

Oct. 7, 2020

To: The Washington City Planning Commission

Concerning: Pine View Estates, Phase 1 and a proposal to subdivide a lot.

I am Ben Venuti, owner of 404w. Mapriposa Dr., in phase 1 of Pine View Estates. I bought this particular property in 2013, and previously owned a home in Pine View Estates Phase 3, 905w. Cimmaron Dr.

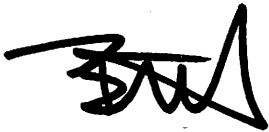
In 2001, I met Leor Griffith the developer of Pine View Estates, and purchased a lot from him in phase 3 where I built a home. I got to know Leor while building my house. He expressed to me his vision of Pine View Estates as large lots of 1 acre and larger. After Phase 1 he determined it wasn't financially viable as a developer and had to go smaller lots in the next phases of 1/3 acre and larger. Some ended up much larger because of unusable land to the river. His vision was large estates and phase 1 was sold as such.

In 2005, I sold my house in phase 3, to move to larger property in Winchester Hills, with my eye always on Pine View Estates phase 1. When the opportunity came in 2013, I bought this property before even listing my home for sale. The large lots in an established neighborhood are what make this neighborhood unique and define what the neighborhood is. It is the number one reason I and many others have chosen to live our lives here, and improve our properties. The value of our properties is determined and defined by their size and uniqueness of our neighborhood. One acre lots with horse rights, in a convenient location, within city limits is truly unique, and something we invested in.

Our family loves the neighborhood, so much that they have moved here, and invested here for the same reasons. My sister Libbey Steed, and brother in law Heber Steed bought the house across the street from us 4 or 5 years ago.

I ask you to maintain our neighborhoods designation, our investment, and Pine View Estates uniqueness by not allowing subdivision of lots.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to be 'Ben Venuti', with a stylized, cursive script.

Ben Venuti

Oct. 5, 2020

To the Washington City Council: Regarding Michael Day Subdivision change.

111 N 100 E

Washington Utah.

CONGRATULATIONS: you have just changed the way the world views the CC&Rs, if passed. Not only in our community but in the State, maybe even nationally. But more on that later. The design of the CC&Rs are written to protect the right of the individual property owner.

I am Paul Christensen, owner of lot 29 in phase one of the Pineview Estates development. We bought our lot with the intention to build and that we did. Purchasing our property in 1993 and hiring a contractor, finishing the home one year later in 1994. We are the original builders of the home that resides on that property. We have had many good memories while living here, with friends, relatives, neighbors. We have completely developed our property and landscaped it fully and there are others who have done so, while some have chosen not. But now we see others who are waiting for this change so they can apply for changes to their property also. We sought a lifestyle that was not like living in an ant hill or in a fishbowl. We sought our own space where we could grow a garden, some fruit trees and be somewhat self-sufficient as directed by our religion. Having resided on this property we have spent many dollars improving, making changes and upgrading where we felt it was necessary and after 26 years I can now say well done. Others in the neighborhood have not been so inclined. I do not know their own personal stories but I wonder why they have purchased such large properties just to let them set idle. I am sure they have their own reasons, be it money or not want the labor that is involved in such an endeavor. Knowing that the life style that we had sought was protected by the CC&Rs that we received we proceeded and knowing that everyone who had purchased their properties had agreed to those CC&Rs simply by the fact that they purchased said property. We still would like to keep that lifestyle, free from encroachment of other ideas such as businesses, commercial properties of any kind, rental and only limited to one family on each property as is state in the CC&Rs.

If the council makes changes, what guarantees do I have?

When Leor Griffiths made a declaration of these phases and issued CC&Rs in regards to he stated that changes may be made only by people that were

owners of the real property. And that those changes could not conflict with any of the provisions of said document. The Declaration was dated and signed by Mr. Griffith on 15 April 1987, long before each of the other phases were started. There are four phases to the development, phase 1 is mostly one acre lots or larger, and zoned for two horses and two dogs. There are a few exceptions to this but then again, they are large enough to support horses. We are the only phase which zoned for horses. The other phases are not large enough to support those animals so they are overlooked. That makes us unique. Phases 2 and 3 are ½ acre lots and phase 4 becomes even smaller with ¼ acre lots. There they are not allowed to have horses either. It was never the intent of Mr. Griffith to allow for changes to be made to phase one because someone did not like what was stated so he wrote the CC&Rs to protect those who purchased property in phase one. And it was the intent of those who purchased in phase one to have those wishes protected. It should be the duty of the commission to protect the intent of the developer and those that bought said lots in earnest. Many of the people who bought these lots bought them for the sole purpose of having horses.

