

Timestamp	This Comment is in Regard to:	Full Name:	Neighborhood	Comment:
8/3/2026 13:50:48	4b. General Plan Amendment G-26-03 - Approx. 1608 N 590 West	Tammy Houchen	GreenSpring (North of I-15)	As the Principal Broker of a large, local real estate brokerage, I have the privilege of working with buyers and sellers who are making one of the largest financial and emotional investments of their lives. One of the things they consistently ask about is not only the home itself, but also the future of the surrounding area. Buyers place a great deal of trust in Washington City's General Plan because it represents the City's long-term vision for responsible growth and development. I understand that growth is inevitable and necessary, but I also believe it should occur in a manner that is consistent with the plan the City has adopted. When zoning decisions depart from the adopted plan, they create uncertainty. As a broker, I have seen how uncertainty can affect buyer confidence and homeowners' expectations. People choose where to invest based not only on the home they purchase today but also on what they reasonably expect their neighborhood to look like tomorrow. In addition, the subject property serves important environmental purposes. The open space contributes to flood management and functions as part of a broader wildlife corridor. Once these natural resources are developed, they cannot easily be restored. Protecting them today helps preserve both public safety and the quality of life that has made Washington City such a desirable place to live. Another important consideration is the trust homeowners place in the City's planning process. When buyers purchase a home adjacent to designated open space, they often do so with the understanding that the City's adopted General Plan reflects its long-term vision for that property. While no one can guarantee that land use will never change, buyers reasonably rely on the City's adopted plans when making one of the largest investments of their lives. That expectation frequently influences where they choose to live and how much they are willing to invest in a property. When significant departures from the General Plan occur, that trust can be undermined, leaving homeowners to question whether they can rely on the City's long-term planning decisions in the future. For these reasons, I believe maintaining the current open space designation is the most responsible course of action. Doing so honors the City's adopted General Plan, protects valuable natural resources, and reinforces the confidence that residents and future homeowners place in Washington City's planning process. I encourage the Commission to deny the proposed rezoning request and uphold the existing open space designation. Thank you for your time, your consideration, and your continued service to our community.

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8/4/2026 13:03:19	4b. General Plan Amendment G-26-03 - Approx. 1608 N 590 West	Scott Haycock	GreenSpring (North of I-15)	Thank you for the opportunity to comment on the two zoning issues presently under consideration regarding the location in Green Springs. My home is one of two that will be most directly impacted if these two zoning initiatives are permitted to go forward. I respectfully request that neither be approved. The Washington City General Plan is replete with reasons why neither application meets Washington City objectives. Please review and consider the few quotes from the General Plan that follow: 1. Major Plan Goals (Pg. 8): Preserve the beauty, visibility, and function of the unique natural features, environment, and open spaces. (Section 1.9.5.) 2. Open Spaces (Pg. 11): The natural terrain, drainage, and vegetation of the community should be preserved with superior examples contained within parks or greenbelts. (Section 2.2.10.) 3. Open Spaces (Pg. 19): It is the city's objective to preserve from development, as much as practicable, open spaces such as: - the steep hillsides, peaks, ridges, and rims of surrounding plateaus; - the natural hillsides around the city; - important habitats for threatened or endangered species; (Pg. 19): "The preservation of permanent open space is among the most important issues facing Washington City today. Respondents to General Plan surveys have indicated that they desire preserving open space and places for people to play, hike and bike, and that it is important to preserve the city's remaining ridges and hillsides." (Pg. 19): Open Spaces Strategies 1. The city places a high value on preserving the natural hillsides and major rock outcrops in the community. 5. Land designated as Open Space on the Land Use Map is intended to be left in a natural state and/or used for recreational purposes, such as parks and pedestrian, bicycle and equestrian trails. End quotes The City General Plan is very clear that land already designated Open Space is intended to be left as natural as practicable. Permitting a home to be built within Mill Creek Canyon as described in the zone change applications would directly fly in the face of guidance in the General Plan, be inappropriate in every way to this location, and impress those who see it as a project 'shoehorned' into a pristine location where building should never have been approved. Unless the City General Plan has become nothing more than another guide to be given lip service but otherwise ignored, the case under consideration is a perfect example of Open Space within the city that the City Council should make every effort to preserve. It is respectfully requested that neither the request to amend the General Plan nor the application to change the zoning in this location be permitted to go forward. Thank you.

