

# THE NEWVISTA BOOK OF QUOTES

Each quote is referenced to published statements by David Hall and NewVista. All spelling is as posted/published by David Hall and NewVista. References are posted at the end of this document. Not all references are listed in numerical order.

This the 12 April 2016 version. There are no previous versions. Updates will be posted when available.

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## What does NewVista say about their role in the world?

“There may be an outside chance that I am operating on a rational plan that has as its core the welfare of all mankind.”<sup>18</sup>

“My purpose is to figure out and solve issues of inequality, health, ecology , community, and justice.”<sup>6</sup>

“My view is that people are the greatest asset that the world has but we need to learn to live in harmony with each other and the environment. I really do believe that the NewVistas concept is the best solution. The automobile has been a great invention but personal ownership of cars has led to small single family homes needing massive amounts of roads and parking. This is a luxury a few rich in the world can afford but it is not scalable to all mankind. The NewVistas concept is scalable to all.”<sup>20</sup>

see also the NewVista web page - [newvistafoundation.org](http://newvistafoundation.org)

## What does NewVista say will happen in the Pleasant View neighborhood?

Homes will be “torn down or rented until torn down and replaced with high density housing”<sup>2</sup>

“5 x as many great people will be in the same area once a NewVista system is in place. Meanwhile the [rented] homes will be occupied by the same or a greater number of people that are in the homes now.”<sup>4</sup>

“...the mixed use developers are fighting off the single homers...”<sup>1</sup>

"Instead of 2,000 people living in the 5-acre area, there will be 20,000"<sup>30</sup>

“These properties will be donated to the Tracy Hall Foundation prior to the construction of the research center and Vista park campus.”<sup>27</sup>

“Pleasant view is a great area and many more good people need to be able to live there with their families and enjoy it. The orchard farmers who owned the land before it became a subdivision thought that the developers were evil rich stupid people as well and yet even you are on the side of those rich evil and vane developers for making a home for you and our parents. I am simply doing

the same for the next generation and so will have to take the same type of pressure and slander that the original developers of pleasant view had to from some of the vocal locals at that time. Remember I am a local also and I also know all of the original people and have assisted many of them and their families in making critical transitions in their lives.”<sup>23</sup>

“The community center and villages that I intend to build at the BYU southend of pleasant view will add great beauty to the area and will house 800 good people where 40 good people are now (20 times)”<sup>28</sup>

“Several neighbors have contacted me and have convinced me to put off trying to build my concept in south PV at this time. Please cancel the meeting as I have decided to build elsewhere. We will continue to purchase property from individuals as properties become available.”<sup>26</sup>

“The location is best suited to a mixed use where housing for thousands is mixed with places to work and study and shop.”<sup>45</sup>

### **What does NewVista say about the current status of the Pleasant View Neighborhood?**

“All the homes are old and falling apart so you can expect that the neighborhood will now go down hill as is normal for any neighborhood like this since the neighborhood is not willing to adopt a better way.”<sup>25</sup>

“...a poor use of land in this congested area of Provo.”<sup>1</sup>

“...the neighborhood is really part of BYU.”<sup>1</sup>

“The "thumb" area [homes on 500 East, 650 East, Segoe Lane and Lambert Lane] is in distress because of its location and the growth of BYU. It is time for all to move out and on with their lives and I am providing an easy way for all to exit at a premium.”<sup>27</sup>

“The ever expanding MTC and BYU is the issue....not me.”<sup>41</sup>

“Time to throw in the towel and stop kicking against the inevitable.”<sup>41</sup>

“The location is best suited to a mixed use where housing for thousands is mixed with places to work and study and shop. Single family homes are not economical for the next generation.”<sup>45</sup>

“I was at my parents home 20 years ago when a BYU game was just getting out ... It took me an hour to get out of the area. That convinced me that the neighbourhood was doomed.”<sup>41</sup>