Now looking at what Mr. Day has done to his property, with the driveway there and the fence dividing his property, he has reduced his own lot to being about the same size as exists in phase 4. Much smaller than was intended, as indicated. If a property becomes too large, the person should sell that property to someone who is looking for just that property, instead of trying to divide it. That is not a solution and affects the other 30 property owners. It seems fruitless to punish the 30 for the wishes of one.

Now there comes matter of looking at what will happen to the neighborhood if this is allowed. While this is supposition, it is also reality. What happens if the lot is divided and another dwelling is allowed? And the occupant for some reason decides to make changes, has a change of occupation, decides to go back to school, wants a bigger house, decides he wants more rooms so a change is necessary, becomes ill and cannot make the mortgage or other life changing event happens and the dwelling is left vacant. What then happens to the dwelling? Is it now allowed to be sold off, rented, made into a business? Or in the case of Mr. Day, he cannot for health reason maintain both properties and changes are made for his benefit and they will not include his properties. So, the house is to remain empty, with a heavy mortgage. Oh, he can then rent, which will again change our neighborhood.

I have personally delivered a Copy of the CC&Rs to each of the homes in phase 1, so they would have a copy. Many have copies which have been misplaced and some did not receive copies that they should have from the person of whom they purchased their dwelling or lot. We have not had an active enforcement of our properties for a few years now. It started out in phase 1

and then progressed to phase 4 and then became inactive. It is not the fault of phase 1 that this happened, but the blame lays in phase 4. We probably ignored it also because there seemed little need because all of the lots have been developed, homes built and established. We did this to avoid conflicts, contentions in our neighborhood because if everyone abides by the CC&Rs there would be no need. The CC&Rs have remained as written, unaltered, modified, changed in anyway.

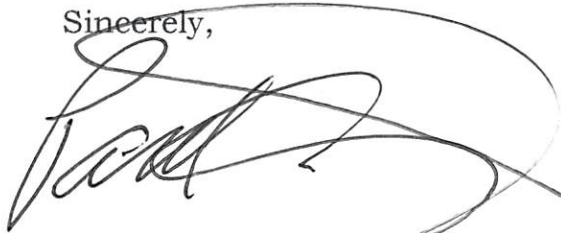
Article II section I states: *Single Family Residence*. Each lot shall be used as residence for a **single family and for no other purpose**. That means no two homes. Now I have heard that someone on the council implied that because it does not specifically state no two homes that two homes can allowed. That is not the case because Mr. Griffith does have the time energy, will, desire to list all exclusions and to imply such would be ridiculous. I will not go into detail because it should be self-explanatory.

Article II section 2 States: No part of any property shall ever be used for commercial use. That disallows renting.

Now in regards to the following of the CC&Rs, even though you have no jurisdiction over them, it would be prudent to not to go contrary them also. This it taken from the website listed: <https://utahhoalawblog.com/tag/ccrs/> It reads: **3. The documents that apply.** If your association has CC&Rs (a declaration), bylaws and articles of incorporation, do those documents have to be followed? If so, how closely do they need to be followed? The answers are absolutely and to the word. I'm sure it will come as a surprise to the conscientious readers of this blog, but some boards . . . how shall I put this . . . don't appreciate the weight that should be given to what the governing documents say. They tend to think you are able to pick and choose what you adhere to, or that if they simply aren't aware of what's in the documents, then there's no need to comply with them. Virtually nothing that is contained in governing documents is optional. They must be adhered to strictly and literally.

We do appreciate all of the hard work you do in trying to protect the rights of all people involved but remember it is with intent of the people that you must make your decision and not base your decisions on someone who has moved in later or later wants to change their minds.

Sincerely,



Paul Christensen



Linda Christensen

Tuesday, OCT. 6, 2020

Washington City Council:

re: Mr. & Mrs. Day plot subdivision.

Washington City, Utah.

