

Elynn Carter Tolzaco



UTAH VALLEY
Women

Utah Valley Women Initiative

www.UtahValleyWomen.com

At the Launch of our new organization, **Utah Valley Women**, on October 16, 2015, at the SCERA Center for the Arts, mayors and leaders from most cities in Utah Valley, and women from many cities attended. They spent the evening identifying and discussing the major problems that keep Happy Valley from being as "happy" as it could be, for thousands of women who live here.

These are the primary problems, as agreed upon by Utah Valley city leaders and women in attendance:

1. Women believe they are "not good enough". They worry about fitting in and many (especially women who are not busy raising children) feel like they are alone. They do not feel fulfilled and purpose-driven. In other words, they are not actively engaged in something that they love doing on a daily basis.
2. Women are addicted to a variety of things: Eating/not eating/exercise; drugs (prescription and harder drugs); pornography; worry.
3. Women are not feeling as safe as they would like to feel, and they're increasingly concerned about their future safety and security.
4. Women lack healthy relationships. Some are abused; some feel overwhelmed and confused as mothers; some have poor relationships with husbands and/or other family members, friends, or co-workers. Many single mothers/single women struggle daily, and older women are often deeply sad and lonely; they lack meaningful relationships and feel "passed by".
5. Women in Utah (including Utah Valley) are starting, but not completing their college degrees. Since education is a key to financial well-being, women in should participate in the educational opportunities (including online and extension classes) offered here.

Utah Valley Women (UVW) created The Utah Valley Women's Initiative to provide solutions to these problems, in ways that can be implemented in the short-term and long-term.

The UVW Initiative will be officially launched on Friday, January 15, at 7:30pm, at the SCERA Center for the Arts. The Initiative is called "Utah Valley Women Celebrating Life".

1. City leaders, citizens, and UVW representatives in each of the 23 cities in Utah

Valley will meet monthly for Initiative discussions and solution-focused presentations by experts.

2. Utah Valley Women will present (free) monthly educational and uplifting events and activities for all women in Utah Valley. See www.UtahValleyWomen.com for UVW Event and Activities Schedule.
3. UVW are collaborating with numerous women's services and businesses that help and support women in Utah Valley. There will be a Utah Valley Women Resource Guide published to help women connect with those who are eager to help them.
4. UVW will provide (free) educational, uplifting programs to help women in all seven areas of their lives. UVW has eight research-based, proven programs that will strengthen women and families in Utah Valley:
 - a. Mental
Program: "Believe It! Become It!". This program helps people understand the principle of agency/choice. It teaches participants how to create positive change in their lives. "Believe It! Become It!" helps people define and act on their beliefs and goals. This program teaches women how to create their own joy and confidence from the inside out, no matter what is happening around them.
 - b. Physical
Program: "How to Be as Beautiful on the Outside as You Are on the Inside". This program teaches health, nutrition, fitness, and beauty. It is research-based and presented by experts with decades of experience who teach women how to enjoy physical health, fitness, beauty, and well-being.
 - c. Emotional
Program: "Your Healthy Emotional I.Q." This program teaches women how to create and enjoy emotional well-being.

Program: "Live Without Fear Training." This program teaches women exactly what to do to protect themselves and their families from break-ins, etc. It also teaches them what to do in emergencies, and how to prepare for possible future disasters.
 - d. Social
Program: "Women Celebrating Life" (free). This program has two WCL Divisions: Women Celebrating Life – for women ages 40 and older; Young Women Celebrating Life – for women ages 18 to 40. This program connects women heart-to-heart through celebration, self-improvement, and service. Women attend monthly educational, inspirational, support gatherings called "Celebration Circles" and help one another achieve their goals and "Live Their Best Lives". See www.WomenCelebratingLife.com. The WCL 40yrs+ Division is online now; the WCL 18yrs – 40yrs is coming soon. In these "Celebration Circles" women will create deep friendships, enjoy

accountability as they work toward achieving their goals, have fun with a group of like-minded, like-hearted “sisters”, serve others, and more. The “Women Celebrating Life” program is at the heart of the UVW Initiative.

e. Spiritual

Program: Since Utah Valley Women is for all women, all beliefs, all religions, and all cultures, our “Spirituality Program” reflects that. We help connect women to God (whatever that looks like for them) and we inspire them by sharing uplifting, inspirational principles, stories, examples of goodness in the lives of women throughout history, and in the lives of exemplary women today. We will connect with Interfaith groups and with others who can offer support to women who are seeking spiritual guidance.

