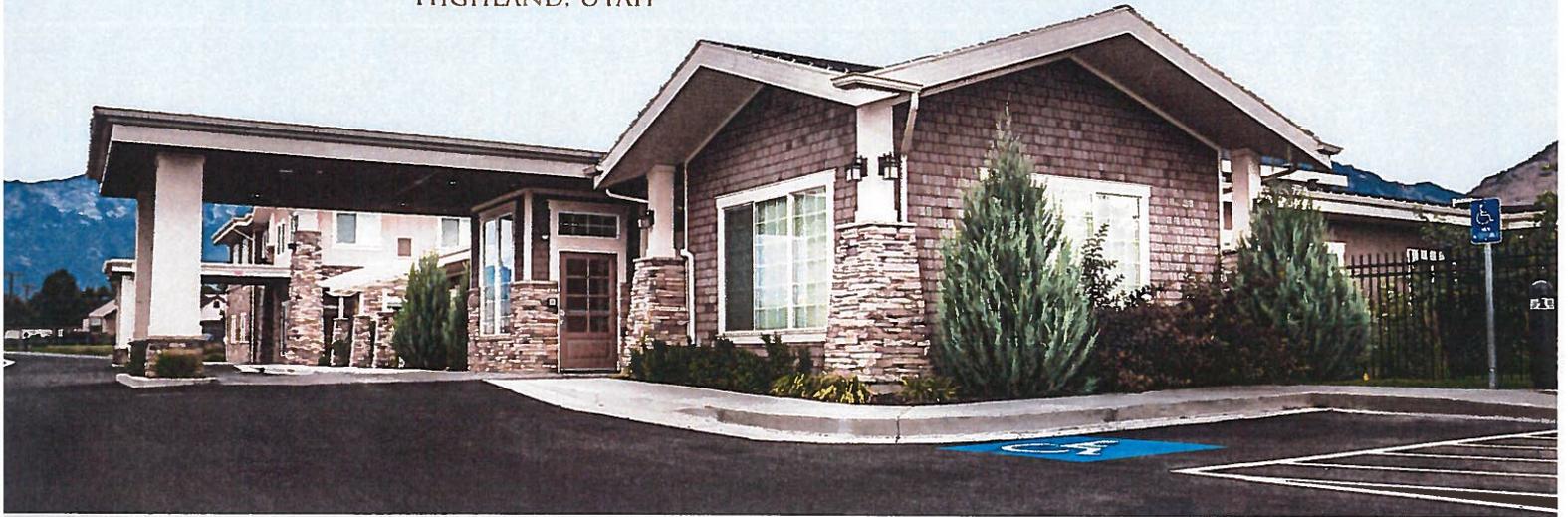


Meeting Handouts
For
Item 4
Ashford Assisted Care Facility
Rezone

Ashford
ASSISTED LIVING &
MEMORY CARE
HIGHLAND, UTAH



THE RIGHT PEOPLE FOR THE RIGHT JOB

As local, hands-on owners, we are extremely particular when it comes to hiring our staff. We know that it's important for you to feel comfortable with those who will be assisting you throughout the day.



