



ARCH | NEXUS

Things To Think About >



“A” Team – Highest Level of Involvement

Unique Citizen’s Needs – Citizen Input?

Building Consensus – Recreation Components

- Revenue Recovery / Operational Sustainability
- Maximizing Amenities – Sports Programming Opportunities
- Plans for Future Expansion Phasing

Address Parking Needs & Building Context
(height, neighborhood concerns)

Mitigate Competition With Local Fitness Providers

Facility Operation

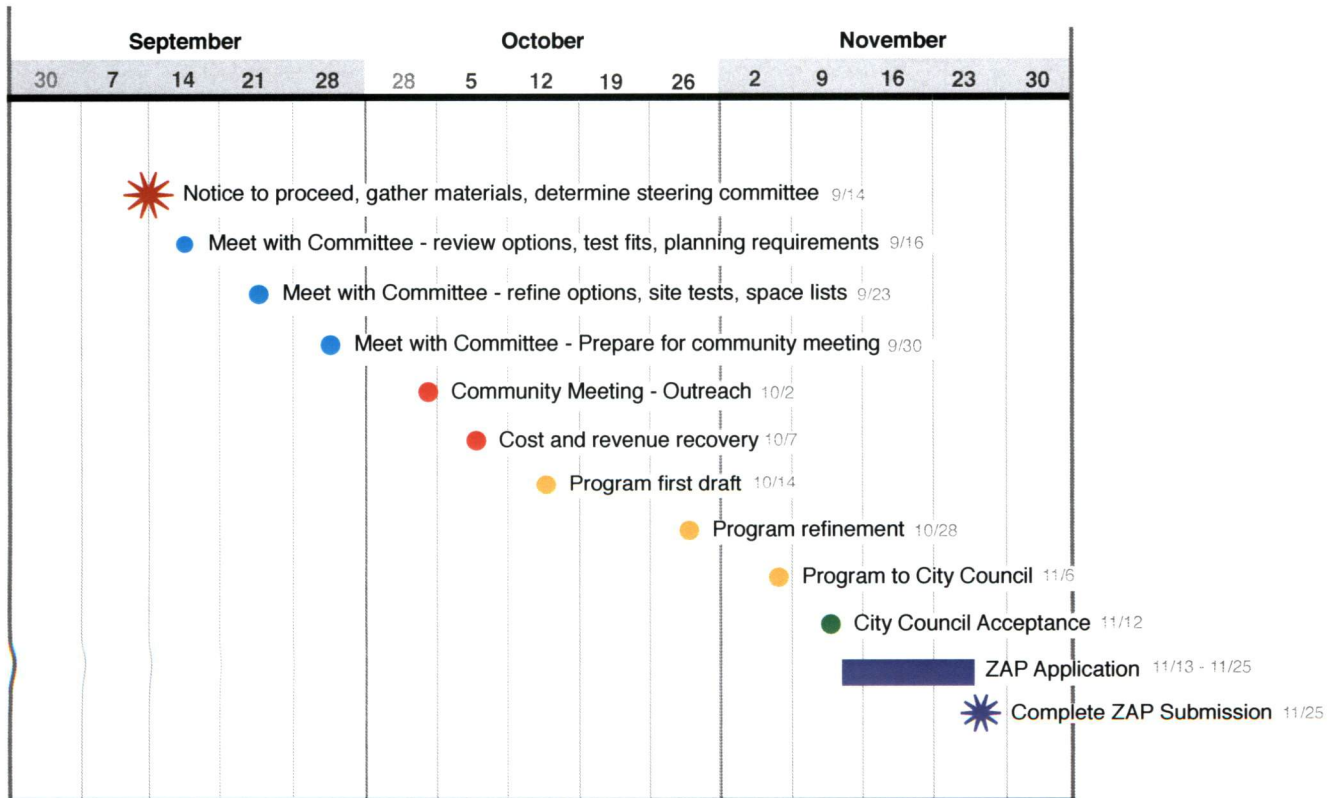
Existing Pool Upgrades and Connections

Maximizing Building Budget

\$17 M (Construction Costs) = +/- 60,000 sf (Pools are more expensive)

Element	Cost to Construct	Revenue Return
Pools	\$\$\$\$\$	\$\$\$
Gyms	\$\$\$	\$\$^
Field House	\$\$\$	\$\$^
Fitness	\$\$	\$\$\$\$\$
Dance / Aerobic	\$\$\$	\$\$\$
Track*	\$\$	\$
Racquet Sport	\$\$	\$

2015



Draper City Council

RE: Zoning Meeting September 15, 2015

Property on Crossgrove Court

To Whom It May Concern:

Because of our interest in possibly purchasing property on Crossgrove Court, we have been notified of the possible zoning changes in that area to include commercial zoning. We have some concerns regarding these changes.

