

April 2, 2019

City of Provo
Planning Commission
South of City Center Building
330 W 100 S
Provo, UT 84601

Dear Planning Commission Members,

Since I will be out of town on April 10, 2019, I wish to provide written comments (in lieu of offering those comments in person) on the following agenda items:

* 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. Brian Maxfield (801) 852-6429 PLRZ20190029

*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. Brian Maxfield (801) 852-6429 PLCP20190031

Our family purchased the residence at 2332 N – 750 E in May 2018. Prior to that purchase we carried out due diligence on several homes in several areas in Provo. During the due diligence process we met with several Provo City Community Development staffers as we tried to understand current/future zoning requirements. Mr. Robert Mills was one of the people who was very helpful during this process. He carefully explained what ‘S overlay’ meant and the City of Provo’s various residential designations. We chose not to purchase in an S overlay and instead chose to purchase squarely within an R1.10 zone because of the larger lot size. Since purchasing a residence Mr. Brian Maxfield has also been very helpful.

Despite the City of Provo Community Development staff supporting the ‘Heirloom’ development, as a homeowner I do not support this development. In fact, had information about this development been available a year ago I would not have purchased the home on 2320 North. For this reason, I know this development will negatively impact at least some Rock Canyon home values. Please consider the following:

1. A *third* Performance Development overlay within one block of 650 E/Timpview Drive and 2320 North intersection clusters higher density housing too closely together and in doing so negatively impacts the look, the feel, and the property values close by.
2. The existing Normandy, Cambridge and Rock Canyon developments represent *ample* housing diversity in the Rock Canyon micro-neighborhood immediately north of the Provo Temple.

Normandy and Cambridge are much better neighbors:

- multiple driveways are not visible from the street,
- commercial apartment-like parking lots are not visible from the street,
- signage and lighting are understated,

- much, much better care is taken of the common areas,
 - Rock Canyon Condos parking overflow is already lining 2320 North - a serious risk with so many children walking to and from Rock Canyon Elementary School and Centennial Middle School.
3. As a homeowner I understand zoning as a legal covenant between the City of Provo and its residents to ensure predictable land use and to protect property values. But a covenant means one party, in this instance the City of Provo, is more powerful. This variance would represent a broken trust and signals that land uses is not predictable and that the City of Provo isn't assiduously safeguarding *all* existing residents' home values.
 4. Granting a variance does not represent a utilitarian good – the most good for the most people. For the sake of fewer than 5 incremental residences predictability, trust and property values would be damaged for many neighbors in the area of the Timpview and 2320 N. intersection.

As the City of Provo addresses the need for more and more diverse housing types, as it must, *please disperse PD overlays*. Please be patient and honor existing zoning. *A skilled developer creates value for a city, for existing residents and for new residents alike*. That's harder to do, but it's what builds trust and value and community. Community charettes could have contributed to resolving these issues.

Please protect all the various Rock Canyon area neighborhoods' feel and protect all residents' property values. This can be done by ensuring that a developers and individuals build homes on lots which are at least 10,000 square feet in zone R1.10 neighborhoods.

Respectfully,

A handwritten signature in black ink, appearing to read 'Laurie Preece', with a long horizontal flourish extending to the right.

Laurie Preece
2332 North – 750 East
Provo, UT 84604