f. Financial

Program: Wealth Mastery for Women: 12 Laws to Create Wealth, Starting Today. This program helps women become financially healthy. If women want to start and/or grow a business, we provide them with the “Official Entrepreneur Certification” (OEC). The OEC helps women move through 12 Modules that take them from “idea to income” in easy steps, with online mentoring. Additionally, the OEC helps women “go global” if they already have successful businesses. Additionally, financial experts teach and work with UVW participants to help them create and maintain financial stability (all free).

g. Relational

Program: Solutions For Families. This is a proven year-long program in which entire families participate (thousands of families have benefited from this program). Solutions For Families includes a book, guidebook, DVD, CDs. It includes a Family Survey at the beginning and the end of the program that assesses family strengths, weaknesses, and progress. Families gather together weekly for a “Family Meeting” where lessons are taught or activities are enjoyed. Additionally, there is a SFF Guidebook that teaches parents the very words to say when children (of all ages) disobey. And the program includes a 55 minute parenting video called “Creating a Successful Family”. The Solutions For Families program also includes materials to strengthen marriages.

Additionally, this program provides life-changing information and guidance for single women, single mothers, and widows. It provides help for women in all their relationships (co-workers; etc.).

Utah Valley Women’s mission is to strengthen women and families in Utah Valley. Our motto is, “We Are Women Helping Women Live Our Best Lives”. We are completely open and willing to collaborate with individuals, companies, and/or organizations that help us fulfill our mission.

See www.UtahValleyWomen.com.
Contact: Paula Fellingham, Founder
pfellingham@gmail.com
866. GO WOMEN (469.6636)

Greg & Sarah Smith
1052 Country Lane
Draper, Utah 84020
801-671-6403
Greg@GregSmithRealEstate.com
Gregifly@gmail.com

November 23rd, 2015

ATTN: Draper Planning Commission & City Council
Draper City Hall
1020 E. Pioneer Road
Draper, UT 84020

Re: Thompson Orthodontics Zoning Map Amendment

Dear City Council,

This letter is to voice an opposition to rezone application mentioned above.

As you have been made aware of with similar letters from myself, the surrounding area neighbors are concerned for such an amendment. Often times I have written on behalf of the areas of Lone Peak and Bear Hollow. This letter is no different.

Nobody wants to see 13th East become a commercial corridor of any kind. While the piece of ground the applicant is wanting to rezone could be a great location for a dental office, right next to two schools, it does not meet the requirements for a rezone. Moreover, simply because a development agreement has been submitted as well does not mean we should deviate from the Master Plan as has been done with other recent applications and developments. Many of the community believe that these 'development agreements' are a dishonest work around of the master plan and desires of the community. In the recent election, I know of one candidate who ran with the platform of opposing such things and received overwhelming support. The recent city questionnaires have also shown great reservations about the kind of growth taking place and the kinds of zoning decisions being made.

I have two brothers in the oral health profession and have helped find locations for offices. Yes the proposed location would be great for the Dr/Owner, but not for the community. The single dissenting voice from the planning commission argued that it would be nice to have been able to take his children to a location close to his home when his kids were young to have dental services provided. While I can see that argument for the time he was a younger man, it does not hold true today. There are many locations close and often times, people travel a greater distance to work with someone they have used themselves in the past, or to a specialist. To simply put an office right next to two schools, on a major road of the suburbs may be great for his business, but not for the community. There are specific areas for commercial endeavors. This is not one of them. There has already been a lot of distaste for changing 13th East as it is with the requirements for schools, there is no need to make it any sort of commercial area at this time.

It is my hope, and that of many others, that you will deny the application.

Sincerley,

Greg, Sarah, Jaxon & Kennley Smith

Greg & Sarah Smith
1052 Country Lane
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801-671-6403
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November 23rd, 2015

ATTN: Draper Planning Commission & City Council
Draper City Hall
1020 E. Pioneer Road
Draper, UT 84020

Re: *Canbury Cove Phase 2 Zone Change*, Application #150817-1111E, Ordinance 1175

Dear Planning Commission & City Council,

This letter is to voice an opposition to rezone application mentioned above.