### **What does NewVista say about single family homes and single family home neighborhoods?**

“I view single family homes as a problem for society.”<sup>3</sup>

“All single family homes will disappear eventually as they are not sustainable and also not right for humans.”<sup>11</sup>

“Single family homes are the biggest reason for our environmental problems.”<sup>12</sup>

“Large lot single family homes that are breaking up Vermont require large commutes and high energy per person. They are the worst form of sprawl.”<sup>15</sup>

“Single family homes are not sustainable nor adorable for the next generation.”<sup>28</sup>

“Single family homes are not economical for the next generation.”<sup>45</sup>

### **Which homes in Pleasant View does NewVista say they want to purchase?**

“The closer a home is to BYU the more likely we will be purchasing it but we don't have any defined boundary and will consider any offer.”<sup>9</sup>

### **What does NewVista say about their goals?**

“My goals and objectives are for the best good for all of society. I will not be making any gain on this experimental community. It will cost the NewVista foundation over \$100,000,000 to build. This is not for profit... It is for research to better the future for mankind.”<sup>28</sup>

“Change needs to be for a good reason and providing affordable housing and jobs for our 5x population is the reason”<sup>10</sup>

“Part of the long term plan is to tear my own home down and replace.”<sup>11</sup>

“The NewVistas project is to develop a much better system so that in time everyone wonders why we ever did what we have done to ourselves and the environment.”<sup>12</sup>

“My objective is to find better ways to create community systems that are pleasing and affordable.”<sup>28</sup>

see also the NewVista web page - [newvistafoundation.org](http://newvistafoundation.org)

### **How does NewVista describe a NewVistas community?**

“A NewVistas community is not based on religion nor led by and is not owned by any person or run by a religion. It also not a city or a state and does not create law. It is very different than any Person might imagine. You cannot understand it without studying it carefully. The NewVistas concepts have as its foundation 5 pages of a community design recorded in 1833 by Fredrick G Williams. The early [LDS] church leaders did not have the documents as they were lost until 1868. We can learn from the mistakes of the early Mormons but their efforts to establish a community were only partially based on lose recollections of what the documents contain.”<sup>13</sup>

“In a NewVistas community every square foot is garden. Housing and community buildings are under greenhouses. Farmers have labor for their box gardens because people are present. The whole community is walkable a-b. Nobody owns a car because they don't need one. I have studied this for 40 years and this is not just some crazy idea. It is the future.”<sup>14</sup>

“In NewVistas the complete acreage is green. There are easements every 600 feet for wildlife and

each full NewVistas is surrounded by 288 square miles of wilderness.”<sup>15</sup>

“It [NewVistas] is not natural. It is a pattern that requires a lot of people or it will collapse. A bee hive cannot exist without Lots of bees. Humans also need lots of other Humans to be productive. We are not productive when we spread out and try and insert ourself into nature as if we can exist with nature alone without people close around. The NewVistas system recognizes the need for humans to congregate close yet have space all around and privacy as well as community.”<sup>16</sup>

““Human beings are meant to be close to each other in a community and not spread out in little fenced in kingdoms where they have to get into a car to say hi to someone. If you study my website you will find that the community is run by the voice of the people at multiple levels. No person controls and no person or group of people own. The capitalist is the community corporation. I don't own the community but neither does anyone.”<sup>17</sup>

see also the NewVista web page - [newvistafoundation.org](http://newvistafoundation.org)

### **Besides buying homes in Provo and farmland in Vermont, what else is NewVista doing?**

“I am currently building a new headquarters for NewVistas on the site where Columbia steel had their old steel mill. The cost of reclaiming the site is massive but in the end reclamation beats out sprawl.”<sup>24</sup>

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## Provo City Pleasant View Neighborhood Facebook Page

