

Rachelle Conner

From: Dan Boles
Sent: Tuesday, November 17, 2015 12:32 PM
To: Rachelle Conner
Subject: FW: Thompson Orthodontics

Here's that letter. Thank you.

Dan Boles
Senior Planner
Draper City

From: Kevin Howell [<mailto:national9@gmail.com>]
Sent: Monday, November 9, 2015 11:16 AM
To: Dan Boles; Jeremy Jensen
Subject: Thompson Orthodontics

Dear Mr. Boles,

I was hoping I could take a moment of your time and share my thoughts on the zoning change request for Thompson Orthodontics at 13075 South 1300 East. Listed below are my thoughts as to why this should not be approved at this location:

- This area they are requesting a zoning change in is primarily residential and we would like to keep it that way. Being I live 1 block away from this location I feel that having businesses peppered along 1300 east takes away from the Draper charm. Not to mention business signage along this area will really take away from the residential feel.
- Traffic is, and always will be an issue on 1300 east. Adding commercial businesses along this stretch just increases these traffic issues. Let alone this location is right next to 2 schools
- The zoning change, while initially for an Orthodontic office, may change in the future to another business that may bring additional stress to the area (school, roadway and residents)
- By changing the zoning in this location will just prompt more requests for zoning changes along 1300 east which would not be good for the area.
- If you use the example of Skanchy Orthodontics which is located by Eastmont Junior High you will notice that when school lets out that area gets very congested, parents try to use the Orthodontics parking lot to pick up their children creating frustration for everyone, not to mention the safety issue for the children in that area.

In closing I feel that it is in the best interest of Draper to leave residential areas be as they are. Allow commercial to be in commercial areas. I think that by allowing businesses to come into residential areas like this will only depress the overall home values over time as people will not want to build new homes in the area because who wants their house next to a business.

Thank you in advance for your consideration and we hope that you and the Draper City Council share our concerns.

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Kevin Howell
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www.national9inns.com

From: Rochelle Baugh <rochelleb21@gmail.com>

Sent: Tuesday, November 10, 2015 5:03 PM

To: Marsha Vawdrey; Bill Colbert; Alan Summerhays; William Rappleye; Jeff Stenquist

Subject: Zone Change Proposal 150817-1111E

-- We live at 13079 S. Canbury Circle in Draper. We received notice of the public hearing pertaining to App. # 150817-1111E, requesting a rezone from RA1 to R3.

CONCERNS:

Rezone from RA1 to R3 limits the feel of elbow-room and open space. Ten years ago we moved to Draper specifically to own a home on a 1/2 acre parcel of land. We moved here knowing that these 1/2 acre plots were the norm, especially among new development in the area. We appreciate the wonderful feeling of neighborhood without feeling like we are on top of each other, and have a bit of room to breathe. By changing the zoning to allow 1/3 acre lots, this puts homes tighter together losing the appeal of a bit more space between neighbors.

As development of the parcel at 1111 E. 13200 S. takes place, regardless of the zoning, I would highly suggest a **pedestrian access** from the south end of Canbury Circle exiting to 13200 S. Wonderful contributions have been made in the neighborhood installing sidewalks and promoting the walkability among some of Draper's main streets. (Particularly 13200 South and 1300 East.) To utilize these sidewalks, and prevent kids from jumping fences and trespassing, it would be extremely helpful to have this pedestrian access. The Draper City general plan, under "Housing and Neighborhood Planning" actually states the following: "*Encourage links between housing and adjacent uses, such as senior centers, childcare centers, preschools, youth centers, and other community facilities to provide opportunities for intergenerational connections.*" I believe this can be achieved through a pedestrian access at this site. I do not want a road, and it is blocked by homes and already approved lots, therefore a pedestrian access makes sense before it is all built upon.

To sum up: I would like pedestrian access through this property, as well as limit to 1/2 acre plots. (I would support 1/3 acre plots with a guarantee for pedestrian access however.)

Now, a few additional concerns have arisen among neighborhood discussions, as well as information gleaned from the planning commission. I would appreciate any enlightenment.

Is the overall Draper City Master Plan undergoing change to make all future developments at 1/4 acre plots, rather than the supposed standard of 1/2 acre plots? (Citing a lawsuit with Bluffdale and a developer over 1 acre lots being discriminatory for impetus of change in Draper.) If so, how or where is this taking place? And, is the public allowed to input, and how?

The private argument was that we better settle for the Canbury Cove rezone (150817-1111E) from RA1 to R3, now, otherwise next year it will be R4. Again, if this master plan really is undergoing a reconstruction, wouldn't the planning commission be aware of this, and in turn act accordingly with this rezone?

Thank you.

Sincerely,

Rochelle and Brent Baugh
13079 Canbury Cir.
(801) 633-9069

--Rochelle

From: Rochelle Baugh <rochelleb21@gmail.com>
Sent: Tuesday, November 10, 2015 5:11 PM
To: Marsha Vawdrey; Bill Colbert; William Rappleye; Jeff Stenquist; Alan Summerhays
Subject: Rezone of #150717-13075S (Thompson Orthodontics)

I am writing regarding concerns I have with the proposed rezone of property on 1300 East and about 13100 South. It is proposed to be rezoned from RA1 (Single Family Residential) to OR (Office/Residential).