COMFORTABLE SURROUNDINGS AND PLENTY OF SUNLIGHT

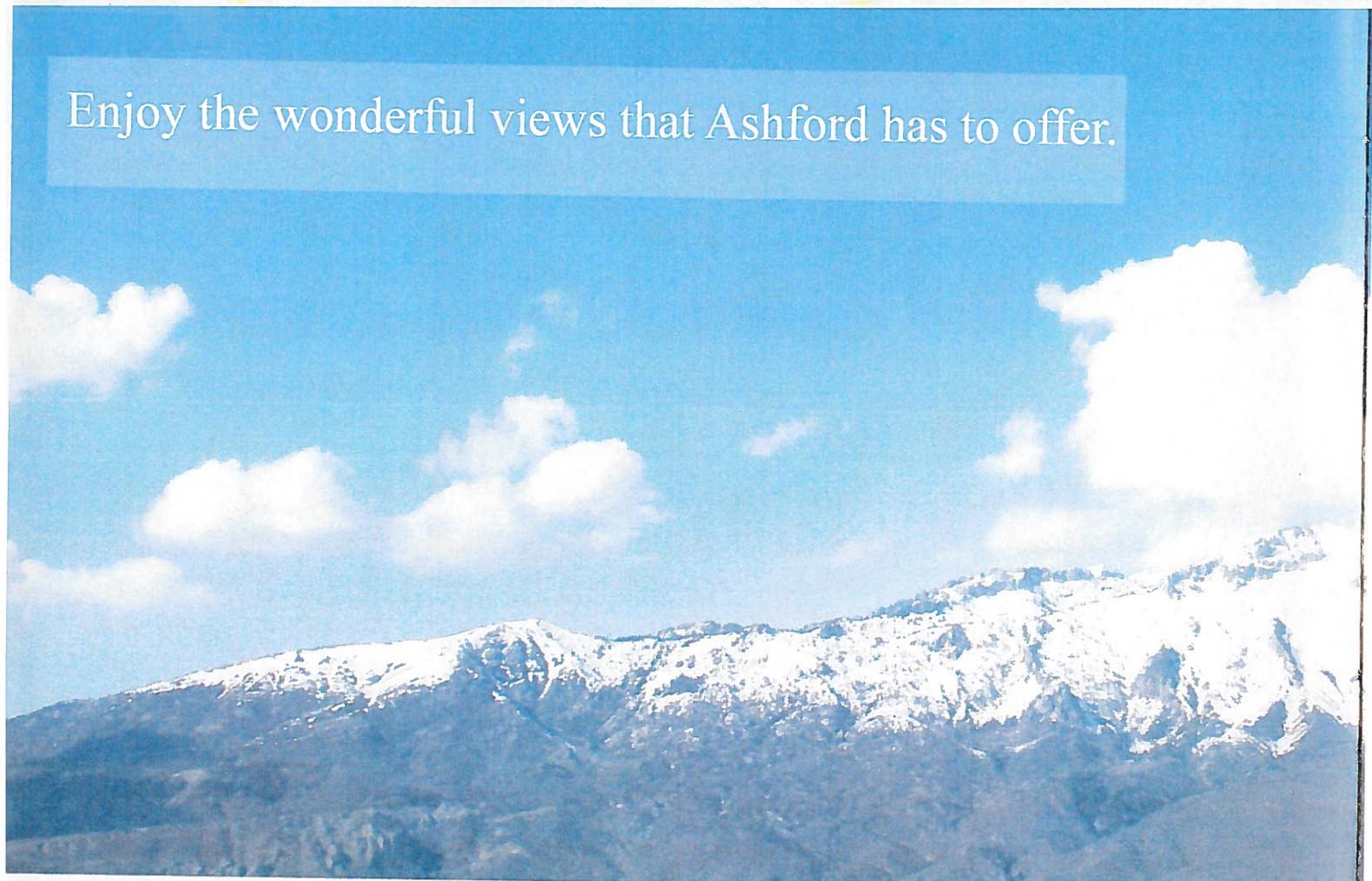
Enjoy a visit from your loved ones in a comfortable setting. Choose from a warm fireplace, spacious Great Room, private Living Room, or even reserve the amazing Activities Room which boasts a full-size kitchen, ample tables and seating, as well as a media projector and large screen.

Nothing uplifts the mind and body like the natural light of day. Each area of our quaint assisted living community brings the outside to the inside with grand windows and generous skylights.





