



## Letters to the Editors

### If you're in a hurry, take the highway

Dear Sam,  
I am writing to you about a problem that we have always had but now is getting out of control.  
We live on Spanish Valley Drive, between Tim Tim Valleygreen, Mountain and Forked. Distributing. The road you're in a hurry and you push it to 40 mph that one has graduated to 50 mph. Add to that the population explosion, a few more businesses and the wrecks they bring and you have a boiling pot. Now the only thing that hasn't changed is the fact that children still play all over this road. I don't think it takes a genius to figure out that this is a deadly combination.

I have talked to the County Road Department, the Sheriff's Office and Councilman Dale Meador, and have been assured I am not the only one to be concerned. We are currently working to find a suitable solution, but we need to take drastic measures. Do we really need to be in a hurry? Is it really going to take a lot of time to get it done? I don't know if I'm speaking for all my neighbors, but I am speaking for some when I ask the community as a whole. Don't let it take a tragedy to slow you down. When you are driving on Spanish Valley Drive, think about it, and if you're in a hurry please take the highway.

—Teresa Stewart, Moab

### Urnam Workers Council needs support

Dear Editor,  
Attention all ex-miners, miners, millers, and truck drivers. The New Mexico Urnam Workers Council desperately needs help getting an organization started in this area. Mr. Curtis Freeman and others have tried to get something going, but nothing has happened so far in an organization.

The other organizations in the Four Corner states

need your help to get our new Radiation Exposure Bill (REB) passed. The Radiation Workers Union Act of 1984 made into law. We need to support Mr. Chris Cannon, Congressman for Utah, who is a co-sponsor of our bill. Contact Curtis Freeman at 435-259-7352, or New Mexico Urnam Workers Council President Paul Hicks at 505-287-2945, or at 505-287-4377.

—Paul Hicks, Santa Fe, NM

### Writers on Range County was arrogant, rude

Dear Editor,  
I would like to respond to the 925 Writers on the Range contributor, Christian Neelson. In the article titled "Dear Mr. Sheriff," he went on to say, "the state that the 'city' officers" are "planning ways to make Bluff more like the place they just left."

I found the generalizations in the article arrogant and rude. The way they are trying to make Bluff more like the place they just left is by using the word "city" to describe the town. The word "city" is a misnomer and is used to make the town look like a city. The town is a small town and should be treated as such.

No one here after with the West began as an eight- to ten-year-old child reading Zora Grey novels. I did not have the good fortune or luck of the drive to be in Utah.

for the Shogers of Crater Mountain. I am also able to contribute to the town in a small way, but this doesn't mean I love it any less or my appreciation is shared. Not all of these outside of Utah, or the West, "like" to destroy its beauty.

I intend to contribute somewhere in the S.E. corner of Utah in the not-distant future. Along with my "Ryder" filled with adventure books. I will respect and respect for your land — to ensure respect and respect I possess for all wilderness — whether in Utah or my home state of Missouri.

—Pamela Vail, Ste. Genevieve, Missouri

### Thanks to those who rescued body of biker

Dear Editor,  
On April 27, my husband, Bob Stinger, died in a lake accident when he went to the Poison Spider trail in Moab. This is the reason for my letter.

I would like to thank everyone that took part in rescuing my husband's body and belongings and returning them home to me.

The South Ogden Fire Department personnel that were with him on this biking trip cannot say enough good about the people that helped them through their time of crisis. Kind, caring, professional people is what

have been told and seen on the rescue video. You have a great group of people that work in your county, and I wanted you to know how much I appreciate them and their time and effort to help me.

My heart is full of gratitude and appreciation to the following: Grand County Sheriff's Office, Grand County Search and Rescue, Arches National Park Rangers, Bureau of Land Management, Archer Valley College and, especially Moab Fire Chief Cory Brewer. Sincerely,

—Laurie Stinger, Ogden

### Take action with regard to proposed hillside development

Dear Editor,  
I am writing to you about a problem that we have always had but now is getting out of control.

We live on Spanish Valley Drive, between Tim Tim Valleygreen, Mountain and Forked. Distributing. The road you're in a hurry and you push it to 40 mph that one has graduated to 50 mph. Add to that the population explosion, a few more businesses and the wrecks they bring and you have a boiling pot. Now the only thing that hasn't changed is the fact that children still play all over this road. I don't think it takes a genius to figure out that this is a deadly combination.

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to evaluate the effects of water, sewage, noise, and other infrastructure issues. County Council members need to know that you are concerned with unsolicited development surrounding Moab. Call 259-1486 and ask the council to vote on the zoning change on the Sand Plate Road. Better yet, send written comments to County Council, 125 E. Canyon, Moab, Utah. This type of development will affect all of us in hundreds of ways every day and must not be taken lightly, or rolled through the planning stage.

—Audrey Graham, Moab

### Questions surround proposal to rezone land

Dear Editor,  
There are a number of questions that I believe are of concern to the citizens of Moab City and Grand County about the rezoning and subdivision of Bill Browder's land on the Sand Plate overlooking the Moab Valley.

On July 6 the County Council is expected to vote on a rezoning request on Monday night, July 20 at the council chambers. With the proposed rezoning, the land owner could legally build up to 188 dwellings on the land, located on the eastern side of the Moab Valley near the Sand Plate Road. The land is currently zoned for 28 units.

