:	Springdale	**State/Province:**	UT	**Postal Code:**	84767
Cross Street:		**County:**	Washington	**Subdivision:**	ANASAZI PLATEAU
Township:		**Range:**		**Section:**	
Elementary Schools:	Springdale Elementary	**Intermediate Schools:**	Hurricane Intermediate	**Jr. High Schools:**	Hurricane Middle
Sr. High Schools:	Hurricane High	**Tax ID:**	S-ANP-3-67	**Zoning:**	Residential
Total Taxes:	1,846	**Tax Year:**	2022		
Listing Class:	Land/Acreage	**Lot Acres:**	0.42	**Aprx SqFt:**	0
Lot Dimensions:		**Price Per Unit $:**		**Lot Frontage:**	
Lot Depth:		**Lot Irregular:**		**Association Dues:**	1,396
Assoc Dues Period:	Annually	**Ownership Transfer Fee:**	Yes	**Ownership Fee Amount:**	$350
Buyer Broker Compensation (BBC):	3	**Buyer Broker Comp (BBC) Type:**	%		
Seller Concessions:		**Sold Price/Acre:**			

Public Remarks: One of the last lots available in Anasazi Plateau, adjacent to Zion National Park. This enchanting lot is surrounded by stunning Zion red rock views and backs up to a beautiful dry wash carved out of bedrock over millions of years. One of 77 lots surrounded by over 300 acres of Conservation Easement. The native trees, brush and wildflowers are undisturbed.
Directions: From SR-9, just before Springdale, turn north on Anasazi Way. Continue to Navajo Way and turn left (south). Turn right on Navajo Circle. Lot is on the right, just beyond the home on the corner.

Utilities: 3 Phase Power; Electricity; Other; Fiber Optic; Sewer **Land Features:** Access; Deeded Esmnt; Assessments Paid; CC&R's Available; Cul-de-sac; Owners Association; Road Paved; Soil Clay; Soil Rocky; Soil Sand; Terrain Flat; Terrain Slope; View Mountains	**Engineering:** Plat Map; Soil Test Available; Survey Available **Zoning:** PUD; Residential	**Builder Restrictions:** Bring your own Builder **Terms of Sale:** Cash; Conventional

List Price: 750,000

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2538 Anasazi Way #58, Springdale, UT 84767 **21-219978** Land, Lot & Water Active **$880,000**

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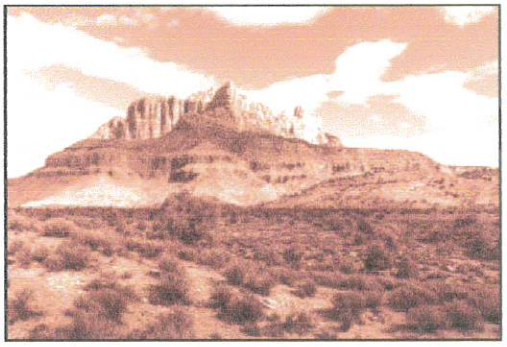

Approved by MLS:	Yes	**Office Listing #:**	SSIR 2021	**List Price/Acre:**	2,146,341.46
Possession Date:		**Short Sale Status:**	No		
Geo Lat:	37.169413	**Geo Lon:**	-113.031974	**Street Number:**	2538
Street Direction Pfx:		**Street Name:**	Anasazi	**Street Direction Sfx:**	
Street Suffix:	Way	**Lot #:**	#58	**MLS Area:**	Zion Park
City:	Springdale	**State/Province:**	UT	**Postal Code:**	84767
Cross Street:		**County:**	Washington	**Subdivision:**	ANASAZI PLATEAU
Township:		**Range:**		**Section:**	
Elementary Schools:	Springdale Elementary	**Intermediate Schools:**	Not Available	**Jr. High Schools:**	Hurricane Middle
Sr. High Schools:	Hurricane High	**Tax ID:**	S-ANP-3-58	**Zoning:**	
Total Taxes:	1,751	**Tax Year:**	2021		
Listing Class:	Subdivided Lot	**Lot Acres:**	0.41	**Aprx SqFt:**	17,860
Lot Dimensions:		**Price Per Unit $:**		**Lot Frontage:**	
Lot Depth:		**Lot Irregular:**		**Association Dues:**	1,041
Assoc Dues Period:	Annually	**Ownership Transfer Fee:**	Yes	**Ownership Fee Amount:**	$350
Buyer Broker Compensation (BBC):	3	**Buyer Broker Comp (BBC) Type:**	%		
Seller Concessions:		**Sold Price/Acre:**			

Public Remarks: Nestled into a sandstone outcrop, this lot is covered with native junipers, boulders, blooming cacti, wildflowers, and stunning views of Zion National Park. Hike into Zion from your front door! Bike along the Rockville Mesa from your back door. This lot offers peaceful serenity, native beauty, dark night skies, and recreational opportunities that will fill your bucket list

Directions: From SR_9 between Rockville & Springdale, just before you get into Springdale, turn left, up the hill to Anasazi Way. cross 2 bridges over dry washes. Lot is on the right, after you cross 2 bridge

