TERESE SCHELLING
304 W Peaceful Ln

I support a city ordinance that protects Ivins residents from property damages that result from the actions of developers and their sub-contractors.

This is a real problem that I have personally been affected by and have been dealing with since August 15, 2022 when S&S Homes began developing Unity Village by over-excavating just east of my home which, at that time, was only 2 ½ yrs. old. I had just installed back yard landscaping, concrete areas, and iron gates and was enjoying my home. That was cut short.

On August 19, 2022 Royal T worker Henry told me to remove everything from my walls because they were about to begin soil compaction. Immediately exterior damage to my home and concrete was evident due to the heavy equipment's extreme vibrations. My home shook for a month, 5 days a week, all day.

In addition to documenting damage with a timeline, photos and videos I have made numerous efforts to communicate with Royal T and S&S Homes for well over a year. My phone calls, emails, and hand carried letters were ignored. And Tad Griffiths of Royal T, disrespectfully, never showed up for 2 scheduled meetings. (Oct 5, 2022 & July 26, 2023).

Recently S&S Homes offered me $5,840 but that will hardly cover the $31,000 worth of damage they caused which includes extensive stucco cracking, block walls leaning and cracked to the footings, sliding concrete slabs, soil erosion and much more...

I've done everything in my power, for a year, to resolve this situation – all I hear is...get an attorney. As a single woman homeowner how do I defend myself against these large companies without using all of my savings with no guarantee that Royal T and S&S Homes will be held accountable for the damages and disruption to my life.

If Ivins City had an ordinance in place I would be protected against builders that refuse to do the right thing.

CONDENSED LIST & EXAMPLES OF DAMAGES



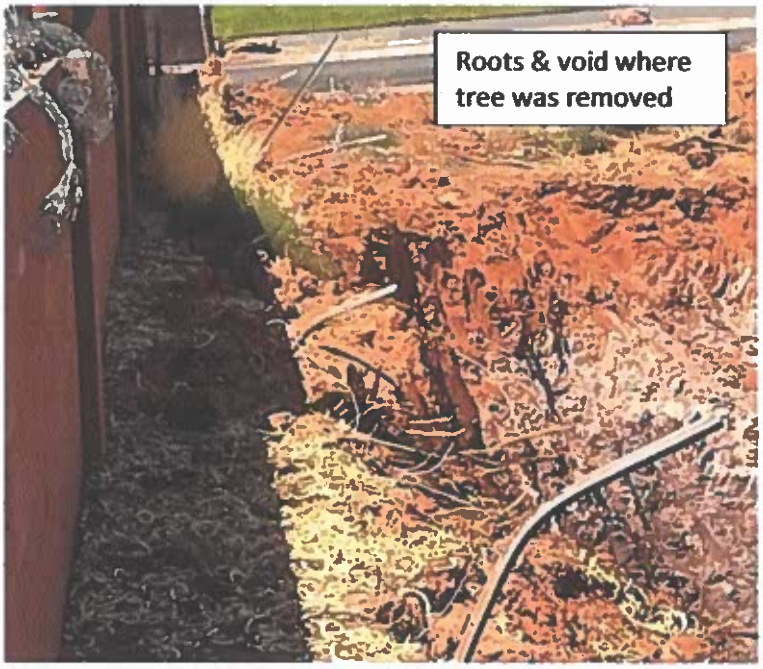
- Extensive amount of hairline and large cracks in exterior stucco around the entire perimeter of my home – vertical, horizontal and diagonal
- Property line and return block walls leaning toward construction site and cracked in a stair step manner to the footings in several areas
- Cracked and sliding large concrete slabs adjacent to block wall with large open (1/2 in.+) crevice between slabs
- Large radial crack from center out in stained, stamped concrete fire pit pad
- Cracks in the grouted joints of the
- Soil under weed barrier and concrete slabs eroding under block wall footings (continues to worsen especially with each rain)
- Casita gate attached to block wall will not close and latch and large main gate sticks and is not level
- Patio door was unable to use – would not open and close (had top of door planed in May to restore function)
- Large open cracks in joints of several concrete slabs on property
- Interior damage along eastern wall of my home closest to vibrations:

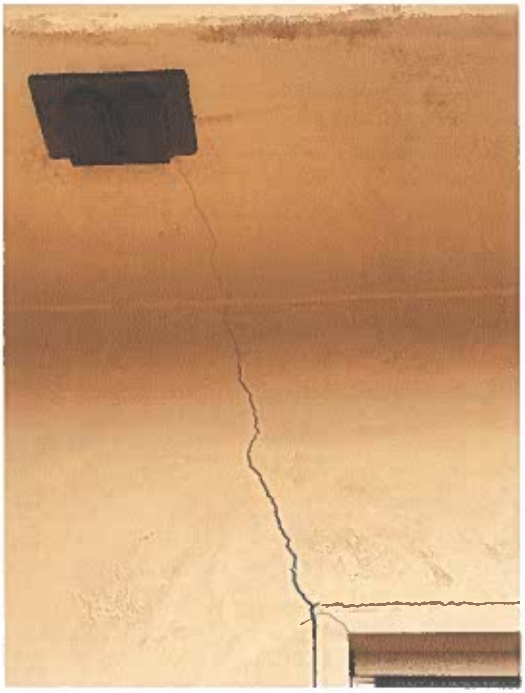


  - o Kitchen countertop separated from wall
  - o Cracked and displaced caulking where kitchen backsplash meets the counter and at patio door, kitchen and hallway baseboards
  - o Casita bathroom cracks in tile grout where tub meets the floor
  - o Cracked and displaced caulking in casita bathroom, closet and hallway at baseboards
  - o Interior drywall cracks at dining room window and east facing primary bedroom window






Roots & void where
tree was removed










½ inch
displacement



RECEIVED
Nov. 14, 2023

IVINS CITY
UTAH
85 N. Main St. • Ivins, UT 84738
Tel. 435-628-0606
www.ivins.com

CITIZEN REQUEST FOR FUTURE AGENDA ITEMS REGARDING ORDINANCES, POLICIES OR OTHER LEGISLATIVE ITEMS

Any person wishing to request an item to be discussed on a future agenda **that has not already been addressed previously**, should comment at this time. **This form is not for complaints or concerns that are not legislative. Complaints and other administrative matters should be directed to Staff.** A Citizen Request Form should be filled out in advance and given to the City Recorder. Remarks should be limited to **not more than two minutes, unless additional time is allocated by the Governing Body**. No action will be taken by the Mayor and City Council the evening that the item is addressed and all items will be referred to staff for follow up and a report.

Name & Address: Terese Schelling
(Please Print)

Email & Phone No.: terese@takeonyourhealth.com 702-373-3782

Ordinance, Policy or Legislative Item:

Resident / Property Owner Protection Ordinance Policy

Signature: Terese schelling
Terese schelling (Nov 14, 2023 12:38 MST)

Email: terese@takeonyourhealth.com