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8/4/2026 14:15:19	4b. General Plan Amendment G-26-03 - Approx. 1608 N 590 West	Suzanne M. Haycock	GreenSpring (North of I-15)	In this busy world, "Open Spaces" offering beauty, peace, and tranquility, are vital for maintaining the wellbeing of all. This portion of Mill Creek Canyon is just such a place. The canyon's flora & fauna are perfectly suited to our Washington City climate. No extra tax dollars are required to maintain it as it is self-sustaining. It also offers relief and solace from noise and nighttime light pollution. The buildings surrounding the canyon have been limited to the top edges—preserving the canyon for all to enjoy undisturbed. The cul-de-sac near 1660 North 590 West offers enough area for several cars to park at once and enjoy just looking at the canyon. Frequently families, including grandparents, walk over or bike to this spot to just take in the view. They can safely walk down to the normally dry creek bed for a closer look. Active adults and children can also hike into the canyon to explore the small caves and openings that are present there. Mill Creek Canyon in this area is currently zoned "Open Space" for a reason—to protect and preserve it for us today and future generations tomorrow. It is worth our protection! Please consider protecting a beautiful canyon that took nature thousands of years to create and is available for all to enjoy within a short distance of their homes. Everyone loves this canyon, and I hope you have the foresight and wisdom to protect it by maintaining its "Open Space Zoning". Once lost—it will not be able to be restored. Thank you, Suzanne M. Haycock
8/4/2026 16:47:06	4c. Zone Change Z-26-17 - Approx. 1608 N 590 West	Frank Torre	GreenSpring (North of I-15)	Since the new lot would be integrated into existing Last Sun Development lots, it would be logical to have Last Sun annex the new lot and place it under Last Sun CC&Rs.
7/31/2026 11:39:20	4d. Zone Change Z-26-14 - Antigua Lane & George Washington Blvd	Allison Schreiber	Washington Fields	Well I feel like, the city gave into the first zone change to C-1, now the developer is pushing for more. I am not happy about this. I live on Rolling Ridge Lane, PLEASE DO NOT make our street an access street to the commercial area, please make the developer dead end our street, please make the developer put up a wall to divide the residential from the commercial. We have way too many kids and George Wash Blvd has become so busy! Thank you!