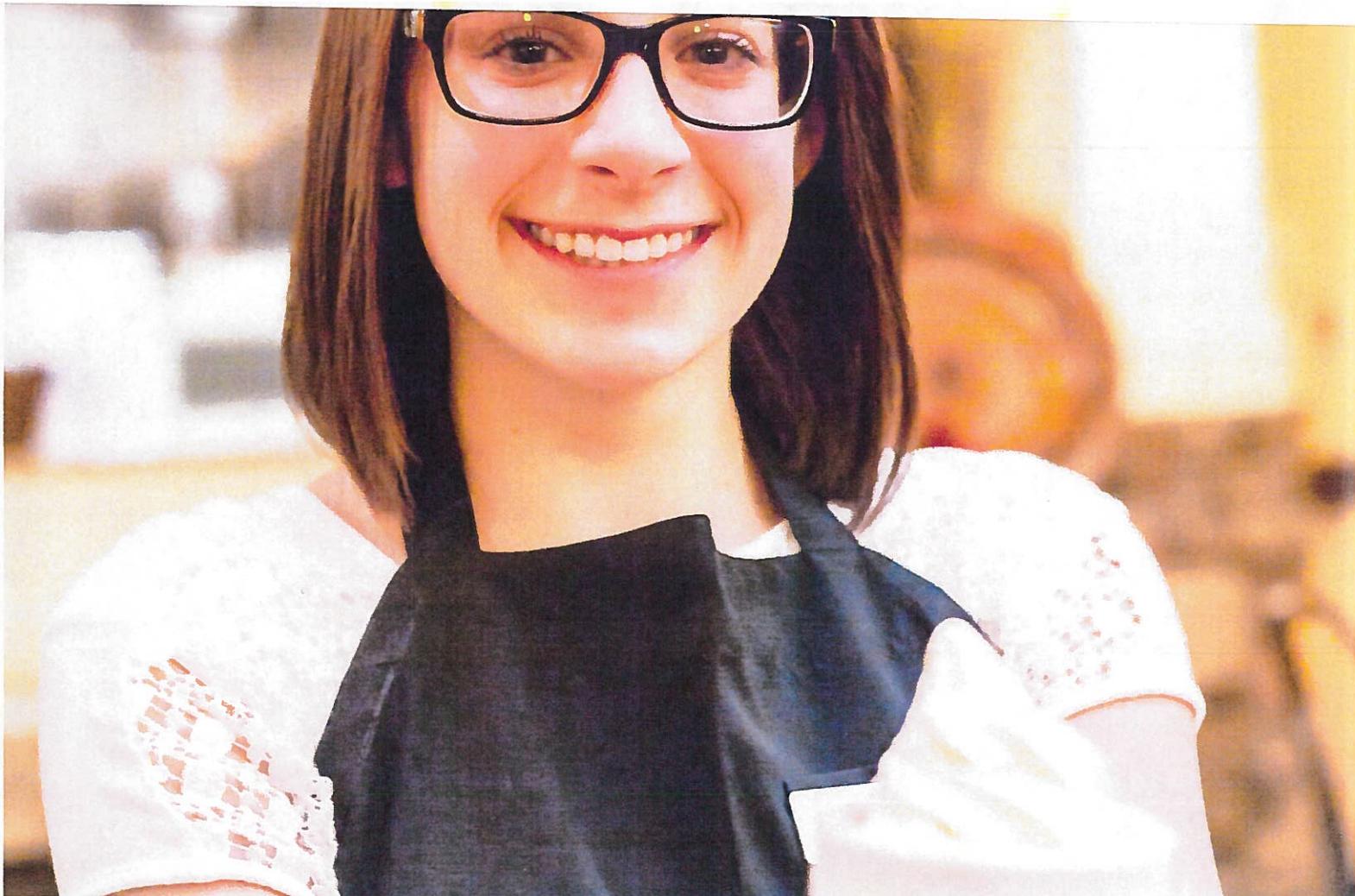
Enjoy the wonderful views that Ashford has to offer.



THE DINING EXPERIENCE

Ashford is determined to exceed your expectations. Using nature's freshest and healthiest foods, and with the assistance of our registered dietician, we create meals that are both savory and designed to suit your specific needs.

Who says there's no free lunch? At Ashford, we feel it's important to involve the family to ensure optimal care. Each day, as a resident, we invite your spouse to accompany you for one meal at no charge. Simply notify the front desk 24 hours in advance.



A PLACE WHERE FAMILIES WANT TO BE

In designing the Ashford, our goal was to make it a place where both the young and old would enjoy coming to visit. The grounds, the interior design, the quaint common areas are all built around the idea of having families spend time with their loved ones; making the experience as comfortable as possible.



A COMMUNITY THAT CARES

The Ashford is located in the heart of one of the most compassionate and involved communities. Here, you will enjoy regular community visits and services of volunteers from local schools, church organizations, clubs, and neighborhood families.





