

## Rachelle Conner

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**From:** Jeff Stenquist  
**Sent:** Tuesday, July 01, 2014 12:43 PM  
**To:** ronsteed@live.com  
**Cc:** josh@air76.com; lylepage@gmail.com; shodanpete@hotmail.com; joshuadewaal@gmail.com; \* Mayor / City Council; David Dobbins; Russell Fox; Keith Morey; Rachelle Conner  
**Subject:** RE: Deer Run Issues and Concerns

Ron,

You bring up some good points. Here's my take on your questions:

2. The plan for this property has changed a few times over the years. We need to decide if the proposal put forth by the developer is what we want today.
4. WaterPro actually has problems in our neighborhood with pressure that's too high. If WaterPro commits to providing water then they're obliged to do so and I'm sure they have the capacity.
5. Parking is certainly an issue so it will be important that this development doesn't make the current situation worse.
6. Since we already have townhomes and small single family homes in the neighborhood, this development doesn't really change that, so in that sense it's "harmonious". Whether it's a good plan is what the Council will need to decide.
7. Our ordinances specify a maximum building height for multi-family and single family homes. If approved the developer will have a right to build to those specifications unless otherwise restricted in the development agreement.
8. Changes are often made between Planning Commission and City Council hearings. It's common for the developer to incorporate suggestions from the PC before going to the City Council. The PC simply makes a recommendation to the Council where the final decision is made.

Everyone on the City Council will look closely at this to make sure we get the best development possible for the city. We really only get once chance at these things so we want to get it right.

I'll pass along your questions and we'll see what else we can learn tonight.

Thanks.

**Jeff Stenquist**

Draper City Council  
[jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)

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**From:** jeff.stenquist@outlook.com [jeff.stenquist@outlook.com] on behalf of Jeff Stenquist [j.stenquist@comcast.net]  
**Sent:** Tuesday, July 01, 2014 9:01 AM  
**To:** Jeff Stenquist  
**Subject:** FW: Deer Run Issues and Concerns

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From: ronsteed@live.com  
Subject: Deer Run Issues and Concerns  
Date: Mon, 30 Jun 2014 20:56:34 -0600  
To: josh@air76.com; j.stenquist@comcast.net  
CC: lylepage@gmail.com; shodanpete@hotmail.com; joshuadewaal@gmail.com

Josh thank you for the introduction. Jeff thank you for your time to review. The mayor has not responded in any of my emails.

Regarding the findings listed in the doc you have linked to:

2. The finding says the development is not consistent with the current land use plan but is with the goals of the plan. This seems like a rather odd thing to say. When I read the land use plan it does not make sense to me that this is consistent with the goals of the plan. Especially as it relates to density of units per acre and height.

4. The finding say there are no issues with this plan including water. The city cannot say that since we are served with WaterPro and Josh and I can tell you that WaterPro cannot maintain normal water pressure as it stands. Adding 84 units will only make it worse.

Also with this finding it indicates roadways are OK. Since you live in the area you know we have challenges with parking and at various times throughout the day Town Center is a nightmare. A nightmare with children present.

6. I do not see how adding more townhouses are "harmonious". As it is the townhouses that exist really do stick out and cause part of the parking problem. You know how different the townhouses that are here look.

7. In regard to affecting the adjacent property well this goes back to the height issue. At the zoning commission meeting the developer would not commit to the height. Being the pragmatist that I am that means the views are gone.

8. The drawings shown at the zoning committee had traffic exiting/leaving Town Center. You know how Town Center is. This is a factual change from what the developer was showing at the zoning meeting and is very concerning. He is either misrepresenting something or is just making this up as he goes along.

In short I do not see how this development can be consistent with the existing plan or the spirit of the plan. Please help!

I have cc'd a few people that have some of the same concerns. If this were normal 2 story homes that exist in the area I would not have this concern. I think having normal homes in this area would be a much better fit and not damage the adjacent property.

