

**Testimony of Darcy Stewart, Chief Executive Officer, Fieldhouse**  
**Before the**  
**House Natural Resources Subcommittee on Federal Lands**  
**Oversight Field Hearing on “*Empowering Local Voices and Stopping Federal Overreach to Improve the Management of Utah’s Public Lands*”**  
**April 22, 2024**

My name is Darcy Stewart and I have been a developer and builder in St. George and Washington County since 1990. I have been involved with commercial projects, including hotels, office buildings, retail and fuel stations. In terms of residential development, I have developed a large-scale master planned community including 2,600 homes, numerous community amenities, and an 18-hole golf course.

I have worked closely with Washington County and local authorities to meet and exceed conservation standards. Long before these conservation guidelines and restrictions existed, we have installed desert landscaping as a standard to homeowners and built an entire community of over 300 homes entirely in desert landscaping or artificial turf with only a small portion of grass in a common amenity. The community is still aesthetically beautiful and water wise. This Sun River community has become an example of water conservation in Washington County.

We have also worked with the City of St. George exchanging water rights for reuse water on our community golf course. Again, working with local authorities in a win-win effort.

These are just a few examples of the ways we and other developers in the area are trying to work together with local authorities to be responsible to the environment, enhance the beauty of the area and meet the growth demands.

Congestion and traffic are escalating. The need for Red Hills Parkway to continue on and connect with Exit 13 on Interstate 15 is critical and timely. With communities already approved and not yet online, the current infrastructure will not meet the demands. Denying regional belt roads like the Northern Corridor will not keep people from moving here, but will reduce the quality of life and economic potential of our area.

Red Hills Parkway was thoughtfully planned and executed initially preserving the surrounding beauty. The same planning and insight can be given to the proposed Northern Corridor connection. This road will not open our public lands to development – the adjacent public land will remain untouched except for possible trailheads for public enjoyment with use restrictions managed by the Red Cliffs Desert Reserve or BLM.

Ample migration corridors for Reserve wildlife under the road is another solution to an important concern.

With the unique topography of Washington County, it is critical to provide solutions for transportation. The natural beauty, the strength of the local communities and the State, will continue to draw people for the same reason many of us call this area home. Responsible planning is the solution and for this reason I support the proposed Northern Corridor now.