I represent the areas of Loan Peak and Bear Hollow neighborhoods. I have spoken at other meetings of this type however if the CC decided to keep the date of Dec. 1st to make a decision, I cannot attend. Nevertheless, it is my responsibility to make the wishes of surrounding neighborhoods known. Mr. Stewart claims that many of his neighbors are 'ok' with what he proposes. I know of at least two that are connecting properties that are not. They are on .5 acre, part of the Phase 1 and want the remainder to be at least the same size of lot.

We all understand that there has been an increase in petitions to rezone areas of our city into smaller lot sizes. Not because the majority of people want a smaller lot, but due to the developers costs in developing and selling at a price point that appeals to the masses in effort to gain the highest return on investment – something I know firsthand. Yes there are those folks who prefer smaller lots and the lifestyle that comes with it, which is not to say any lesser than those who prefer larger lots and more space. However, to say they are of equal value is simply not true, economically, or in lifestyle, - both reasons people come to our city to begin with and why it's been voted as one of the best cities in the state.

Moreover, with many proposals lately, the city is being carved up into 'micro hoods' that do not adhere to the General Plan and overall character of our city. All you need to do is look at the latest input from the surveys done by the city about what residents would like to see in terms of growth, and the overwhelming majority are voicing that they **do not want high density housing developments**. Although this application is not of high density, with almost everything surrounding it being RA1 and RA2, having this small section of R3 does not meet 4 of the 5 criteria for a rezone. Also, as you have noticed, there has been a lot of increased community input after the PP Bungalow development as well as the other high density across from the city park.

When looking at the five criteria in accordance with **Sections 9-5-060(e)(1) of the Draper City Municipal Code**, as far as I have been able to ascertain, there isn't a single item in this proposed rezone that meets the criteria. Consider that it **(i)** is not "consistent with the goals, objectives and policies of the City's General Plan" – specifically "to preserve the character of the city's semi-rural areas: and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl"; **(ii)** it is not "harmonious with the overall character of existing development in the vicinity of the subject property" - lot sizes; **(iii)** it is not "consistent with the standards of any applicable overlay zone", which doesn't even exist in this area; **(iv)** the proposed amendment does "adversely affect adjacent property" - no matter how you argue it, R3 or less is not the same, nor as valuable as RA2; and **(v)** there is not, at present, "adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire, schools, storm water drainage, water and waste water refuse collection."

Please consider that the current infrastructure for this area was not built for higher density housing and creating such communities, in areas that are all larger lot residences compounds issues - and as you have seen at many meetings, is vehemently opposed by the people it directly and indirectly impacts, further demonstrating that it does not meet (i), (ii), (iii) of the criteria for approval.

Although economics and real estate market conditions are not part of the rezone criteria to be considered, I do feel it is helpful to point out a few things, which I'm sure you question in reference to this, and other rezone applications.

Given the rapid growth that is happening in Draper, I strongly urge you to deny this application at the present time for the reasons I've stated here and many others that you will undoubtedly hear about from others. You are appointed to provide a recommendation to the Council as a buffer in representing the people of this city. In essence, you are representing us and our wishes, concerns as if we were in your shoes. Please help preserve what makes Draper special.

Sincerley,

Greg, Sarah, Jaxon & Kennley Smith

Rachelle Conner

From: Jeff Stenquist
Sent: Monday, November 30, 2015 3:29 PM
To: Heather Reading
Cc: Rachelle Conner
Subject: Re: Zoning Changes

Thanks Heather.

Jeff Stenquist
Draper City Council
jeff.stenquist@draper.ut.us

From: Heather Reading <readingheather@yahoo.com>
Sent: Monday, November 30, 2015 3:15 PM
To: Jeff Stenquist
Subject: Zoning Changes

Hello,

My name is Heather Reading. I live at 13359 Wrangler Circle and we own an acre of property on 13400 S.

I am writing regarding the zoning changes that are being voted on tomorrow, 12/1.

First, regarding the zoning change on 13th east where they want it changed to commercial to build an orthodontist office. I am opposed to this change. I do not want commercial development in this area. I like that there are only homes and schools in this area. Also, 13th is a very busy street. It is that only street that goes completely north and south through Draper. On top of that, two schools are on 13th and during drop off and pick up 13th is so busy. And anytime after 4pm 13th is busy with commuters. People go to the orthodontist between 2:30 and 5pm. This is peak busy time on 13th. Putting a business on 13th that will only add to that congestion ... Which is a bad idea and a poor precedent to set.

