

Timestamp	This Comment is in Regard to:	Full Name:	Neighborhood	Comment:
	ZONE CHANGE Z-25-23			
12/1/2025 9:02:10	Public Hearing: Zone Change Z-25-23-Washington Pkwy & Tortoise Rock Rd	Paul Dunn	GreenSpring (North of I-15)	I am against this zoning change! The increase level of traffic on Tortoise Rock Rd will create a hazard for all of the existing neighborhood. Many local residents use the area for hiking and dog walking. Also, the loss of the "desert" scene will diminish the value of existing home in the Perry Landing subdivision. Entrance to/from the development (if approved) should not be on Tortoise Rock, rather on Buena Vista and Washington Parkway. If the proposed Tortoise Rock entrance/exits are approved, the Tortoise Rock Rd must be widened to 4 lanes with a turning lane to access East Ruby Place and Michelle Place roads. If the development is approved it must include a 2 - 3 acre dog park!
12/1/2025 14:45:29	Public Hearing: Zone Change Z-25-23-Washington Pkwy & Tortoise Rock Rd	Deborah & Ralph Bobik	Perry Landing	As full-time residents of Perry Landing with a residence that backs Tortoise Rock Road, we respectfully request your consideration of the following concerns. Following completion of the church on Washington Parkway and extension of Tortoise Rock Rd, we are experiencing an increase in traffic. Most of the traffic appears to be vehicles traveling between the Parkway to Buena Vista, at a high rate of speed. We know this because we have full view from our home. With no stop sign, speed bump or posted speed limit, there is no deterrent to the excessive speed. Visitors to the Church seem to predominately enter from Washington Parkway and haven't been a problem. Our Master Bedroom and Living room face Tortoise Rock. Beginning at 6 am each morning, we endured an enormous amount of traffic, dust, vibration damage and noise during the construction of the church. We find it difficult to imagine the challenges we will face with the proposed plan of 134 townhouses. The proposal suggests 4 entrances, two of which would be accessed from Tortoise Rock. We feel like this will become an unsafe, traffic nightmare with the volume and speed of vehicles that will use this road, in conjunction with the current traffic from Perry Landing and the existing Townhouses on the corner of Buena Vista and Tortoise Rock. Is it possible and reasonable that the 2 proposed plan entrances on Tortoise Rock Road could be relocated to the south end of Buena Vista or on Washington Parkway? This would help to reduce the daily traffic on Tortoise Rock by at least 134 cars. Several townhouse developments were built on the south side of the I15, on Washington Parkway did add traffic, but did not directly impact existing homes, as this project will and Washington Parkway has 4 lanes not 2 lanes. Another concern is how this project will impact the value of our home, our neighbor's home, and the large homes being built on the north side of Washington Parkway. Can we not use this beautiful land better and for something that would preserve our precious open spaces? We realize progress is eminent but can it not also be reasonable and respectful of those already living in the area? Would you consider using this land for a greenbelt or park? A plan that could make this open space an asset and enhancement for current residents and for those housing developments already approved, not just additional assets to our city's budget? There is no park on the North side of the I15 east of Green Springs. At the very least, please consider a change in the proposed traffic flow away from Tortoise Rock, before placing your votes. Thank you.

12/1/2025 15:27:07	Public Hearing: Zone Change Z-25-23-Washington Pkwy & Tortoise Rock Rd	Debra Camp	Warm Springs	I strongly object to the proposed zone change! This development will have a negative impact and It does not align with the long-term goals for our community! 1. Safety concerns - the higher density creates increased traffic congestion and increased safety hazards as a result of a significant increase in cars, scooters, bicycles, etc. 2. Environmental concerns - the infrastructure will damage the environment and cause havoc by generating soil erosion, increasing air and noise pollution that affects human health. 3. Public Services - this density will overburden our police, fire department, along with putting a strain on our water supply, utilities, and other emergency services. 4. Incompatible with existing neighborhoods. The increased density will be detrimental to the existing density of single home lots in the area. A smaller scale project would align better with the existing neighborhood. I live close to this project on Sun Dusk Lane. This proposed project will have a dramatic negative impact upon all those that live and visit this area. Please object to this zone change! There are better alternatives for this land that would be in the best interests of the city and the citizens.
12/2/2025 16:37:20	Public Hearing: Zone Change Z-25-23-Washington Pkwy & Tortoise Rock Rd	Douglas Greenwood	Perry Landing	I am TOTALLY against any zoning changes to Z-25-23 from R-1-6 and C-3 to PUD-R. There is already an unwanted townhouse development at Tortoise Rock just north of Buena Vista. We don't need another one. These townhouse developments bring property values down to any single housing developments close to them. I also believe that Washington City Council is caving into the greedy developers who are building ruining every parcel of land that makes this city beautiful and unique. Please vote no to the zoning changes or at least zone it to single housing. ABSOLUTELY VOTE NO TO THE TOWNHOUSES!