1. We would not want to live in an area that was zoned for both commercial and residential.
2. One appeal of the property we are looking is the view of the Draper Temple, Corner Canyon, and surrounding mountains, which we feel would be compromised.
3. We like the quiet, country feel of the area, but feel that would also be compromised if commercial zoning were to be allowed. With commercial zoning traffic would increase, noise would increase along with the increase of people and the problems that evolve from that.
4. There is also concern that the area, which has long been residential, would see many changes due to the type of building that would increasingly infringe on existing residential property and cause people to leave the area.

If zoning is changed to commercial on the adjacent property, we will not be buying the property on Crossgrove Court.

Sincerely,

Bill and Ronda Hilton

SUPPLEMENTAL COMMENTS

By

William W. Wagner et. al.

Regarding the Rezoning Proposal

Sue and I, as well as our family members were impressed with the way the public hearing portion of the September 1st meeting was handled by the Mayor and Council members as well as the civility and patience of the very passionate individuals who spoke in opposition of the rezoning of the Don Lien property from RA-1 to IC. What could have turned into a shouting match remained very respectful, a credit to the "Draperites" as well as the Council.

We recognize that the issue being considered is solely related to the rezoning proposal and not to any commercial facility that might be constructed and operated on the property if such a rezoning were to happen. Our following comments which are supplemental to our September 1 submission are directed to that issue.

Sue and I, as well as the other seven family members associated with the Crossgrove property adjacent to the Lien property remain *firmly opposed* to the subject rezoning proposal.

We fully support the recommendation of the Draper City Planning Commission forwarded to the Draper City Council to deny the rezoning proposal. We have confidence that in your deliberations the Council will give the Planning Commission's recommendation of application denial the significance and weight that it represents as well as to the 30 of 39 hearing presenters who voiced their firm opposition to the

rezoning. **This neighborhood is just not the place for a commercial development.**

We recognize that the public hearing opportunity is now closed and the only input the public now has is by submission of written comments directly to the Council members and comment on the facility Site Plan if the rezoning were to be approved, hence the submission of these supplemental comments prior to the September 15th meeting of the Council.

We understand that if the Council were to approve the rezoning; at that point the public, the Planning Commission *and the Council are "out of it"* except to assure that all requirements of the IC zoning were met. It also means that any commercial development listed in Table 9-21-1 of Chapter 21 of the Land Use Code of the Draper City Code, Title 9 listed as permitted or conditional could be approved.

We remain concerned that rezoning allowing for commercial development in a residential neighborhood will set a very undesirable precedent for the residential area and will open up the door to other commercial development further adversely impacting this residential neighborhood in both the near term and long term.

Our family is developing our adjacent residential housing property to be a credit to Draper, the community, neighbors and Sue's ancestors who owned and managed the property for five generations going back to the late 1800's. **We have already been told by one of our lot buyers that if the proposed rezoning is approved, "they will walk away"**. We have attached a copy of their memo to us for your review. We are sure this situation would occur with other developed or undeveloped residential properties in the neighborhood. It would be a severe

negative impact to us in the near term and to all of us in the surrounding residential area in the long term.

Sue and I will be going down to Highland this week to view for ourselves the Ashford facility and talk to as many of the adjacent neighbors as possible to form our own conclusions regarding the attitudes of the neighboring residents toward their common neighbor, the Ashford Assisted Care Facility.

We are also reviewing the CD record of the hearing of September 1st and we remain convinced that there remains a deep concern and resistance to this proposed rezoning in an historical quiet and reserved residential neighborhood that is not in keeping with current Land Use Maps and the long term Draper planning objectives for the area.

After our visit to Highland and the completion of our review of the September 1st hearing on the rezoning proposal, we will submit our final comments to the Mayor and each Council Member prior to the September 15th Council meeting.

Respectfully Submitted

Bill & Sue Wagner et. al.

Final Comments
to the
Draper City Council
regarding
The Rezoning Proposal of the Don Lien Property
by
William Wagner et. al.

September 13, 2015

Mr. Mayor and Draper City Council, we have now carefully reviewed the CD recording of the September 1st public hearing on the subject proposal for a better understanding of the feelings and arguments of both sides of the issue. We will not be able to travel down to Highland as was indicated in our previous comments in time to make comments on our visit to the Ashford facility and the adjacent area. We, therefore, have had to limit our final comments primarily to our additional review of the September 1st public hearing record.

We have the following comments:

1. A correction needs to be made to our last comments regarding our statement that 30 of 39 presenters at the September 1st hearing were opposed to the rezoning. The correct numbers are 26 opposed to 14 in favor of the rezoning proposal. It remains clear that a majority (75%) of those who made presentation were passionately opposed to the rezoning. There were a number of reasons given for their opposition; but, a common thread was clear that we all wanted the rural, quiet, residential atmosphere that presently exists to remain, unencumbered by rezoning that would lead to commercialism.