8 April 2016

### Initial Post: The History of Pleasant View

#### Initial Post and subsequent comments by David Hall

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1. “The history of Pleasant View:  
The native Indians fought to preserve their land when the pioneers came to graze their cattle.  
The garden farmers fought off the ranchers  
The fruit farmers fought off the gardeners.  
The single family developers fought off the fruit farmers  
And now the mixed use developers are fighting off the single homers.  
There are 5 x as many people in Utah than in 1955.. Single family homes are not only bad for the environment but a poor use of land in this congested area if Provo.  
Look at a map and tour the area. The neighborhood is surrounded by massive expansion and growth. Every BYU activity proves that the neighborhood is really part of BYU.  
My objective is to turn pleasant view into housing and jobs for thousands instead of single family homes for a few.  
The historical trend and growth of area is on my side.”

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2. *So when are you getting rid of your house that you took several houses, turned into one single family home?*

“The process of converting from single family to multiple use requires that (1) homes be purchased (2) torn down or rented until torn down and (3)replaced with high density housing. My home will eventually be torn down as well. Meanwhile the multiple purpose garage/room I built on a lot where a single family home used to be has been used by neighbours and the community regularly. Talk to our neighbours and you will find that I have been generous and fair with them in building the neighbourhood.”

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3. “I have had the pleasure of assisting many in the neighborhood solve substantial issues in their life by purchasing their homes at a premium. Talk to them first and then judge weather or not I have been listening to those SS lessons. Service comes in many forms and we all have different ways of serving our fellow man.

I view single family homes as a problem for society.

You have a different view but that does not mean either of us hasn't been listening to SS lessons.”

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4. *What you're describing is only altruistic in the most myopic sense imaginable. By the same logic I could go to a grocery store and buy out all the food and think myself charitable for helping out the grocer. This only works if you willfully ignore the broader repercussions of your actions. By purchasing all of the houses in Pleasant View you are effectively cutting off the lifeblood of our community and destabilizing the entire neighborhood.*

“5 x as many great people will be in the same area once a NewVista system is in place. Meanwhile the homes will be occupied by the same or a greater number of people that are in the homes now. Renters tend to be younger and with larger families because they are at an earlier economic stage of their lives than home owners.”

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5. “The NewVistas web site has been in place for many years and I have been very open about my long term plans: Change takes a lot of time and effort and always meets resistance. The posterity of the original 1950's neighborhood is even larger than the population growth of the state and the NewVistas concept is the only way that at least some of them could live in the same place instead of just a few. Every 1/2 acre in NewVistas houses 20 people whereas the single family 1950's approach every 1/2 acre is 4 at peak and right now because of families moving away and the population aging it is only 2.”

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6. “I have been telling neighbourhood people about my plans since my first purchases and my web site has been available for all to see for many years. Consolidation of land takes long years and sometimes generations.

We disagree on policy and purpose but that does not mean that I have motives that are not honourable. My purpose is to figure out and solve issues of inequality, health, ecology, community, and justice. We have differing views of how to achieve that.”

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7. “I have been very open with anyone who came to talk to me. My nearest neighbours have known about my objectives for many years.

I have not advertised nor promoted but I have been open with anyone who came to discuss.

Your assumption that I have been devious has no basis in facts.

I have always been fair and usually very generous to those that I have purchased from.

The people we have rented to are great individuals who have contributed well to the fabric and diversity of the neighbourhood. We of course cannot and should not discriminate when renting but we have found that all people are great once we get to know them.

I think you would like me and visa versa if we actually knew each other.”

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8. “I won't subject myself to verbal slander. Written is hard enough on me. I have given several including your neighbourhood chairman my contact info and agreed to speak with anyone one on one. I have also agreed with the communities in Vermont to talk to them by phone. Some have threatened me with physical violence and do I will not put myself into a situation that physical and verbal abuse is possible.

I have hired some good web developers and will be improving my web site so that more can understand the concept.

I am also writing papers and a book on the subject.