The zoning planning commission, which reviews zoning issues and advises the council, has serious concerns about the proposal that this point "only" calls for 280 units located in five-story buildings and needs more time

land so we can effectively get other landowners to subsidize his profits by sacrificing their own ultimate development opportunities.

When the County Master Plan was being created by Grand County citizens, our consultants, Lee Nelson and Bill Bidman, did a "walkabout" study to determine how much development could take place if everyone in the county exercised their right to fully develop, or "build-out," their properties as currently zoned. They then used that information to determine impact fees to pay for creating the infrastructure (roads, sewer, water, water limitations, etc.) that would be necessary to serve the increased population.

If zoning density is increased over that used for the site, then other zone landowners have to sacrifice their development rights or expense has to pay higher taxes to support the increase in services required.

I suppose the impact fees could be increased although it would increase the price of the land, but even then it would not compensate other landowners' ability to develop their land at the higher cost. Perhaps the County Council can find an answer to Mr. Browder's question about who should pay for his purchase, but I hope it isn't us.

There are a lot of questions about the request for higher density rezoning that are relevant. What would be the impact on the Sand Plate Trail? To have so much development on an area zoned for its wildlife and great views? What would be the impact on city businesses if another commercial area is developed? How much would property taxes for the water, sewer, roads, and landfill usage of a mixed-use area outside city limits? The county's ability to tax tourists on their impacts is severely limited by state law.

I'm sure we can think of many other questions. Please share them with the County Council by letter, phone, or mail at the meeting next Monday evening.

—Laurie Christie, Moab

### Signature against hillside rezone plan

Dear Editor,  
Do we have to listen, again, to this "do as I see fit with my property" behavior? Yes, Bill Browder, are not the only citizens in the county. Did you participate in the county master plan hearings? Did you participate in the master plan?

Am I one of the people you consider a "special interest group" member because I am against your rezoning? My special interest is similar to the many other county residents who impact to the master plan and who work for more open spaces and less congestion.

"What's going to pay for the property I bought?" is an old and worn phrase. That property was bought when you bought it. You bought it with full knowledge of that zoning and with the full intention of complying with our county zoning ordinances and allowing us country business a thing

or two. County master plans and zoning ordinances are done to benefit the county as a whole, not the people. Variations are done for individuals, to a whole special interest in this rezoning request? You accuse the planning commission of being desperate to control private property. Not true. They want to enforce the zoning regulations that are in place to protect this county from those who would build with regard only to their own profit.

Count this as a signature against supporting rezoning the 28 acres.

—Karen Robinson, Moab

### Friends of the Colorado River Corridor speak out

Dear Sam,  
We thought your readers might be interested in the story behind the story in the July 9 "77" "Number of planning board requests directly about how to Colorado River

acres." This story taken entirely from Grand County records, could be called "How To Triple Your Real Estate Development Density Without Really Trying."

At a March 1, 1995, Planning Commission Hearing, Robin Levin proposed a 160-acre planned unit development (PUD) along the Colorado River consisting of a "combination of single-family residences and a guest ranch." Section 2.6.2 of the Development Code provides that the intent of a PUD is agricultural or grazing land to "preserve preservation of cultivated land in agricultural production while allowing residential development on unutilized land." And further, for all zoning districts, the intent of a PUD is to "allow flexibility in the placement of development to preserve open space — scenic, sensitive natural areas, or other features of public interest and benefit."

Mr. Levin's original plan was a good example. Specifically, it was to include 15 single-family dwellings, 20 guest dwellings for night rental, six employees and two caretaker dwellings (43 total). It also included 104.2 acres, or 40 percent of the total development, in open space. At a public hearing before the Grand County Council on July 10, 1995, it was stated that the "property cannot be further subdivided." Minor changes were subsequently made to the original plan, all of which emphasized that the number of lots and the number of dwelling units would not change. The development was approved by the Grand County Council on July 17, 1995.

Approximately a year later, Mr. Levin proposed the addition of 10 more lots in what had originally been dedicated to open space. In a hearing before the Planning Commission on July 10, 1996, it was stated that the proposed change would increase the development density allowed in a planned unit development. That was not of great concern. Mr. Levin has stated that the new lots will all be placed in a conservation easement which would prohibit any use but agriculture. At the same meeting, Mr. Levin stated, "I am negotiating an agricultural easement on this area, also, and it is important that the County would be placed on this amendment. PUDs have been used for many years as agricultural easements. I am asking that you do this."

Mr. Levin is obtaining a substantial federal income tax deduction. The County was quite willing to do so only to assist Mr. Levin's tax break, but also to take him at his word. The County Council, that Mr. Levin is proposing to dedicate the hay fields for an agricultural easement. This will provide a better tax break. The easement will remain in perpetuity. He is requesting that the restrictions be placed on this amendment. PUDs have been used for many years as agricultural easements. I am asking that you do this."

It would appear that the land was never planned in an agricultural easement. Mr. Levin was being asked to assist Mr. Levin in obtaining a substantial federal income tax deduction. The County was quite willing to do so only to assist Mr. Levin's tax break, but also to take him at his word. The County Council, that Mr. Levin is proposing to dedicate the hay fields for an agricultural easement. This will provide a better tax break. The easement will remain in perpetuity. He is requesting that the restrictions be placed on this amendment. PUDs have been used for many years as agricultural easements. I am asking that you do this."

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