We live at 13079 Canbury Circle, just west of 1300 East in Draper. As so many of the newer residents to Draper (I've been here ten years), we came for a bit more open space, some elbow room and a quaint pastoral feel. Its amazing to me how quickly this is disappearing. Thirteenth East is the ONLY road from which I can access my neighborhood. Needless to say, 1300 East is a road well used!! It is wonderful to now have schools in our vicinity, but with that comes increased traffic, very specifically to the area in discussion. The traffic to and from Summit Academy and Draper Park Middle School create an extremely busy zone - mostly during the morning and afternoon commuting time. The idea of an orthodontic's office being put into place at this location would increase the traffic ALL day long. Through the nature of the business, there is a constant stream of patients entering and exiting all day long. (This isn't just like a doctor or dentist who may see even 5 patients an hour. Successful orthodontists can see even double that amount because of what they're doing, and utilizing their assistants.) Not only will traffic be increased, but all those points of entrance and exit in those areas create great concern for me. Now that there are beautiful sidewalks along this stretch of road, which makes the road safer for the numerous, mostly youth, pedestrians, there WILL be more pedestrians. This poses increased hazard with cars going in and out of the proposed business location. And, of course, auto traffic is still busy.

I was excited to see the eyesore of an old frame and foundation cleared off the property recently, as it was such an ugly distraction in the area. However, I would like to see this property left open, and especially vacant. Again, to promote some "elbow room" and openness. I'm not even sure the exact size of the piece, but it certainly does not look big enough to accommodate an office building AND the necessary parking. (Which is an entirely different issue, but well-known in Draper that many businesses get approval to build without the needed parking space available, creating a huge mess and deterring potential customers like me who don't want to even face the mess - ie; Cafe Rio parking lot (near the freeway and 12300 S.) or the new "Quilting

Lodge" on 700 East and approximately 12250 S. For years, this planning (or lack of) for parking has especially concerned me.

I would not be opposed to a single family residence in this location however. I have neighbors and friends that live on 1300 East and they deserve the safer road with curb and gutter, but certainly not increased traffic for commercial benefit. They also deserve the right to maintain their neighborhood with HOUSING, not a business area.

To recap, my concerns for this proposed change are:

Loss of comfortable, quaint, suburban feel and openness.

Increased traffic along 1300 East

Increased traffic all day long at the office location - constant coming and going

Size of property in question for this change

Safety of pedestrians

I appreciate your considerations and hope you will take the time to consider the needs of the neighborhood, the PEOPLE who are most affected.

Brent & Rochelle Baugh

13079 Canbury Cir.

(801) 553-9536

--Rochelle

From: Office of Trent Holmberg, MD <tchmdpc@gmail.com>

Sent: Tuesday, November 10, 2015 11:34 PM

To: Troy Walker; Bill Colbert; William Rappleye; Jeff Stenquist; Alan Summerhays; Marsha Vawdrey

Subject: Re: Thompson Orthodontics Zoning Map Amendment proposal

Dear Draper City Council,

I share this email with my husband, Trent Holmberg, as it is our work email address. I also share his opinion that 1300 East between Draper Park and the bridge should remain residential with schools only. Draper has already had enough of its charm taken away by too many houses being built on what used to be farmland or horse property. It used to be a good mix of both and 1300 East is already too busy with all of the homes and especially the schools that have been built. The more businesses there are on 1300 east, the more traffic there will be and it will lose its residential feel. I am opposing the zoning change (App# 150717-13075S) submitted by Wade Thompson. I have been looking at a lot of property to possibly find another medical office for my husband and I know that there are a lot of options out there. I would be happy to talk to him about possibly sharing a space, but not in a residential area. Pioneer road around the courthouse is an option that he might want to look at as I know there is property for sale there as well as on 700 east by the trax station. Please let us keep our residential areas residential. Thank you.

Kathy Holmberg
Office Manager/Nurse

On Mon, Nov 9, 2015 at 9:41 AM, Office of Trent Holmberg, MD <tchmdpc@gmail.com>
wrote:

Dear Draper City Council Members,

I am writing to writing to express my opposition to the proposed zoning change (App# 150717-13075S) submitted by Wade Thompson. I both live in and operate my medical practice in Draper. I do not believe 13th East between Draper Park and the bridge should become a commercial corridor. The way it is now with residential single family and schools is how it should remain. Approving this proposal would open the door to other businesses and create an undesirable mix of commercial and residential properties along that corridor. This will detract from the desirability of all residential property near the 13th East corridor. I know I wouldn't want to live on a street that is a random mix of offices and homes. I'm fine with the schools being there, but no other businesses should be located along that corridor. As a business owner in Draper who is looking at buying or building a larger space than my office now occupies, I know that there are numerous nearby options (already zoned commercial) where Thompson Orthodontics or any other business can locate without a zoning change.

Please keep 13th East residential and let these businesses locate in areas that are zoned for such!

Thanks for your consideration,
Trent Holmberg

Office of Trent C. Holmberg, MD

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Office Hours:

Tuesday 9:00 a.m. - 12:00 p.m. & 1:00 p.m. to 4:30 p.m.
Thursday 9:00 a.m. - 12:00 p.m.
Friday 9:00 a.m. - 12:00 p.m.