

March 25, 2019

**To:** Provo City Planning Commission

**From:** George J. Talbot and Margaret Talbot Homeowners at: 2421 N. 750 E.

**Regarding:** the 3.62 ACRERAGE Bordering 650 East and 2320 North in Provo, Utah

The 3.62 acre section of property identified above borders our back chain link fence. This parcel is currently under contract to **John Dester Development** to construct FIVE four-cluster homes (**21 single family retirement homes**) on the property. Mr. Dester has built a similar project in American Fork. On two occasions we have driven to look at the exact same project. (ADDRESS: 750 East 50 South). We certainly hope the city planning officials from Provo City take an opportunity to drive to American Fork and look at that project before approving the same development to be built in our neighborhood. We do not believe that kind of a development (which also requires a zoning overlay) is a good fit for our neighborhood.

#### REASONS WE OBJECT

**1. We live in a family home neighborhood and want acreage for individual family homes -**

There is the *Rock Canyon Elementary* and a *Middle School* located across from or within 1 1/2 blocks of this 3.62 acreage. *Timpview High School* is approximately one mile away. Attached is a **Plat MAP** of the neighborhood, and we have identified the homes in close proximity to the property that have children.

KEY- Homes where there are no children, are identified as "**NC**" underlined green

Those homes with children, I have marked with a "**C**" and underlined in Red.

Homes without children are almost 2 to 1 more plentiful than homes with children.

**2. We do not understand WHY the city would ask us to vote two years ago to support Provo Cities BOND to tear down and re-build new schools and then have the city not consider the neighborhoods current landscape and then approve another high-density retirement housing where there are already two retirement properties on TWO sides of the above two schools. We feel "Neighborhoods near Schools" should be predominantly family homes where children have easy access to schools and not have to be bussed, which would only increase costs to the cities current school budgets.**

**3. Parking has been an issue in our neighborhood by the schools already.** We frequently drive east on 2320 North across from *Rock Canyon School*, and there are always approximately 10 vehicles parked along the street in the evenings. It is almost like a one-way street. We are uncertain whether there is (a) not adequate off-street parking in the area, (b) people are lazy and prefer parking on the street, or (c) why homeowners on that street or in the cul-de-sacs WHO can have rental privileges do not have to provide OFF-STREET parking for their renters. Adding 21 new homes in the acreage would only ADD more "on the street parking", making it

an additional hazard for school children who often take the path of least resistance and dart in between parked cars to get where they want to go.

**4. Homes for this property would be better suited like the ones built near Wills Pit Stop.**

Within the past year many new homes were built on a Lutheran church property lot that was sold. If the planning commission would drive by and look at these homes, we would much prefer separate lots, with individual family homes being built. This would not only bring (1) more children into the neighborhood to attend the schools, (2) they would increase or maintain our current property values.

**5. There is a canal on the property -** There is a canal running behind our property. The water company has two large valves on the north side of the proposed property. I am uncertain if that has been taken into consideration in the proposal. I was informed by John Dester that the homes would be constructed twenty-five feet from the property line. In some cases, that would mean that either the canal would have to be moved (it is in pipes under the ground) or buildings would have to be constructed over the canal pipes. Someone should take a look at that situation.

Naturally, my wife and I have enjoyed the open area and view we have had for forty-six years. We realized however, that some day there would be homes behind our property, although Gene Hughes, the owner, earlier told us that he was going to turn it into a park. We are not trying to complain just to complain, and realize if this complex is not approved, something else will be on the property. It will just be a matter of time. However, what I am concerned about are the items mentioned above. Even though the single-family homes may be bigger, the proposed two-story condos within 25 feet of my back fence will take away whatever view we had anyway. We would probably only see more sky with smaller homes.

I hope this is helpful.

Sincerely,



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SARCO OF EDUCATION OF PROVO  
88 E 2000 NORTH - PROVO  
July 10 - 24.17 acres  
File # 238012207

# Utah County Parcel Map

200610045

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey



Date: 3/11/2019