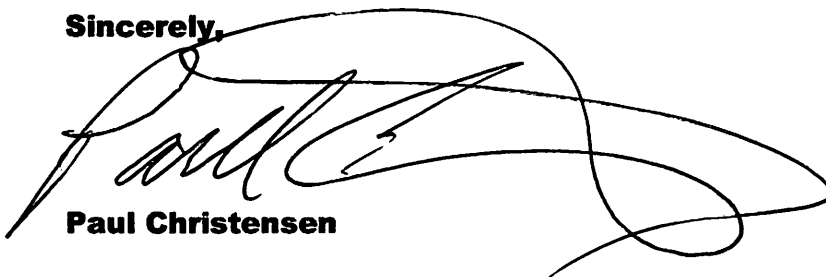
Dear Council members:

Speaking of intent. Did you do a survey of why the owners bought their property? Why they elected to purchase those large lots over all of the other places in this area that they could have purchased smaller lots? I will bet you that everyone of them bought their land, both purchasers of homes and lots bought for the lot size. And now you want to take that away from them because of some technicality in the CC&Rs. Something that they did not write nor did they have any control of. Something that they did not see. You will note that those homes do not go up for sale very often because people like what they have purchased. You might claim that is the purpose of the hearing but that does not appear to be the case, not the way it is being railroaded through.

There plenty of places that small lots can be purchased in this valley, but there is only one Pineview Estates, phase I.

Yes, in your judgements, you should consider the feeling and desires of those people.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Paul Christensen'.

Paul Christensen

A handwritten signature in black ink, appearing to read 'Linda Christensen'.

Linda Christensen

Carol Thorpe
1781 South Alondra Circle
Washington, UT 84780
(435) 680-4034
1781 South Alondra Circle

October 5, 2020

Washington City Council
Washington City Planning Commission
111 North 100 East
Washington, UT 84780

Re: Lot Split on South Alondra Drive

To Whom It May Concern;

It has come to my attention that the lot split requested by the Day's is still up for discussion. It is totally beyond my comprehension that you would even entertain a request to split a lot in a 20 year old subdivision. It is bad enough that the general plan for the Washington Fields has been altered beyond recognition. The fact that you want to change my neighborhood, no change my street, is absurd and bordering on violating my personal rights. The 1st phase of Pine View Estates in comprised of 31 single acre lots, you have no right to make it 32. The Day's, or their children's personal finances do not have anything to do with me. Maybe they should sell their one acre lot and go buy two homes somewhere else. We purchased two lots in 1990, because we were looking for a somewhat rural atmosphere. Now we have houses all around us, I chalked that up to the city greed. Why would they settle for fees from an acre lot when they can get 4 times the fees off that same acre of land. I understand that I sound somewhat bitter over what they have made of my quiet country atmosphere, but this infringes on my direct rights. The fact that you are thinking of adding a culinary service and sewer service in a 30 year old PUD makes no sense.

I am the trustee for two properties on Alondra Circle. We are already dealing with people renting, what was mother-in-law housing, and their property as an

Airbnb. Now you are entertaining the motion of starting a new precedent so people can split their lots. If they are allowed to split that lot there will be more traffic on Alondra Drive. Not to mention it being on the corner of Sandia, which is a very busy road with traffic traveling at 35 miles an hour, when we are trying to turn left onto Alondra.

This is the second letter I have sent about this split. The fact that it is still being considered means my first letter fell on deaf ears. There is a large number of us that disagree with this. The unfortunate thing is the majority of us are the original people who purchase the lots for the rural atmosphere. The fact that people buy in later and want to change it should not be a consideration.

I am really angry that Washington City keeps having these "Public Meetings", but those of us affected by the decision can only write letters. I bought into single acre lots and I feel that Washington City should respect the CC&Rs and the original plot map of my subdivision. Washington City should not have the right to change what I bought into.

Carol Thorpe
Trustee
Danny Thorpe Family Trust

1797 South Alondra Circle

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1781 South Alondra Circle
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(435) 680-4034
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Carol Thorpe
Trustee
Danny Thorpe Family Trust

1797 South Alondra Circle

Esteemed Commissioners,

When I first heard about a neighbor wanting to subdivide his property, my first thought was "it is their property, they should be able to do what they want". The lot in question has always appeared to be separate from the house, fenced and cared for. I assumed the person buying the lot would get the right to enter the lot from Sandia.

