

Meeting Handouts
For
Item 1, Edelweiss
Zoning & Text Amendments

Margrit Behrens/John L. Payson
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September 3, 2014

Dan Boles, AICP Senior Planner
Draper City Community Development
1020 East Pioneer Road
Draper UT 84020

Re: Edelweiss Zone Change

Mr. Boles,

My wife and I own seven properties in Stoneleigh Heights four of which are on East Stoneleigh Drive. All are occupied by families. If the Edelweiss project is approved as presented it will be devastating to these and all the families on East Stoneleigh Drive and South Haddington Road.

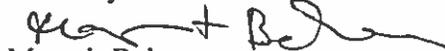
Using Stoneleigh Drive and South Haddington Road which are small streets as an entrance/exit to a project this size would cause a great danger to the many children who are used to playing on the streets.

If the project can be accessed lower on Traverse Ridge or from Alpine that would make sense. Any tie in with East Stoneleigh or South Haddington Road would endanger the families that live there.

We were surprised that the Engineering/Traffic Departments forwarded this project without a comment. Since the proposed entrance roads are smaller than some of the proposed streets within the project.

Sincerely,


John Payson


Margrit Behrens

Dan Boles

From: Jessica Zamora [jessicahenning1@gmail.com]
Sent: Thursday, September 11, 2014 11:29 AM
To: Dan Boles; Bill Colbert; William Rappleye; Jeff Stenquist; Marsha Vawdrey; Alan Summerhays
Subject: Edelweiss Rezoning

Attention: Draper City

Greetings,

I am writing regarding the proposed **Edelweiss Rezoning** near 2025 Stoneleigh Drive from Agriculture to Master Planned Community.

I do believe it is within the owner's right to develop this land. I also believe it is the responsibility of Draper City and its employees to ensure that it is developed in a sustainable way with the safety of Draper residents top of mind and create a without a burdensome negative impact on adjoining parcels.

There are significant concerns with both of these priorities being upheld if the Planning Commission makes a positive recommendation to the City Council at this time.

It is my understanding that the current zoning allows for development of homes on 5 acre lots thus upholding the owners right to develop their property. Reviewing the history of the property, the previously approved plan prior to the current Agriculture zoning was for 82 lots. Both of these previously approved zone and development plans are more realistic to be supported by the very narrow proposed ingress and egress roads of Stoneleigh Heights Drive and Haddington Road as well as the emergency access on Deer Park Lane.

The roads are very narrow as is, especially when cars are legally parked on the sides (majority of units have just a one car driveway) or trash cans are out or as the snow piles up as there are few places to deposit it.

In the 8/28 public hearing the question was raised, by several residents, about recent studies being done by Draper City regarding the ability to support the demand if the MPC is approved. It did not sound like the City has done any recent studies. The developer said they do have recent studies showing the impact the proposed MPC would make on traffic. There are still some outstanding questions if there are recent studies showing adequate water and land stability for the proposed housing density increase. I have submitted a GRAMA

request for these as it is very important to ensure these are current and speaking specifically to the safety and sustainability of the proposed 180 unit MPC.

Please make special note of the left turn onto Stoneleigh Drive. Arguably, this would become the busiest entry point as most of the traffic to SunCrest is on the Draper side. This turn is extremely dangerous when there is fog, clouds sitting on the mountain and snow with often whiteout conditions. During these common-to-SunCrest weather conditions, the left turn onto Stoneleigh Heights is not visible with even the streetlight not being seen. This coupled with traffic coming through the four-way stop and up Traverse Ridge Road makes accidents with this type of increased traffic volume almost certain.

Addressing the concern of water accessibility, it sounds like the solution of an additional dam has been reached. With that said, the timing to grant or deny the MPC, a substantial density increase, as proposed seems premature when the plans for the needed water supply are at least a year from fruition.

In summary, rezoning this parcel to MPC to allow for 180 new lots (nearly 100 more than previously approved and about 168 more than is currently approved) calls into question the safety of the potential new resident as well as the many existing residents who utilize the main roads and especially live on the proposed access roads to this new development if the volume of homes is increased fifteen fold from the existing zoning.

Please consider my comments, concerns and those of the many others who have either attended meetings to speak or to simply show their concern by being present.

Jessica Zamora

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