

Timestamp	This Comment is in Re	Full Name:	Neighborhood	Comment:
6/1/2026 21:20:1	Public Hearing: Zone Change Z-26-11 - 2335 E Washington Dam Rd	Curtis Rogers	Washington Dam Road	<p>Curtis Rogers P.O. Box 10 St. George, Utah 84790 435-673-1120 rogersinc@infowest.com June 1, 2026 City of Washington Planning Commission / City Council 111 North 100 East Washington, Utah 84780</p> <p>Re: Concern Regarding Proposed Zone Change from Agricultural to Residential</p> <p>Dear Members of the Planning Commission and City Council,</p> <p>I am writing to formally express my concerns regarding the proposed zone change request by an adjacent property owner seeking to rezone their land from agricultural to residential use. My property, which is located adjacent to the subject parcel, is currently zoned and used for industrial purposes. This zoning has been long-established and supports lawful industrial activities that are appropriate for the area as it is currently designated. My concern is that introducing residential development immediately next to an industrially zoned property creates an inherent land-use incompatibility.</p> <p>Industrial operations, by their nature, may involve noise, lighting, traffic, equipment operation, hours of use, and other impacts that are appropriate and expected within an industrial zone. While these activities are lawful and compliant with existing zoning regulations, they can become a source of conflict when placed next to residential development. I am particularly concerned that future residents may object to normal industrial operations, potentially leading to complaints, restrictions, or pressure to curtail activities that are otherwise permitted under current zoning.</p> <p>I respectfully request that the City carefully consider the long-term implications of approving residential zoning adjacent to industrial land. Any approval should include strong measures to ensure that existing industrial property owners are protected from future repercussions, complaints, or limitations that could arise solely due to the proximity of newly developed homes.</p> <p>My intention is not to oppose development outright, but to ensure that zoning decisions maintain compatibility, protect existing property rights, and prevent foreseeable conflicts between industrial and residential uses.</p> <p>Thank you for your time and consideration. I appreciate the City's efforts to plan responsibly and would welcome the opportunity to provide additional input if needed.</p> <p>Sincerely, Curtis Rogers</p>