Second, I do not want rezoning for the property on 134th and on 132nd. There are so many homes already in Draper. The schools are maxed out!! The school boundaries are already being rezoned because CCHS is too full. Plus, I love the large lots in Draper, that is why we moved here. Please keep the lot sizes big ... not everything should be about money. Also, traffic is getting bad in Draper and adding more density will only make it worse. There is nowhere else to build road to alleviate the congestion ...

Thanks, Heather Reading

Sent from my iPad

Sent from my iPad

Rachelle Conner

From: Dennis Workman
Sent: Tuesday, December 1, 2015 8:03 AM
To: Rachelle Conner
Subject: FW: Canbury Cove Phase #2 zone change

Rachelle, I guess the folks in the Canbury Cove vicinity are just now getting active about sending in their opinions on the zone change. And the decision is set for tonight. But here's another one.

From: Kim Lamoreaux [<mailto:kimlamoreaux1@gmail.com>]
Sent: Monday, November 30, 2015 9:10 PM
To: Dennis Workman
Subject: Canbury Cove Phase #2 zone change

As the property owner involved with the developer, Mr. Dan Stewart, I wish to make a couple of points in regards to the request to zone from RA1 and RA2 to R3.

1. When Draper City widened 13200 South last year we were faced with giving up the most property of any person along 13200 South. This was OK for the betterment of the city and the neighborhood but was a disaster for us as we lost our Greenbelt status with the County on our property taxes. Our tax bill for the last two years has almost tripled the previous amounts paid to over \$18,000.00 per year. Ouch.
2. When we agreed with Doug Ahlstrom, City Attorney, and Todd Hammond, City Engineering Dept., for the taking for the road project, we were assured that because the City had taken property for the street, we would not be penalized when we wanted to develop our property in the future. They quoted a City Ordinance that said the lots along the street could receive a favorable down zone to the next smaller size if needed to maximize number of lots in the parcel. We took this to mean that the lots on the street could fall under this ordinance to a R3 zoning.
3. Even though the Planning Commission did not wish to consider this zoning request similar to the project on 1300 East 13200 South that was downzoned to a density of over 4 lots per Acre, I feel that being only one block apart in distance makes this request on the same level with that project.
4. Mayor Walker has talked about Transit Oriented Development as the new pattern in Draper. Being very close to the TRAX line on Pioneer Street seems to make sense for this reason.
5. We have, I think close to 100% support of our neighbors to the east of us clear to the Summit Academy Schools. I believe that they feel that this is in their best interest as they grow older and are concerned with their own property uses in the future and as a way to maximize their property value with a possible down zone for them. Our adjoining neighbors directly to the North on Canbury Cove support this 100%.
6. As we all know, the newer generations that are moving to Draper, seem to be leaning towards less yard work and maintenance that smaller lots require. Also, I have heard from many "empty nesters", that their desire is to change from big two stories to single level with bedrooms on the main floor. I know our neighbors would like to look at a single story home than be blocked from views by a two-story. The sales price for these homes, even on smaller lots, will be substantial.

I wish to ask the City Council and the Mayor to support our request as I feel that this is the future for Draper City. Thank you for your consideration and positive recommendation for this project.

Kim and Rhea Lamoreaux
1125 E 13200 South
Draper, UT 84020
801-523-6094

Rachelle Conner

From: Dennis Workman
Sent: Monday, November 30, 2015 4:45 PM
To: Rachelle Conner
Subject: FW: Canbury Cove Phase #2

Here's another comment in opposition to the Canbury Cove ZC.

From: Danna Walsh [<mailto:dannawalsh@gmail.com>]
Sent: Monday, November 30, 2015 4:43 PM
To: Dennis Workman
Subject: Canbury Cove Phase #2

Dear Mr. Workman,

I am writing to express my disapproval of the zoning change from 1/2 to 1/3 acre lots in the Canbury Cove Phase #2 development on 13200 South and 1185 East. We already experience too much traffic on 13200 South. The zoning change would only make our traffic situation much worse. Additionally there is no guarantee that Mr. Stewart would honor the wishes of the neighborhood and build only ranch-style homes.

For those two reasons, the increase in traffic caused by more homes, and the uncertainty of Mr. Stewart's commitment to ranch-style homes, I am against changing the zoning from 1/2 to 1/3 acres.

Thank you for the opportunity to have my opinion heard.

Sincerely, Danna Walsh