Thank you for your time.

Cordially,  
Ron Steed  
[ronsteed@live.com](mailto:ronsteed@live.com)

On Jun 30, 2014, at 12:21 PM, "Josh Christensen" <[josh@air76.com](mailto:josh@air76.com)> wrote:

Begin forwarded message:

**From:** Jeff Stenquist <[jeff.stenquist@outlook.com](mailto:jeff.stenquist@outlook.com)>  
**Subject:** RE: New development  
**Date:** June 30, 2014 at 12:17:42 PM MDT  
**To:** Josh Christensen <[josh@air76.com](mailto:josh@air76.com)>, Jeff Stenquist <[j.stenquist@comcast.net](mailto:j.stenquist@comcast.net)>  
**Cc:** Lyle Page <[lylepage@gmail.com](mailto:lylepage@gmail.com)>, Ron Steed <[ronsteed@gmail.com](mailto:ronsteed@gmail.com)>, "[jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)" <[jeff.stenquist@draper.ut.us](mailto:jeff.stenquist@draper.ut.us)>

Thanks Josh.

The full packet submitted to the City Council can be found here: <http://ut-drapercity.civicplus.com/ArchiveCenter/ViewFile/Item/669>

I'd love to hear input. I've spoken with several people on this but so far nothing really negative about it. If there is something we should look at I want to know. We only get one shot at this.

Jeff

> From: [josh@air76.com](mailto:josh@air76.com)

> Subject: New developement

> Date: Mon, 30 Jun 2014 11:29:29 -0600

> CC: [lylepage@gmail.com](mailto:lylepage@gmail.com); [ronsteed@gmail.com](mailto:ronsteed@gmail.com)

> To: [j.stenquist@comcast.net](mailto:j.stenquist@comcast.net)

>

> Hi Jeff,

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> I wanted to reach our and introduce you to Ron Steed and Lyle Page who are both on the HOA board for the town homes. I have served with them on the board for many years and they have expressed some concerns over the new proposed development that I think are valid. I will let them reach out to you today or tomorrow as we know the meeting is tomorrow night on the proposal.

>

> Thanks,

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> Josh

## Rachelle Conner

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**From:** Joshua DeWaal [joshuadewaal@gmail.com]  
**Sent:** Tuesday, July 01, 2014 7:23 PM  
**To:** Lyle Page  
**Cc:** Jeff Stenquist; Ron Steed; Josh Christensen; shodanpete@hotmail.com; \* Mayor / City Council; David Dobbins; Russell Fox; Keith Morey; Rachelle Conner  
**Subject:** Re: Deer Run Issues and Concerns

Before Heather and I purchased our home we asked the real estate agent if there were any plans to develop that property and she informed us after doing a bit of research that it was zoned agriculture. We felt safe in our purchase because we knew a developer couldn't come along and take our view. The view is the primary selling point and the number one reason we purchased the property. I will be sorely disappointed if that is taken away from my property.

It is my understanding that Draper city council can stipulate height restrictions as part of the rezoning with the developer and I hope that they protect the property values and desires of those they represent. I greatly appreciate being a part of a community so actively involved in its health and well being.

On Tue, Jul 1, 2014 at 6:13 PM, Lyle Page <lylepage@gmail.com> wrote:  
I echo Ron's concerns, especially those related to ensuring the development won't be allowed to build to a height that will destroy the (expensive) view from townhouse windows.

We trusted the view would be protected by the current zoning, and it was the basis of our decision to purchase the townhouse property.

Is there any way the City Council can hold the developer to the height plans presented to the homeowners in the meeting held April 8th, 2014, even if the promised height is lower than the standard zoning restriction?

On Jul 1, 2014, at 12:42 PM, Jeff Stenquist <jeff.stenquist@draper.ut.us> wrote:

> Ron,

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> Jeff Stenquist

> Draper City Council

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