Utilities: 3 Phase Power; Culinary, City; Electricity, Other; Sewer; Stubbed In **Land Features:** Access, Public; Assessments Paid; CC&R's Available; Owners Association; Road Paved; Soil Gravel; Soil Rocky; Terrain Flat; View Mountains	**Engineering:** Plat Map; Soil Test Available; Survey Available **Zoning:** See Remarks	**Builder Restrictions:** Bring your own Builder **Terms of Sale:** Cash; Conventional

List Price:	880,000

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Anasazi Way 44, Springdale, UT 84767 **24-249363** Land, Lot & Water Active **$958,800**

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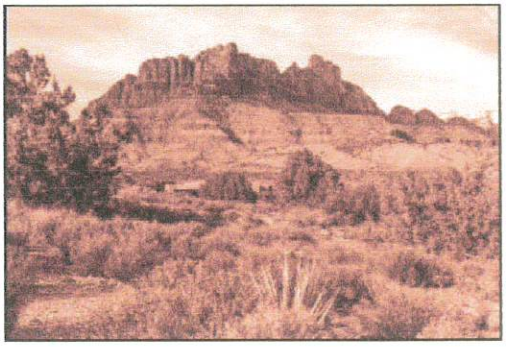

Approved by MLS:	Yes	**Office Listing #:**	CBP #24-0057-25	**List Price/Acre:**	848,495.58
Possession Date:		**Short Sale Status:**	No		
Geo Lat:	37.162616	**Geo Lon:**	-113.030475	**Street Number:**	
Street Direction Pfx:		**Street Name:**	Anasazi	**Street Direction Sfx:**	
Street Suffix:	Way	**Lot #:**	44	**MLS Area:**	Zion Park
City:	Springdale	**State/Province:**	UT	**Postal Code:**	84767
Cross Street:	SR-9	**County:**	Washington	**Subdivision:**	ANASAZI PLATEAU
Township:		**Range:**		**Section:**	
Elementary Schools:	Springdale Elementary	**Intermediate Schools:**	Hurricane Intermediate	**Jr. High Schools:**	Hurricane Middle
Sr. High Schools:	Hurricane High	**Tax ID:**	S-ANP-2-44	**Zoning:**	Residential
Total Taxes:		**Tax Year:**			
Listing Class:	Subdivided Lot	**Lot Acres:**	1.13	**Aprx SqFt:**	49,102
Lot Dimensions:	292.75 x 302.49 x 71.16 x 290.77	**Price Per Unit $:**		**Lot Frontage:**	292.75
Lot Depth:	302.49	**Lot Irregular:**	Yes	**Association Dues:**	1,539.31
Assoc Dues Period:	Annually	**Ownership Transfer Fee:**	Yes	**Ownership Fee Amount:**	400.00
Buyer Broker Compensation (BBC):	2.50	**Buyer Broker Comp (BBC) Type:**	%		
Seller Concessions:		**Sold Price/Acre:**			

Public Remarks: The steep, jagged red cliffs of Zion National Park surround Anasazi Plateau in a tranquil natural habitat, that millions of years ago was a petrified forest. Now imagine your dream home in the midst of it all. Enjoy "take your breath away" views of Mt. Kinesava & Eagles Crags. You will feel on top of the World when you walk this BEAUTIFUL 1.13 acre pad. FIBER OPTICS - utilities stubbed to lot - SEWER.
Directions: Contact Cyntha at 435.680.6769 for directions.

Utilities: Fiber Optic; Stubbed In; See Remarks **Land Features:** Access, Public; CC&R's Available; Cul-de-sac; Owners Association; Road Paved; Road Unpaved; Rural; View Mountains	**Zoning:** PUD; Residential **Builder Restrictions:** Bring your own Builder	**Terms of Sale:** 1031 Exchange; Cash; Conventional

List Price: 958,800

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Zuni 25, Springdale, UT 84767 **22-234353** Land, Lot & Water Active **$600,000**

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Approved by MLS:	Yes	**Office Listing #:**	CBP #22-0127-25	**List Price/Acre:**	1,304,347.83
Possession Date:		**Short Sale Status:**	No		
Geo Lat:	37.165163	**Geo Lon:**	-113.026766	**Street Number:**	
Street Direction Pfx:		**Street Name:**	Zuni	**Street Direction Sfx:**	
Street Suffix:		**Lot #:**	25	**MLS Area:**	Zion Park
City:	Springdale	**State/Province:**	UT	**Postal Code:**	84767
Cross Street:	Anasazi Way	**County:**	Washington	**Subdivision:**	ANASAZI PLATEAU
Township:		**Range:**		**Section:**	
Elementary Schools:	Springdale Elementary	**Intermediate Schools:**	Hurricane Intermediate	**Jr. High Schools:**	Hurricane Middle
Sr. High Schools:	Hurricane High	**Tax ID:**	S-ANP-2-25	**Zoning:**	
Total Taxes:	1,943.48	**Tax Year:**	2022		
Listing Class:	Subdivided Lot	**Lot Acres:**	0.46	**Aprx SqFt:**	20,018.40
Lot Dimensions:	166.82 X 120.X 166.82 X120.	**Price Per Unit $:**		**Lot Frontage:**	120
Lot Depth:	166.82	**Lot Irregular:**	No	**Association Dues:**	
Assoc Dues Period:	Annually	**Ownership Transfer Fee:**		**Ownership Fee Amount:**	
Buyer Broker Compensation (BBC):	2.50	**Buyer Broker Comp (BBC) Type:**	%		
Seller Concessions:		**Sold Price/Acre:**			

