

April 2, 1029

Mr. Bill Peperone  
Provo Community Development  
Sent via Email: [BPeperone@provo.utah.gov](mailto:BPeperone@provo.utah.gov)

Subject: Objection to Performance Development Overlay Zone Request

Dear Mr. Peperone:

On the evening of Tuesday, April 10, the Provo Municipal Council and the Planning Commission will conduct public hearings to consider two zoning exemptions by a local developer that allow the construction of a cluster of semi-detached homes in the Rock Canyon neighborhood.

As homeowners in this neighborhood, we strongly object to these requests on the basis of 1) maintaining residential zoning integrity, and 2) the proximity of similar cluster developments in the area. We are not alone in this objection, as other neighbors have expressed similar concerns. Many of us have also discussed our opinions with our neighborhood association chair.

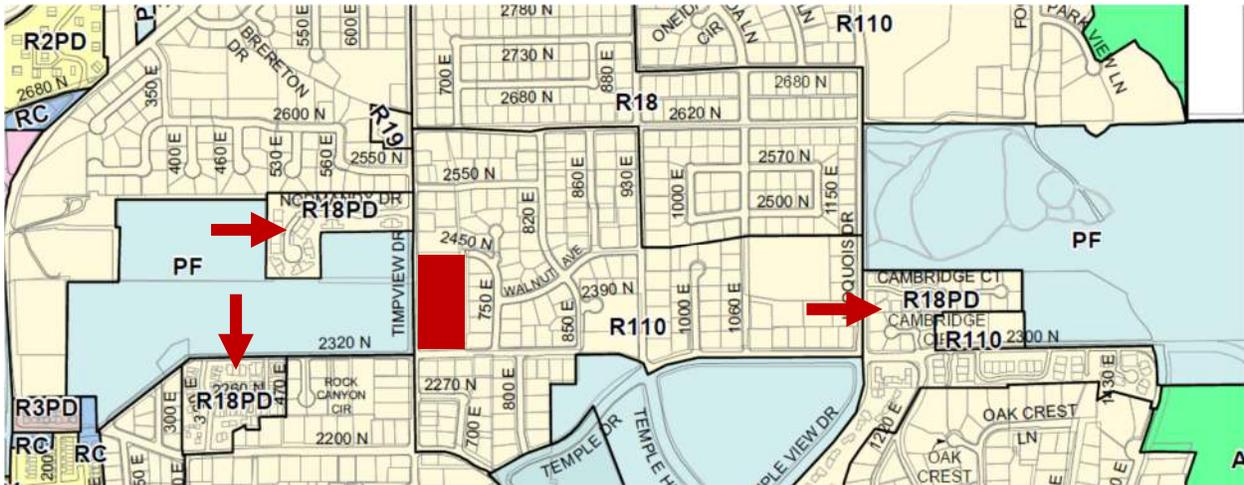
The specific April 10 hearing agenda items are listed below and in the attached meeting announcement. Item 1 requires legislative action by the Municipal Council:

- Item 1: John Dester, representing Georgetown Development, requests approval of a PD Performance Development Overlay Zone for 3.724 acres of property located at approximately 2400 North 650 East in the R1.10 Zone. The approval of the overlay would facilitate the development of five 4-unit clusters of attached single-family dwellings within a planned development. Rock Canyon neighborhood.
- Item 2: John Dester, representing Georgetown Development, requests Concept Plan approval for a single-family cluster development project in a proposed Performance Development Overlay Zone, located at approximately 2400 N 650 East. Rock Canyon neighborhood.

Provo zoning regulations are "...adopted and enacted for the purpose of promoting the health, safety, morals, promote the prosperity, convenience, and general welfare of the present and future inhabitants of Provo City." Stated zoning objectives include "to prevent overcrowding of the land, and to lessen congestion on the streets;" "to stabilize and improve property values;" and "to promote the development of a more wholesome, serviceable, and attractive City resulting from an orderly, planned use of resources." (<https://provo.municipal.codes/Code/14.01>)

While we support the goal of offering a variety of single-family housing options in the Provo community, the Timpview Drive site requested for this proposed Georgetown Development project is not an appropriate location to further this goal because its placement there is inconsistent with the intent of the city's stated zoning objectives.

As shown in red on the adjacent image, the property in question at 2400 North 650 East is located in the heart of a long-standing R110 single family housing zone. The current residents in this neighborhood purchased their homes assuming the ongoing integrity of the R110 land use classification. The financial interests of a single developer should not be the basis for altering this zoning designation with a Performance Development Overlay Zone, and this action would undoubtedly lower the value of the adjacent R110 properties. This vacant land's appropriate use is for building a group of detached single family homes on lot sizes of 10,000+ square feet, as prescribed by the existing code.



Further, there is already substantial density of R18PD zoning that literally surrounds our R110 neighborhood. These developments are indicated on the image with red arrows. The Normandy, Cambridge and Rock Canyon condominium developments, all designated as Performance Development Overlay Zones, are located at the east and west borders of our neighborhood. It is inappropriate to add another PD zone within this compact area as it would create an unreasonable alteration to the originally-intended character of this family community.

Thank you very much for considering our concerns with this proposed development in our Rock Canyon neighborhood, and for sharing our objection to the full Planning Commission in advance of the April 10 hearing. We would be happy to discuss this further at your convenience.

Kind regards,

*David Preece*      *Laurie R. Preece*

David Preece

Laurie R. Preece

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