

Dear Planning Commission Members,

I have several concerns with the proposed development at 862 E Quail Valley, which I will try to address succinctly.

The first concern I have is in relation to a very similar situation in our neighborhood in front of Centennial Middle School. We have over half an acre of land, zoned Public Facilities, that has been out of the hands of the school district since the 1970s. It is now owned by a private investor. I have concerns that if this rezone is approved, it will set a precedent going forward. Despite bids from the School District to reacquire this piece of property by Centennial, they were unable to compete with investors. The School District's bids were fair valuations based on a similar PF property, but the owners at the time deemed the value of the parcel to be higher, presumably because they believed a rezone would increase its value. As a result, the property went into private ownership because the school district could not compete.

Our school board representative, Melanie Hall, put out a survey in our neighborhood and over 400 households signed stating that they were in favor of this parcel remaining zoned Public Facilities. If investors see the possibilities in rezoning Public Facility properties that abut or were originally part of a school plot, it makes it difficult for the School District to reacquire them because the value then gets inflated. They can't compete with a rezone that will allow for a 2 million dollar housing development. I know at least one school board member has written to Robert Mills and stated the desire to keep this property zoned Public Facility. I have been told that the School District has looked into buying this property on Quail Valley in the past, but the cost was too high. An investor only has to justify an inflated price for PF property to themselves. The school district cannot justify it to the community which holds them accountable.

Another issue I have is looking to the future. Centennial was originally built for 600 students. We now have double that population at 1200 students and we are nowhere near a rebuild of the school. Although they have added on, the infrastructure- the hallways, the bathrooms, the lunch room- are still intended for 600 students. It's a tight squeeze. I recognize that we are trying to make room for population growth with higher density housing. What I feel is sometimes neglected is that our schools need to be able to accommodate that growth. Centennial hasn't needed that half an acre property for some time, but now we could. The principal has stated we could have a portable housing 3-4 classes on that half an acre parcel if the School District owned it. I believe the same will be said for this property on Quail Valley at some point.

Who knows what the future of Timpview will hold. We don't know if the bond will pass, but we can certainly assume that the population growth will put an added burden on that school. I would hate to see potential wiggle room intentionally zoned Public Facility get developed, only to be needed later down the road. It would be shortsighted to assume that it won't be. I also know that this area is going to have a considerable parking problem if and when Timpview gets rebuilt as construction will be taking place in their parking lot. This is really bad timing to try and bring another construction project to that area.

The last issue I have with this proposed rezone is that the placement is at best awkward. We are already in a situation where the neighborhood is reporting that they are struggling with the impacts that surround it, namely the business to the east and the school and a busy road on a hill with a blind turn. I can't see why it would be a good idea to add another impact to that area. We should be accepting higher density where it makes sense and can be accommodated. Sandwiching as many town homes as will fit between a seminary building, a high school, and a commercial property doesn't make sense aesthetically or logistically. Public Transit is not viable here. This property could be used to alleviate the impacts the neighborhood is experiencing, rather than elevating them. Going forward I hope to see the School District reacquire this property at a fair price given its PF zoning for future needs at Timpview.

Thank you for your consideration,

Rachel Luke

Rock Canyon Neighborhood Chair