

**R Paul Evans | April 12, 2023**

***Planning Commission - 12 April 2023 - Salmon Apartments and Rezoning***

Ryan Salmon carefully listened to the concerns voiced by the Provo City Pleasant View Neighborhood and has modified the proposed apartment complex at the corner of 2100 North and Canyon Road presented to the neighborhood in November 2022. The 12 apartment complex height is reduced to 30 feet (two stories) complementing and seamlessly integrating with the neighboring two story Garden Villa condos and apartments. The reduction in density (from 15 to 12 one-bedroom units) allows for the parking ratio to include guest parking stalls. Some windows have been added to the east side of the proposed apartment building to break up the previous monotonous building image facing existing residences. Thank you Ryan Salmon and Provo City Development Services staff for listening.

The use of 2100 North as a parking lot by the neighboring Stadium 150 Apartments continues unabated. In violation of Provo City Code, the residents of Stadium 150 Apartments are operating more vehicles from their location than the number of off street parking stalls. Though reported repeatedly for the past three years, enforcement of parking by Provo City has not yet curbed the problem. Stadium 150 Apartments is closer to mass transit than the proposed Salmon Apartments. Though every hope is that the Salmon Apartments will not also use 2100 North as a parking lot, the ability of Provo City to regulate and control spill over parking from high density and medium density developments onto nearby neighborhood streets is an important yet lacking assurance as high density housing continues to integrate with residential neighborhoods. Proof of the concept that Provo City can integrate high density housing into existing neighborhoods without parking impact could be demonstrated by Provo City controlling the Stadium 150 parking issue, now, before the Salmon Apartments are occupied. If the parking issue is not controlled now when the numbers are in the 10's, Provo City and neighbors will be unable to control the parking problem when the numbers are in the 20's and 100's. A good example of unregulated parking is south of the BYU campus and in areas of southeast Provo.

In the presentation to the Provo City Planning Commission and the Provo City Municipal Council neighbors would appreciate some response to the following questions/comments collected over the past week.

1. Will the existing power lines remain or be buried?
2. I would like to know what is in store for the property line that runs north to south on the east property line. Will the current fence remain? And if so, we would really (really!) love to see trees along Salmon's property line so Garden Villa doesn't have a view inside neighbors' apartments.
3. What will the light situation be in the parking lot on the east side and the west side facing Canyon Road? We don't want lights shining in our windows.
4. I'm not a fan of the color scheme, but I understand it's (somewhat) their prerogative. My suggestion would be neither the dark gray/bright blue, nor earth tones, but light, neutral colors.
5. Will these units be for lease or for sale? What is the projected price point whether for lease or sale?
6. When will a draft of the proffered Development Agreement be available for review?
7. What signage (location, size, lighting) is proposed for the apartments?
8. The homes on the west side of Canyon Road are being restored and refurbished strengthening the single family home nature of the northwest corner of the Pleasant View neighborhood.

Cheers,

R. Paul Evans