

From: Kip Smith

Sent: Wednesday, September 23, 2020 12:27 PM

To: DS Public Hearings; Brandon Larsen

Subject: Item #3 of Planning Commission Hearing - Neighborhood input

Dear Planning Commission

We appreciate your willingness to hear our concerns about the proposed zone change and concept plan request for the residence of 189 S 500 W. I am a long-time resident of the downtown Provo neighborhood (40 years) and love the rich heritage and culture which can be found in the downtown/Franklin neighborhood area. While we understand the need for Provo to progress and keep up with the demands of our growing population, we have some concerns with the proposal of Mr. Rands.

We own the home directly adjacent (to the east) of Mr. Rand's property. Out of all the properties on the 189 S. block, our property is most directly affected by the proposed change. My wife and I bought this property with the intent of it being the home which we would raise our children in. We understand the nature of the neighborhood and even of our block. Just to help paint a picture of our neighborhood, looking at the 500 W. and 200 S. sides of the block, there are only two homes out of nine which are owner occupied while the rest range from duplexes up to six apartments in a single structure - only one of which is occupied by the owner. The area is densely populated, and as you can imagine, comes with parking, safety, and privacy issues.

Our questions are as follows-

1. Will allowing for a zone change and amending lot size requirements to accommodate another structure in an already densely populated block, support the general plan guidelines of *enhancing the safety and general welfare of the neighborhood*? We need to ask ourselves if this kind of increase in housing density will become a fire and safety hazard as is often seen in densely populated areas. Does the financial profit of one person override the concerns and safety of many in the Franklin area.
2. Is Mr. Rands planning on renting out the property or selling it? Our Franklin Neighborhood needs stable families that are planning on helping to contribute to and build our neighborhood. While we love our neighbors who rent, they aren't usually here longer than a couple years. While Mr. Rands does not occupy his current rental property, is he aware that dividing his lot could directly negatively affect the property values of our neighborhood?
3. Does this proposal support Goal #1 of the Historic Preservation section of the Franklin Neighborhood Plan - to Protect valuable architectural resources within the Franklin Neighborhood. The following is an excerpt from the plan - *The Franklin Neighborhood is one of historic significance to Provo City and to its residents. The neighborhood boundaries encompass one of the first settled areas in Utah County.* The Rands rental property and our home are both pioneer - era structures. Our home was built 125 years ago. Squeezing in a modern property in his backyard does not seem to enhance the first goal of our Franklin Neighborhood plan of preserving and protecting valuable architectural resources. Also, how does Mr. Rands propose to preserve the surrounding pioneer structures while building and digging a new foundation so close to both structures?

We want to be a part of this neighborhood. We want to raise our children here and help our neighborhood flourish. However, talking with our neighbors who own homes on our block, the general concern is that more homes squeezed into an already developed neighborhood will drive away those families who choose to buy and stay. This will open the door for a more transient neighborhood. We love our neighborhood and want to preserve its history while looking forward to the future. We just need to ask ourselves if this proposal will benefit one or many?

Thank you for your time,

Kip and Emily Smith