But you are correct I have refused and will continue to refuse to attend meetings because of the verbal abuse of a few who are very opposed to not only the concept but me personally.”

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9. I am happy to meet personally with individuals or answer questions by phone or email.

Watch the NewVistas foundation web site. We will be updating more often and in greater detail.

I am also in the process of publishing some papers about the NewVistas concept in a variety of journals and also publishing a book that will be out early in 2017.

Anyone can follow the technology progress by searching for my patents. We are currently publishing about 100 per year but the rate is expected to grow to 200 per year by year end as our efforts are accelerating.

The engineering company web site is [NewVistas.com](http://NewVistas.com) and will be updated more often in the future as well.

Public records are an easy way to search for property transactions that take place. We are currently purchasing about one home per month.

The closer a home is to BYU the more likely we will be purchasing it but we don't have any defined boundary and will consider any offer.

That is a complete update on the plan. Nobody has any idea how long this will take nor how many years before we approach the city for changes. My best estimate right now is that we won't take anything to the city in PV area for 10 years.”

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10. “Change needs to be for a good reason and providing affordable housing and jobs for our 5x population is the reason”

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11. “Part of the long term plan is to tear my own home down and replace. All single family homes will disappear eventually as they are not sustainable and also not right for humans. They are a failed experiment brought on by the automobile.”

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12. “The NewVistas project is to develop a much better system so that in time everyone wonders why we ever did what we have done to ourselves and the environment.

Single family homes are the biggest reason for our environmental problems. They were made possible by the automobile but the single family home is the reason that we have two cars for ever person and four parking spaces.

And yes I am looking forward to living in the first NewVista community.”

13. “A NewVistas community is not based on religion nor led by and is not owned by any person or run by a religion. It also not a city or a state and does not create law. It is very different than any Person might imagine. You cannot understand it without studying it carefully.

The NewVistas concepts have as its foundation 5 pages of a community design recorded in 1833 by Fredrick G Williams.

The early church leaders did not have the documents as they were lost until 1868.

We can learn from the mistakes of the early Mormons but their efforts to establish a community were only partially based on lose recollections of what the documents contain.”

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40. “I am not having fun with the land purchase part of the project because no one likes changes in their neighborhood.

Unfortunately you can't get a community built without land and so I have to go through that uncomfortable part as every other developer has to do.

Overall however the project is a blast because of so many neat things are being discovered as we wrestle with the issues.” 9 April 2016

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41. “The ever expanding MTC and BYU is the issue....not me.

I used to wish it would go away also but it's not.

I was at my parents home 20 years ago when a BYU game was just getting out ... It took me an hour to get out of the area. That convinced me that the neighbourhood was doomed.

Your parents home has been protected a bit from the growth but now just look out your moms east facing windows. Great view of the great and spacious building .....thanks to Paul Evans and crew.....

Multiple tall ones would have been better than one massive prison.

It is silly for PV or for me to fight a fight that can't be won.

PV is sticking out into a movement that is in constant growth and change.

Time to throw in the towel and stop kicking against the inevitable.”

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42. “The big and spacious building is what is being built to the south east and came to be because of the neighbourhood objecting to the towers. We now have a massive building that looks like a prison in our back yard. The towers would have been better but a few vocals who don't actually live the neighbourhood were able to stop the towers.

My project has been stopped also and so that is why I have put it off to the future.” 11 April 2016

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## **Provo City Pleasant View Neighborhood Facebook Page**

**8 April 2016**

**Initial Post: “Vermont has suffered the worst form of urban sprawl via subdivision of large farms into single family homes on large 30-150 or larger parcels.”**

### **Initial Post and subsequent comments by David Hall**

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14. “In a NewVistas community every square foot is garden. Housing and community buildings are under greenhouses. Farmers have labor for their box gardens because people are present. The whole community is walkable a-b. Nobody owns a car because they don't need one. I have studied this for 40 years and this is not just some crazy idea. It is the future.”

