

**From:** Cheri I.

**Sent:** Tuesday, January 3, 2023 9:17 PM

**To:** Springdale Town <[springdale@springdale.utah.gov](mailto:springdale@springdale.utah.gov)>

**Cc:** Darci Carlson [REDACTED]; Thomas Dansie <[tdansie@springdale.utah.gov](mailto:tdansie@springdale.utah.gov)>; Barbara Bruno [REDACTED]

**Subject:** RE: 01/04/23 Planning Commission Notice & Agenda

Here are my comments on the below action item – Stew Ferber proposal:

1. This is a very huge decision. I feel with us just getting through the holidays and many people have been out of town, that we do not have enough time to digest this information and make a clear decision. I think there needs to be several meetings before a decision can be made. This greatly affects our Redhawk community and I'm afraid we would not have a say so in the development of the 5 lots if the town were to take over the 5 lots. The Redhawk HOA should be meeting with the town on this and a meeting should be set with a Q & A session.
2. I also have a concern – if you are making concessions for Stew, then how many other people will you have to make concessions for? Isn't the town obliged to adhere to the town ordinances that are in place?
3. Additionally, I do not like how the town has been handling the sale of Susan Winn's home. The town has not taken into consideration all the money The Winn's spent on upgrades into the home to increase the value and making the home better. The Winn's also put in Solar in the home which is worth a lot of money. Additionally, the Winn's have been making the house payment, not the town and the town is going to make a huge profit off of the sale of the Winn's home without taking into consideration all the money the Winn's put into their home. So, if I'm not comfortable with how the town is handling the sale of the Winn's home, I do not feel comfortable right now with the town getting the five lots to development in our community.
4. Regarding setbacks on the proposal, I do not want to see any more buildings right next to SR-9 or any 2 story buildings that obstruct views. The views are being more and more obstructed in town as the example of The bungalows that were built on SR-9. I can't believe they built 2 story bungalows right on SR-9 and now you can't see our beautiful views. Are we just a town of seeing buildings now and no mountains?
5. Bottom line, We need more time to review this proposal and I think a meeting should be set with the Redhawk HOA for a Q & A session. I'm just not comfortable and feel this is being rushed right after the holidays. This is a very BIG decision that should not be taken lightly.

Sincerely,  
Cheri Ikerd  
Redhawk resident