I have since learned that if this were allowed, all of our lots could be divided at will. I look at this quiet neighborhood, I now understand this could be a disaster. We have a narrow street, without sidewalks. With more traffic we would eventually all lose property to the creation of sidewalks simply for safety. Our neighborhood was built with the idea that single family homes would occupy the near acre lots. I fear one change may become a landslide. I do hope that you take great care in making this decision.

Sincerely,

Susan Anderson
1948 S. Paloma Dr.

Oct. 6. 2020

Washington City Council:

reply in regards to Mr. Day.

Washington City Offices

Washington, Utah

To whom it may concern:

When I purchased my lot, I wanted to purchase a lot that was similar to the lot that I owned when I lived in California. There I owned a one-acre lot and I liked the privacy.

When I lived in California, the lot I owned they began to build all around me and make small subdivision all around me. It became too congested and destroyed the lifestyle that I liked.

This change, if passed, will not just affect that one lot but will affect all of the properties in the first phase of Pine View Estates.

This is not a personal attack on Mr. Day, rest assured but I do not want my lifestyle altered while I am still residing here.

I do not want zone changes for our area and so I am opposed to what is happening there. Let us keep what we purchased.

A handwritten signature in black ink, appearing to read "Emery Olsen", with a stylized, cursive script.

Emery Olsen

1919 S Alondra Dr

Washington, Utah 84780

To Washington City Council;

I am a home owner of Pineview Estates large lots. We have CCRs in which we did all agree to live by when we bought our lots. I feel that if we start to divide these large lots then it devalues the rest of the large lots in our subdivision. Also it sets it up for others who have the large lots to do the same with their lots. Once you start down that path you open it up to all the others who may want to do the same.

We bought these lots because we wanted the space that came with them. We really enjoy having these large lots, and would hate to see them go away. We should leave the lots size as they are now and keep the CCRs in effect.

We are opposed to splitting up any of the large 31 lot in Pineview Estates. Thanks for reading this and we hope you will not give approval for the splitting of the large lots.

Owners, Dennis and Leslie Banks

Adress: 1980 Paloma Dr.

Ron Lourenco

382 W Mariposa Drive
Washington, UT 84780

October 6, 2020

Washington City Council
111 North 100 East
Washington, UT 84780

Re: Proposed lot split of Lot 1 of Pine View Estates, Unit 1

Unit 1 of the Pine View Estates consists of 31 single family residential homesites, the majority of which have site areas of approximately 1 acre. I live on Lot #13 in Unit 1 of Pine View Estates and am opposed to this action. The lots in Unit 1 of Pine View Estates were sold as low density, single family homesites and to my knowledge, there have been no subdivisions of any other lots in Unit 1 since the initial development. The 1 housing unit per acre density is one of the desirable features of the lots in this phase of the Pine View Estates subdivision as subsequent phases were developed with smaller lots resulting in a higher density. Unit 1, due to the lesser density, enjoys lighter traffic. In addition, this unit allows for up to 2 horses per lot. The lower density is a primary reason why I purchased a home in this phase of the Pine View Estates subdivision. This unit also has irrigation water available while the smaller lots in subsequent phases do not have access to irrigation water. In summary I feel that allowing this proposed lot split would result in a negative impact of the values for other owners of properties in Unit 1.

The CC&R's for Unit #1 state that one housing unit per lot based on the original subdivision map. Based on my discussions with other owners of properties in Phase 1 of Pine View Estates I found that the majority of the 31 property owners are not in favor of the proposed lot spit. I am one of those property owners. I am requesting a 'no' vote on the proposed lot spit request.

Thank you

Ron Lourenco


Thomas J & Christine G Boley

358 W Mariposa Drive
Washington, UT 84780

October 5, 2020

Washington City Council
111 North 100 East
Washington, UT 84780

Re: Proposed lot split of Lot 1 of Pine View Estates, Unit 1

Unit 1 of the Pine View Estates consists of 31 single family residential homesites, the majority of which have site areas of approximately 1 acre. We live on Lot #12 in Unit 1 of Pine View Estates and are opposed to this action. The lots in Unit 1 of Pine View Estates were sold as low density, single family homesites and to my knowledge, there have been no subdivisions of any other lots in Unit 1 since the initial development. The 1 housing unit per acre density is one of the desirable features of the lots in this phase of the Pine View Estates subdivision as subsequent phases were developed with smaller lots resulting in a higher density. Unit 1, due to the lesser density, enjoys lighter traffic. In addition, this unit allows for up to 2 horses per lot. This is a primary reason why we purchased a home in this phase of the Pine View Estates subdivision. This unit also has irrigation water available while the smaller lots in subsequent phases do not have access to irrigation water. In summary we feel that allowing this proposed lot split would result in a negative impact of the values for other owners of properties in Unit 1.