2. Of the 26 presenters at the hearing, who were opposed to the rezoning, all but three (3) were residents of Draper (88%). Of the 10 in favor, only six (6) were residents.

3. Of the four (4) non-resident presenters in favor of the rezoning:

- One was from Midway who worked for the applicant, Greg Nield.
- One was from Sun Crest who accused those who were opposed of suffering from the NIMBY syndrome, yet did not say he would be comfortable with such a rezoning to happen in his backyard.
- One worked for Ashford.
- One was from Highland who said "it was an overwhelming joy living next to Ashford".

4. Don Lien, his parents, Johnny and Venus, his brother, Roy and sister Venice, have been long term good neighbors to Sue and her parents. The relationship goes back many years (at least 70), but on this issue, we have had to agree to disagree. It is a given that if rezoning of the Lien property were to occur, Don could take his money from the sale to a commercial developer and walk away. We, as adjacent neighbors as well as other surrounding neighbors, would be left to suffer the consequences of the rezoning which we believe to be significantly adverse impacts to neighborhood quality and value both in the short term and long term. Evidence of that has already happened very clearly to us in the copy of the letter we attached to our previous set of comments sent to the Council members. That letter stated very clearly that if zoning were to be changed to commercial on the adjacent property, they would walk away. In making that statement, the potential buyer made four relevant observations:

- They would not want to live in an area that was zoned for both residential and commercial
- One appeal of the property they are looking at is the view of the Draper Temple, Corner Canyon, and the surrounding mountains, which they feel would be compromised.
- They liked the quiet, country feel of the area, but feel that would also be compromised if commercial zoning were to be allowed. With commercial zoning traffic would increase, noise would increase, along with the increase of people and the problems that evolve from that.
- They also had concern that the area, which has long been residential, would see many changes due to the type of building that would increasingly infringe on existing residential property and cause people to leave the area.

5. We believe a very penetrating and appropriate question was asked of the Council by some of the respondents: would you want this or similar rezoning to occur in your backyard? We believe, in good conscience, you all should objectively ask yourselves that question.

In Summary, we, and we believe the large majority of the residents that live in the neighborhood of the Lien property, are saying the Council clearly and with relevant argument:

- We do not want our residential neighborhood rezoned IC now or in the future with the associated commercial development that would occur.
- We want the Council *by their own review and discussion* to accept *and endorse* the decision of your Planning Commission to deny this rezoning proposal.

Respectively Submitted

Bill & Sue Wagner et. al.

From: Duaine Rasmussen [<mailto:duaine@castlewooddevelopment.com>]

Sent: Monday, September 14, 2015 4:07 PM

To: Jennifer Jastremsky

Cc: Keith Morey; 'Jason England'; Jared Turnbow

Subject: Castlewood Development Preliminary Plat App.

Jennifer,

I was disappointed with the decision to delay our project on Kimball's Lane two weeks ago. However, I understand the Council's desire to deliberate and make sure they are protecting the interests of Draper City. I would appreciate you passing along this short email to them prior to the reconsideration of our subdivision plat in the meeting this Tuesday. I hope they understand the following points as they consider passing our plat application.

1. We negotiated a site plan based on our initial zoning application which was agreed to by the Council and signed by the City
2. Our site plan exceeds the open space requirements of Draper City. Although we have reconfigured some the open space within the project it has always exceeded your minimum standards.
3. The density granted our project at the time the development agreement was passed was based on the project's proximity to the trax line and station and the potential for transit oriented development.
4. We also agreed to grant two property owners along our northern boundary additional land so any property facing the Cherry Hill neighborhood would be included in ownership attached to the neighborhood. That property, although it will be green space in the yards of our Cherry Hill neighbors, is not included in our open space calculations.
5. Our parking meets or exceed Draper City requirements and goes beyond what was contemplated in the Development Agreement. We have two garage stalls for every home and all the driveways are long enough to accommodate two guest parking stalls per home. We have also provided, near the common areas additional, off street guest parking. There will be no need to park on Kimball's Lane.

I think these were the basic issues raised at the meeting last time and I wanted the Council to know we have met the spirit and letter of development agreement. Based on the development agreement, we have proceeded to purchase the property, demolished homes, and have spent considerable money on engineering and architectural fees. We look forward to completing work on the project and ask the City Council to favorably consider our plat application. To date, working with the staff and the City has been a pleasure.

I will be at the meeting to answer any questions the Council members might have. I can also be reached on cell phone listed below to address any concerns.

Duaine Rasmussen
Castlewood Development Company
O-801-208-4000
C-801-556-7632