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15. “In NewVistas the complete acreage is green. There are easements every 600 feet for wildlife and each full NewVistas is surrounded by 288 square miles of wilderness. Large lot single family homes that are breaking up Vermont require large commutes and high energy per person. They are the worst form of sprawl.”

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16. “It will take time for the NewVistas approach to catch on. Good people will oppose it for good

reasons. Your correct. It is not natural. It is a pattern that requires a lot of people or it will collapse. A bee hive cannot exist without Lots of bees. Humans also need lots of other Humans to be productive. We are not productive when we spread out and try and insert ourself into nature as if we can exist with nature alone without people close around. The NewVistas system recognizes the need for humans to congregate close yet have space all around and privacy as well as community. It also recognizes that there is a need for wilderness where humans visit occasionally but don't live. It also recognizes that animals need easements within the Community for passage through or around.”

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17. “Human beings are meant to be close to each other in a community and not spread out in little fenced in kingdoms where they have to get into a car to say high to someone.

If you study my website you will find that the community is run by the voice of the people at multiple levels. No person controls and no person or group of people own.

The capitalist is the community corporation. I don't own the community but neither does anyone.”

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18. “There may be an outside chance that I am operating on a rational plan that has as its core the welfare of all mankind.”

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19. “The trees are flowering beautifully. It's not hard to imagine why the orchard farmers fought hard against the developers of the Pleasant view subdivisions. Those darn developers wrecked the spring Beauty of the orchards.”

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20. “My view us that people are the greatest asset that the world has but we need to learn to live in harmony with each other and the environment. I really do believe that the NewVistas concept is the best solution. The automobile has been a great invention but personal ownership of cars has led to small single family homes needing massive amounts of roads and parking. This is s luxury a few rich in the world can afford but it is not scalable to all mankind. The NewVistas concept is scalable to all.”

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21. “100 years ago this part of Vermont was sheep grazing and there were very few trees. The original trees were stripped by the early settlers that replaced the Native Indians way before that. The current trees have sprung up because the farms were sub divided so severely that there was no way for a person to support themselves on the acreage. So outsiders came in and purchased the small farms and put a large summer mansion on the farm and commuted from other denser parts of the east on vacations or when retiring. This is the worst form of urban sprawl and the only way to

reverse it is to reverse the trend and start consolidating the land and taking better care of it..”

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22. “As long as there are homes present roads and utilities noisy equipment like lawn mowers and chain saws and weed wakers are needed so it is not wilderness and animals can't be in their natural state. Much larger parcels are needed for nature preserves to be effective. What is sad is that vermont keeps lowering the size of the plots. Tiny home people are moving onto 10-20 acre lots and putting in a well and composting out house. It is the worst kind of sprawl ever. Roads have to be extended and since they are poorly done erosion begins. The land can't support the squatter and so a car is added and the long commute begins. Soon after solar energy comes in and then lights and motors and then internet is needed and pretty soon all the comforts of home but poorly done.”

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## **Provo City Pleasant View Neighborhood Facebook Page**

**3 April 2016**

### **Initial Posting: “Provo Man Buying up Property and Planning to Build Cities”**

#### **Comments by David Hall**

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23. “Pleasant view is a great area and many more good people need to be able to live there with their families and enjoy it. The orchard farmers who owned the land before it became a subdivision thought that the developers were evil rich stupid people as well and yet even you are on the side of those rich evil and vane developers for making a home for you and our parents. I am simply doing the same for the next generation and so will have to take the same type of pressure and slander that the original developers of pleasant view had to from dome of the vocal locals at that time. Remember I am a local also and I also know all of the original people and have assisted many of them and their families in making critical transitions in their lives.”

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24. “If we always go someplace else to reform bad practice then all we do is sprawl more.

My fellow business associates chose to place their plants on fresh farm land rather than go through the hassle and fights of developing locally. I am currently building a new headquarters for NewVistas on the site where Columbia steel had their old steel mill. The cost of reclaiming the site is massive but in the end reclamation beats out sprawl.