Prior to moving to Utah Tom formerly lived on the Big Island of Hawaii and has witnessed similar lot splits via the 'flag lot' style of subdivision in the Puna District. After the first lot split was allowed multiple property owners followed with similar subdivisions of their lots. The increased density resulted in a lower price for a home site but also additional traffic onto the streets of the subdivisions and posed additional issues regarding access for service, delivery and emergency vehicles to these flag lots. As a real estate appraiser in Hawaii Tom found that, due to the smaller site areas resulting from these lot splits, the overall values of the properties that had not been subdivided were reduced as the additional site area above the smaller, lot-split site area was then valued as excess land, at a reduced rate, instead of the total area valued as an individual homesite. We feel this proposed lot split will have a similar impact for other property owners in Unit 1.

The CC&R's for Unit #1 state that one housing unit per lot based on the original subdivision map. Based on our discussions with other owners of properties in Phase 1 of Pine View Estates we found that the majority of the 31 property owners are not in favor of the proposed lot split. We are one of those property owners. We are requesting a 'no' vote on the proposed lot split request.

Thank you,

 
Tom & Chris Boley

October 3, 2020

Washington City Council
111 N 100 E
Washington, UT 84780

Re: Michael Day request for subdivision change

Dear Council Members,

We own a home in the Pine View Estates Subdivision, Phase 1, located at 332 W Mariposa Drive. We are strongly opposed to the proposal presented by Michael Day to subdivide his lot into two smaller lots each less than a ½ acre.

We purchased our property about 4 years ago because of the values this particular Phase 1 had. It is our retirement home and a necessary health refuge for my wife. All of the lots in this phase were large spacious lots with all the benefits of such. It is a beautiful subdivision with many mature trees, vegetation, and very well landscaped lots. It is a quiet area with minimal traffic. We do not want that to change now that we have invested our life savings into our final home.

Phase 1 of the Pine View Estates Subdivision is a part of a PUD. The plat was prepared by the developer with all of the lots established with the lot sizes and configurations clearly determined. Washington City accepted the plat as it was finally approved. Now after over 20 years a lot owner wants to cut his lot in two pieces. We do not believe this is appropriate.

There are two major areas of concern we have with this proposal.

1. Washington City is setting a horrible precedence by breaking up established subdivisions into smaller crowded lots. If the City allows this proposal, then how will you stop further similar proposals? Where will this end? It appears that over 20 of the 31 lots in this phase could undergo similar proposals if this precedence is established. Where is the protection that the City should provide to the existing lot owners surrounding any of these proposals? Indeed, why do you even have Planning and Zoning policies if orderly development isn't followed? Allowing "flag" or "backyard" lots is a disastrous policy that the City will regret forever.
2. The development of Mr. Days back lot would likely not affect us directly. But, the configuration of the back lot goes against any reasonable development standards. If a developer brought in a new plat showing a 20' wide access road into a lot your Planning Administrator would immediately reject it. Imagine trying to get a tall square large fire truck or ambulance near the entrance to this house, particularly with trees lining the roadway and hanging down after a few years of growth. Where does FedEx, UPS, Amazon, or UberEATS drop off? What are the road standards for this access? Is this an all-weather road or just when its dry? These are problems that have been solved many years ago by establishing development standards which Washington City has done.

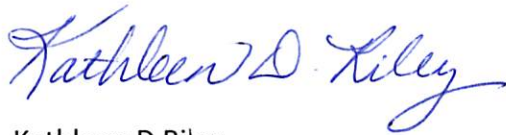
We feel Washington City Council has the obligation and duty to reject the proposal to subdivide any lot in Phase 1, Pine View Estates. Further we intend to pursue either modifying the existing CC&Rs or requesting a zoning change to restrict breaking down the existing lots into smaller lots. Regrettably, we reserve the right to pursue a legal course of action to protect our rights as property owners.

We appreciate the time and concern our local leaders put forth in behalf of the people of Washington City. You have quite a challenge in facing this period of rapid growth. People are coming here because it's a wonderful place to live! Thank you for your consideration.