Public Remarks: Surrounded by Zion National Park overlooking dry wash amazing Views of Eagles Crags & Mt Kinesava, AMAZING & STUNNING VIEW OF Great White throne. One of the larger pads Anasazi is a community of 77 homesites and only a few remaining lots left to build. FIBER OPTICS -Utilities STUBED TO LOT, SPRINGDALE WATER, SEWER.- One of a kind
Directions: Head to Springdale on SR-9 just before entering Springdale just past the Doggy Dude place turn left/north onto Anasazi Way, Then turn to the left on Zuni. Your GPS should get you there.

Utilities: Fiber Optic; Sewer; See Remarks **Land Features:** CC&R's Available; Owners Association; View Mountains	**Engineering:** Plat Map **Zoning:** Residential	**Terms of Sale:** Cash; Conventional

List Price: 600,000

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Anasazi Way 6, Springdale, UT 84767 **24-248220** Land, Lot & Water Active **$415,007**

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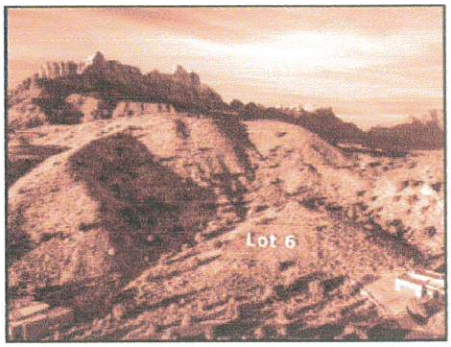

Approved by MLS:	Yes	**Office Listing #:**		**List Price/Acre:**	1,257,596.97
Possession Date:		**Short Sale Status:**	No		
Geo Lat:	37.166299	**Geo Lon:**	-113.021063	**Cross Street:**	
County:	Washington	**Subdivision:**	ANASAZI PLATEAU	**Township:**	
Range:		**Section:**		**Elementary Schools:**	Springdale Elementary
Intermediate Schools:	Hurricane Intermediate	**Jr. High Schools:**	Hurricane Middle	**Sr. High Schools:**	Hurricane High
Tax ID:	S-ANP-1-6	**Zoning:**	Residential	**Total Taxes:**	1,142.06
Tax Year:	2023				
Listing Class:	Subdivided Lot	**Lot Acres:**	0.33	**Aprx SqFt:**	14,375
Lot Dimensions:		**Price Per Unit $:**		**Lot Frontage:**	
Lot Depth:		**Lot Irregular:**		**Association Dues:**	1,539.31
Assoc Dues Period:	Annually	**Ownership Transfer Fee:**	Yes	**Ownership Fee Amount:**	TBD
Buyer Broker Compensation (BBC):	2.50	**Buyer Broker Comp (BBC) Type:**	%		
Seller Concessions:		**Sold Price/Acre:**			

Public Remarks: Discover the epitome of elevated living in Springdale, Utah, with this extraordinary property located in a coveted neighborhood. Situated just minutes away from the breathtaking Zion National Park, this parcel sits majestically atop a hill, offering awe-inspiring 360-degree views that will elevate your soul. With approximately .33 acres surrounded by a conservation easement, this lot provides the feeling of a sprawling 2-acre estate. Craft your dream retreat on this tranquil oasis, designed to seamlessly blend with the natural beauty of the surroundings. Each window of your future home will act as a frame for the masterpiece of nature, providing daily panoramas of mesmerizing sunrises and sunsets. This property beckons you to forge a deeper connection with the serene landscape.
Directions: From SR-9 turn onto Anasazi Way and follow the road approximately .5 miles. Look for ZION LUXURY PROPERTIES For Sale sign on Lot 6 on the right side of the road.

Utilities: Culinary, City; Electricity, City; Sewer; Stubbed In **Land Features:** Access, Public; CC&R's Available; Owners Association; Road Paved; Soil Clay; Terrain Flat; View Mountains	**Zoning:** Residential **Builder Restrictions:** Bring your own Builder	**Terms of Sale:** Cash; Conventional

List Price: 415,007

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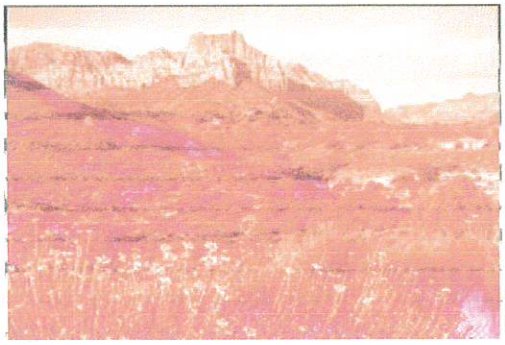
$298,000

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