Many have asked me to go to some other place. If we don't start reclaiming our old mistakes we will just continue to sprawl.”

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## **Email from David Hall**

## Various Dates

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25. From: David Hall [mailto:DHall@newvistas.com]  
Sent: Thursday, November 05, 2015 12:31 PM  
Subject: Re: Thank you!

I did not agree to rent to families. In some instances 3 unrelated parties are best for some homes.

In other instances extended families are best.

In old homes like this single family renting is seldom what is economically feasible.

All the homes are old and falling apart so you can expect that the neighborhood will now go down hill as is normal for any neighborhood like this since the neighborhood is not willing to adopt a better way.

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26. From: David Hall  
Sent: Tuesday, October 27, 2015 8:04 AM  
Subject: Neighbor meeting

Several neighbors have contacted me and have convinced me to put off trying to build my concept in south PV at this time.

Please cancel the meeting as I have decided to build elsewhere.

We will continue to purchase property from individuals as properties become available.

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27. From: David Hall  
Sent: Wednesday, July 8, 2015 10:22 AM  
Subject: Management of Tracy Hall homes

I am the owner and the manager of the Tracy Hall LLC homes in the Pleasant view area.

These properties will be donated to the Tracy Hall Foundation prior to the construction of the research center and Vista park campus.

Nancy and Doug are the caretakers of the homes but not the managers.

If neighbors have any complaints or if you have questions or complaints come to me as I am the manager of the LLC.

You can reach me by phone at 801-358-0789 or by email at dhall@Novatek.com. [now dhall@newvista.com]

I have been very open with all about my objectives and plans.

I have talked to BYU and Provo city often and will continue to do so on a regular basis.

If you have any questions or complaints please feel free to contact me.

I would be happy to meet with you at any time and if neighbors have questions would be happy to meet with them.

Many would like to move out and so all should know that I am ready and willing to pay a premium without the owner having to wait for payment or incur the costs of fixing up home to sell or paying transaction fees.

The "thumb" area is in distress because of its location and the growth of BYU.

It is time for all to move out and on with their lives and I am providing an easy way for all to exit at a premium.

Your understanding and cooperation would be appreciated.

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28. From: David Hall  
Sent: Thursday, October 15, 2015 7:21 AM  
Subject: Re: Pleasant View Neighborhood Update - 10 October 2015

Dear pleasant view neighbors.

I have improved every property I have ever purchased and will continue to be a good neighbor while working carefully and steadily toward my objectives.

My objective is to find better ways to create community systems that are pleasing and affordable.

Single family homes are not sustainable nor adorable for the next generation.

We have to find better solutions for our children and grand children.

The community center and villages that I intend to build at the BYU southend of pleasant view will add great beauty to the area and will house 800 good people where 40 good people are now (20 times)..

I am paying any of you who want to sell a fair value and providing all with flexibility as well as quick response when needed.

If any of you would like to know more of my community plans please feel free to contact me.

The neighborhood chair in South Provo had the same views as Paul but eventually ran into a health

issue and so came to me and I purchased his home at a premium so that he and his wife could move closer to family.

We all have different needs and objectives and opinions.

My goals and objectives are for the best good for all of society. I will not be making any gain on this experimental community. It will cost the NewVista foundation over \$100,000,000 to build. This is not for profit... It is for research to better the future for mankind.

With best regards and high respect to all of you as my neighbors these many years.

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## **<http://digital.vpr.net/post/man-planning-futuristic-community-vermont-also-has-plans-utah#stream/0>**

30. “Eventually he hopes to replace all the single family homes with multi-family dwellings and create a version of the NewVista community he envisions in Vermont. He says instead of 2,000 people living in the 5-acre area, there will be 20,000.”
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## **Provo City Pleasant View Neighborhood Facebook Page**

**11 April 2016**

### **Initial Post: What does NewVista think about the current status of the Pleasant View Neighborhood?**

#### **Posting and comments by David Hall**

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31. “Lots of mis quotes and extensions based on opinion rather than fact.