Sincerely,



Michael J Riley



Kathleen D Riley
332 W Mariposa Drive
Washington, UT 84780

Washington City Commission

Pine View Estates splitting lots

Mark and Sheila Murphy

We are adding our deep concern with splitting up single family properties and the affects it will have on Pine View Estates and homeowners.

Splitting the lots will ruin the serenity and privacy of this area. We purchased a home here based on the belief that the homes were single family dwellings on larger plots of land. It seems inconsistent to up and change what we have now and allow these lots to be split. This defeats the absolute main purpose of this community.

We do have CC&Rs and they were established to serve a purpose to keep each landowner protected from changes made to the contrary like smaller lots and more homes within the same space. It takes our rights away from where we live and what we bought in to. A neighborhood or subdivision in any area would be wrongly affected by doubling the occupancy of where they live by approving splitting of established lots.

It is not reason enough, to ignore what is written and visually seen as a plan that was put into place by the developer of selling these lots with the intent of single family dwelling as stated in the declaration.

It is our intent to stand up and speak out for what we have and what we want to continue to have. We sincerely hope you will find the conviction and knowledge within our rights as homeowners to not approve such drastic conditions that will devalue what we now have. There is a Section 3 term in the CC&Rs that the rights of any Mortgagee will not be adversely affected by change.

With Sincerity,

Mark and Sheila Murphy

Kelly and Maureen Houston
2014 S Paloma Drive
Washington, Utah 84780
Washington, UT 84780

October 6, 2020

Washington City Council
111N 100 E
Washington, Utah 84780

Re: Pine View Estates Lot 1

Dear Washington City Council:

We found out about Mike and Sandy Day's request to split their lot (Lot 1) in Pine View Estates a few days prior to the Planning Commission's first meeting in September regarding this matter. Mike Day stated to the Planning Commission that the neighborhood had known for a year that they were pursuing this action. We found out that most neighbors were not aware of their desire to change their lot.

We oppose the dividing of lot 1 in Pine View Estates into two lots. We feel this will negatively alter our neighborhood and set a precedence for other home owners in Phase 1 to also divide their lots. Allowing each home owner to divide their lots in half means we could possibly go from 31 lots to 62 lots. It is possible the lots could be even further divided if this action is allowed. Division of these lots would dramatically change our neighborhood. Our concerns are that this division will: affect our property values, change the rural open feel of Phase 1, and change our ability to have two large animals on our property as well as affect our one share per lot of irrigation water. Allowing large animals on 1 acre lots within a subdivision is unique in Washington city and is the main reason we moved to Pine View Estates (Lot 31) 27 years ago. The intent of Leor Griffiths in developing Phase 1 was to provide this rural experience for the families who moved to the neighborhood.

When this issue was brought before the Planning Commission in September, the Commission discussed that Pine View Estate's CC&Rs did not state what changes could be made to the individual lots, especially regarding the division of lots. Yet when we read the CC&R's, we find that article II, section I states that "...each lot shall be used as a residence for a single

Washington City Council

October 6, 2020

Page 2

family and for no other purpose". This article refutes using the lots in any other way than for what they were originally intended.

We ask that the City Council deny the request to divide Lot 1 and honor the original CC&Rs to our neighborhood. Thank you for the opportunity to comment publicly on this request before the City Council. We appreciate the work you do on behalf of our city.

Sincerely,

Kelly and Maureen Houston

2014 S Paloma Drive

Washington, Utah 84780

As residents of Pine View Estates, we are against the proposed subdivision of PVE phase 1 amended and Lot 1 extended. The reasons we are against the subdividing of Lot 1 into two lots are as follows:

A. Washington City adopted a General plan January 11, 2017. Taken directly from the "Plan" "Fundamental to the concept of a General Plan is the notion that a city can be "planned". "Plan" in this context refers to the process of gathering ideas and input from many sources and creating an overall, general system of development that will bring about orderly growth (that is, development that avoids placing incompatible land uses next to each other, that will not place undue financial burdens on the City or a particular neighborhood, and that still assures that adequate public services and amenities are in place to create a livable community)."