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7/31/2026 12:27:32	4d. Zone Change Z-26-14 - Antigua Lane & George Washington Blvd	Elizabeth Fisher	Washington Fields	I am writing regarding Rosenberg & Associates' new request to rezone property at George Washington Boulevard and Antigua Lane from C1 to C2. This parcel was recently rezoned despite neighborhood opposition and the Planning Commission's recommendation against the change. My family and many neighbors attended multiple Planning Commission meetings. The developer continued the matter several times without making the requested changes, which left residents exhausted and discouraged. We were relieved when the Planning Commission ultimately recommended denial, only to see the City Council approve the change after limited revisions. The Council meeting also raised concerns about impartiality. Before and during the hearing, city employees appeared unusually familiar with the developer and engineers. In addition, one council member who strongly supported the proposal reportedly had a family connection to one of the parcels through a prior sale to the current owners. Because public confidence depends on both fairness and the appearance of fairness, any potential conflict should have been disclosed and considered for recusal. The neighborhood still has little information about the proposed businesses, housing, traffic impacts, or long-term development plan. The original concern was the lack of appropriate transition between commercial and low-density residential zoning. C1 is now permitted directly beside existing homes, while traffic mitigation and nearby low-density parcels near Rolling Ridge and Mountain Vista remain unaddressed. The new request for C2 is even more concerning. It conflicts with the General Plan and allows uses beyond what was represented during the prior hearings. The developer suggested the project would likely include professional, dental, or medical offices, but those uses do not appear to require C2 zoning. This raises concern that C1 was only the first step toward more intensive commercial development. Higher-density housing for young families was also presented as an important public benefit supporting the earlier proposal. Based on the current request, that commitment now appears uncertain. Residents should not be asked to accept repeated zoning increases without a clear, complete, and transparent development plan. I am not opposed to townhomes, condominiums, neighborhood commercial uses, or responsible growth. I support development that protects surrounding homes through proper buffering, a wall between commercial and residential property, and traffic access directed toward George Washington Boulevard rather than neighborhood streets. I respectfully ask both the Planning Commission and City Council to deny the C2 request. The property owners should proceed under the C1 and residential zoning already approved, rather than seeking another expansion that may harm neighborhood property values and quality of life. Thank you for your time and consideration. Elizabeth Fisher
7/31/2026 12:43:11	4d. Zone Change Z-26-14 - Antigua Lane & George Washington Blvd	Douglas William Onion	Washington Fields	I live right next to this area and walk it at least twice per day. There is a natural drainage pond on the property that has a covey of approximately 24 quail, other birds and creatures and Desert Tortoises. I've seen them there all of the time. The birds have choices to find a new habitat to live but I would hope and pray that before development commences that the tortoises could be captured and relocated. They are Federally protected. I realize that development is inevitable but I'm not fond of the idea of commercial businesses right behind my house and blocking my view of the mountain. Also the added noise, traffic, and diesel exhaust is not desirable right next to an existing residential area that has always been quiet and peaceful.

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8/3/2026 11:58:49	4d. Zone Change Z-26-14 - Antigua Lane & George Washington Blvd	Tina Bellinger	Washington Fields	I strongly urge our council/commission to prioritize the lives and well-being of the residents over commercial profit and deny this C-2 rezoning request. High-volume commercial traffic combined with frequent curb cuts and delivery truck blind spots creates a lethal environment for our children. Furthermore, C-2 uses inherently attract high transient foot traffic, loitering, and increased property crime. Introducing these elements into a family-centric neighborhood destroys the safe outdoor environment for our children. This drastic upzoning will decrease quality of life. Homeowners invest in this neighborhood because it offers a quiet, predictable, and safe environment to raise families. We purchased our house 2+ years ago with the understanding that it was all residential zoning. We would have never purchased our home if we knew re-zoning was going to happen. Proximity to a noisy, high-impact commercial strip mall, gas stations or automotive center destroys residential desirability. While this change financially benefits a single developer, it inflicts severe economic harm on dozens of surrounding families by decreasing our home values. Not one of the neighbors supports this re-zoning. Please do right by us.
8/3/2026 13:02:47	4d. Zone Change Z-26-14 - Antigua Lane & George Washington Blvd	Stephanie siggard	Washington Fields	This makes me just sad. It's sad how this all happened and came to be. When we got our house we knew homes would at some point be built. We looked at the zoning. I just personally don't understand all this. I truly don't. I understand building things. I get that but this area isn't for that. We have kids now going to this bike park across the street. Cars flying down the road. Please think about us the people who live here and stop please stop thinking about the money.
8/3/2026 14:21:59	4d. Zone Change Z-26-14 - Antigua Lane & George Washington Blvd	Travis Graham	Washington Fields	I live on Nazareth drive a few blocks away. I am in opposition to the zone change. It is not a good fit for the low density neighborhood nearby. Furthermore I want to request that whatever commercial that is developed here, does not provide any kind of vehicle/street connection directly to the neighborhood via Antigua lane. It will introduce too much traffic and dangers to this very nice low density neighborhood