I have usually offered people a premium and allowed them to stay in their home for many years at low rent.

In most cases people approach me to sell and I do my best to accommodate them.

The growth from BYU and the MTC and the traffic caused by all the Football and baseball and basketball and the conference center is causing the decline of the neighborhood. The trend towards absentee owners started way before I started buying properties. Most original home owners are gone.

A few 2nd generation are left but most of the neighborhood is composed of fairly new owners. On average homes turn every 7 years and so we can expect that there will be few of the existing owners in the area 15 years from now.”

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32. “My objectives are to improve and enhance any property that I purchase for the long term benefit of the larger community.

There are some "not in my backyard" critics but that is a normal and expected part of the process”

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35. “They are areas that I have lived for a long time and so I am interested in improving them for the long term. Why shouldn't I focus on the areas I am interested in?”

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36. “Only a small percentage of population will live in a NewVistas type of setting to start with.

I expect that eventually people will figure out that the most valuable private property is their share of the community interest and their business that they own completely.

Luckily for all there will be plenty of time to study and compare.

No one has to join the community and no one has to sell their home.

Also if someone wants to leave they cash out over a known period of time.

Nobody has to join the community and nobody had to stay.” 11 April 2016

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## **Provo City Pleasant View Neighborhood Facebook Page**

**11 April 2016**

**Initial Post: Smith, Plan for City of Zion**

**Comments by David Hall**

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33. “If I did not care about the concept I wouldn't have 150 people working on 25 projects that relate. I did not ask for any publicity as it is completely unproductive use if time for all.

I have not asked for anyone to support the project as it is unproven at this point in time.”

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## **Provo City Pleasant View Neighborhood Facebook Page**

**10 April 2016**

## Initial Post: Does David practice what he preaches?

### Posting and comments by David Hall

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37. *He is living the nightmare scenario he is accusing us of - urban sprawl, with a large home. There is what looks like a duplex on the same street, he could have easily worked in a denser living situation into that very neighborhood, rather than increasing the plot size and decreasing the density of people living on his lot. It is pretty easy to practice some of what he is preaching in the suburbs, but I see a very manicured high water usage lawn and ornamental plantings here, no gardens, no food production, no climate appropriate plantings.*

“Yes. Lots of good progress is being made by a lot of groups. We have a team watching it carefully.”

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**[http://www.heraldextra.com/news/local/central/provo/provo-residents-hoping-to-stop-entrepreneur-s-plan-to-convert/article\\_5bfdc788-9a9f-544f-8a22-a136d9e3fcd3.html](http://www.heraldextra.com/news/local/central/provo/provo-residents-hoping-to-stop-entrepreneur-s-plan-to-convert/article_5bfdc788-9a9f-544f-8a22-a136d9e3fcd3.html)**

45. “I happen to agree that it is a beautiful area and a place that thousands should enjoy instead of just a few.

“The location is best suited to a mixed use where housing for thousands is mixed with places to work and study and shop. Single family homes are not economical for the next generation. In 1950's when subdivisions replaced orchards there were 1/5 the people in the area as now. We need to replace single family homes with five times the number of people or more or we will have to sprawl all the way from mountains to mountains.”

Hall noted that single-family homes in the shadow of Brigham Young University are not fair to the many who want to live close to BYU and walk instead of drive.

“I am approached nearly monthly by individuals who want to sell and are very thankful that we are willing to buy,” Hall said. “The free market system works well. If you want to keep this area single-family homes the only way is to purchase the homes as they become available.

“Look at a map of the area and view this area. It is in the middle of BYU and the MTC (Missionary Training Center). Staying single family is not sustainable long term.”

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