B. The description of the PVE amendment does not stipulate what the lot will be used for. According to the City Code of Washington City, passed December 10th, 2008 the following should be considered:

Under Title 4 chapter 4, 4-4-1 Defined:

"Offensive businesses", within the meaning of this chapter, shall include, but not be limited to, packinghouses, dairies, tanneries, canneries, renderies, junk or salvage yards, bone factories, slaughterhouses, butcher shops, soap factories, foundries, breweries, distilleries, livery stables, blacksmith shops, or any other enterprise or establishment which creates excessive odors, fumes, smoke, gases or noises. (1989 Code § 10-241B)" Anyone of these businesses would negatively impact or neighborhood resulting in a nuisance.

According to the C.C.oW.C. Title 5-3-3 Nuisance defined:

"c. "Nuisance", as defined in Utah Code Annotated section 76-10-803: Unlawfully doing any act or omitting to perform any duty, which act or omission:

(1) Annoys, injures or endangers the comfort, repose, health or safety of three (3) or more persons;" We have more than 3 people annoyed or having our repose endangered by this proposed subdivision.

C. If the plot is subdivided and a residence or business is to be constructed, the only access is a proposed driveway on Alondra Cir.

1. How will heavy equipment access the lot?

2. No access is allowed on Sandia or 2000 south.

3. If the vinyl fence is removed for temporary access, school children, vehicle and pedestrian traffic will be impacted. Public safety will be an issue and a concern.

4. A school crosswalk is within 20 feet of the proposed lot 2. (Surveyor omitted?)

5. There are 2 flashing school safety lights warning traffic of the school zone and crosswalk within a hundred feet of proposed lot 2. Safety issue.

D. Surveyor map denotes P.U.E. No utilities are on proposed lot 2.

The additional traffic congestion and public safety concerns will impact the surrounding the neighborhood depriving us the the peaceful "repose" we all enjoy and cherish.

E. Lastly, if the subdivision is approved, precedence will have been established. What is to prevent all the residents of PVE from applying for subdivision of their own properties? Many residents reside in 1 to 2 acre lots. This proposed subdivision is a violation of our PVE C.C.&R dated April 15,1987, Document #317826 Art. II, Sec.1, "Single Family Residence"

What environmental, water consumption, population density concerns will occur if all of us begin to construct homes, businesses, apartments, and rehab facilities on our properties?

My wife and I live on 2 acres. 1 acre is zoned agricultural. We could build a Dairy, hog farm or a slaughterhouse with the proper permits. We would never do something that would affect our neighbors quality of life, negatively impacting property values and destroying the quiet solitude and serenity that we all value and cherish.

We appreciate the opportunity to voice our opposition to this proposed subdivision as the facts presented above. We hope the City Council will vote "No" to this amendment.

Respectfully submitted,

Robert & Andrea Gonzalez

Robert Gonzalez, 

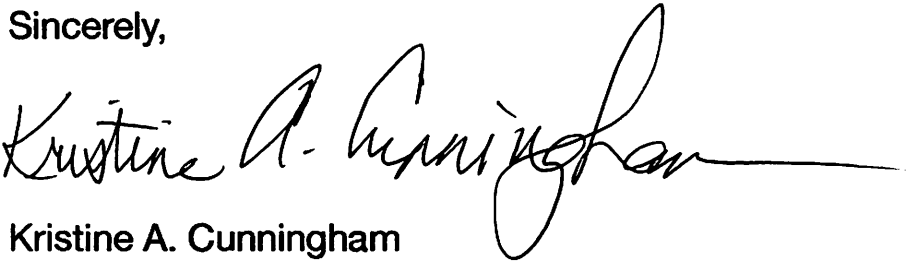
October 6, 2020

Washington City Commission:

As a property owner in the Pine View Estates, phase 1, I am fully supportive of the current status of properties in the estates per zoning, by-laws and CC&Rs.

I do not support any changes, or modifications, to such.

Sincerely,

A handwritten signature in black ink, reading "Kristine A. Cunningham". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Kristine A. Cunningham
377 West Mariposa Drive
Washington, UT 84780
Lot #18

October 6, 2020

Washington City Commission:

As a property owner in the Pine View Estates, phase 1, I am fully supportive of the current status of properties in the estates per zoning, by-laws and CC&Rs.

I do not support any changes, or modifications, to such.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Cunningham', with a large, stylized loop at the beginning and a long, sweeping horizontal stroke at the end.

David G. Cunningham
377 West Mariposa Drive
Washington, UT 84780
Lot #18