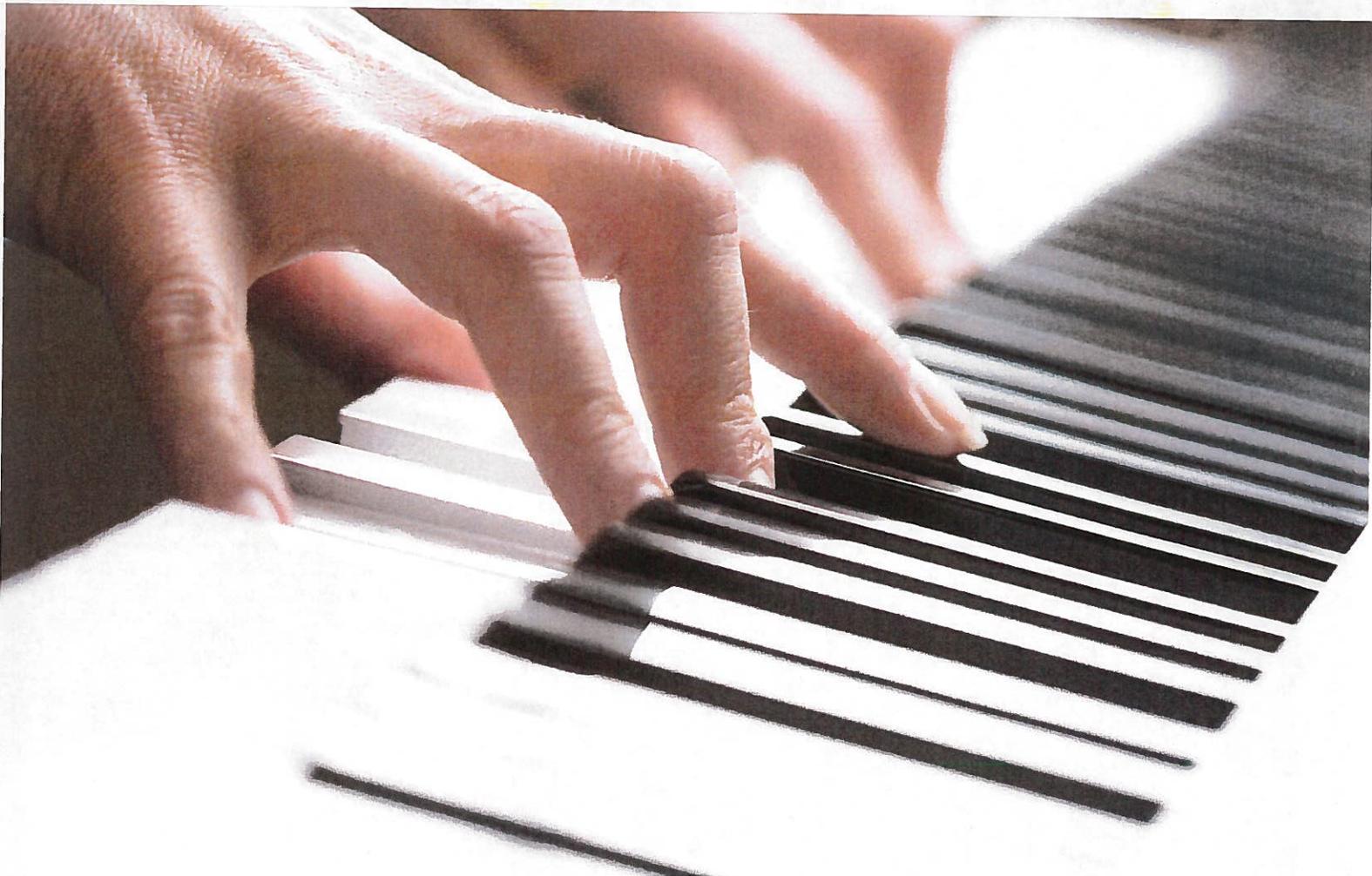
Enjoy spacious rooms and plenty of light



A VARIETY OF QUALITY ACTIVITIES THAT ENRICH THE SOUL

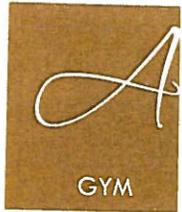
It is our priority to offer you the best of what life has to offer by presenting a number of quality activities to choose from that will suit your specific interests.

At The Ashford, music is an integral part of each day. From live entertainers to resident participation, come and enjoy the sounds of music!



MAINTAINING AND STRENGTHENING YOUR INDEPENDENCE

Take advantage of our state of the art equipment designed specifically for seniors while working with your Home Health physical therapist or simply on your own.



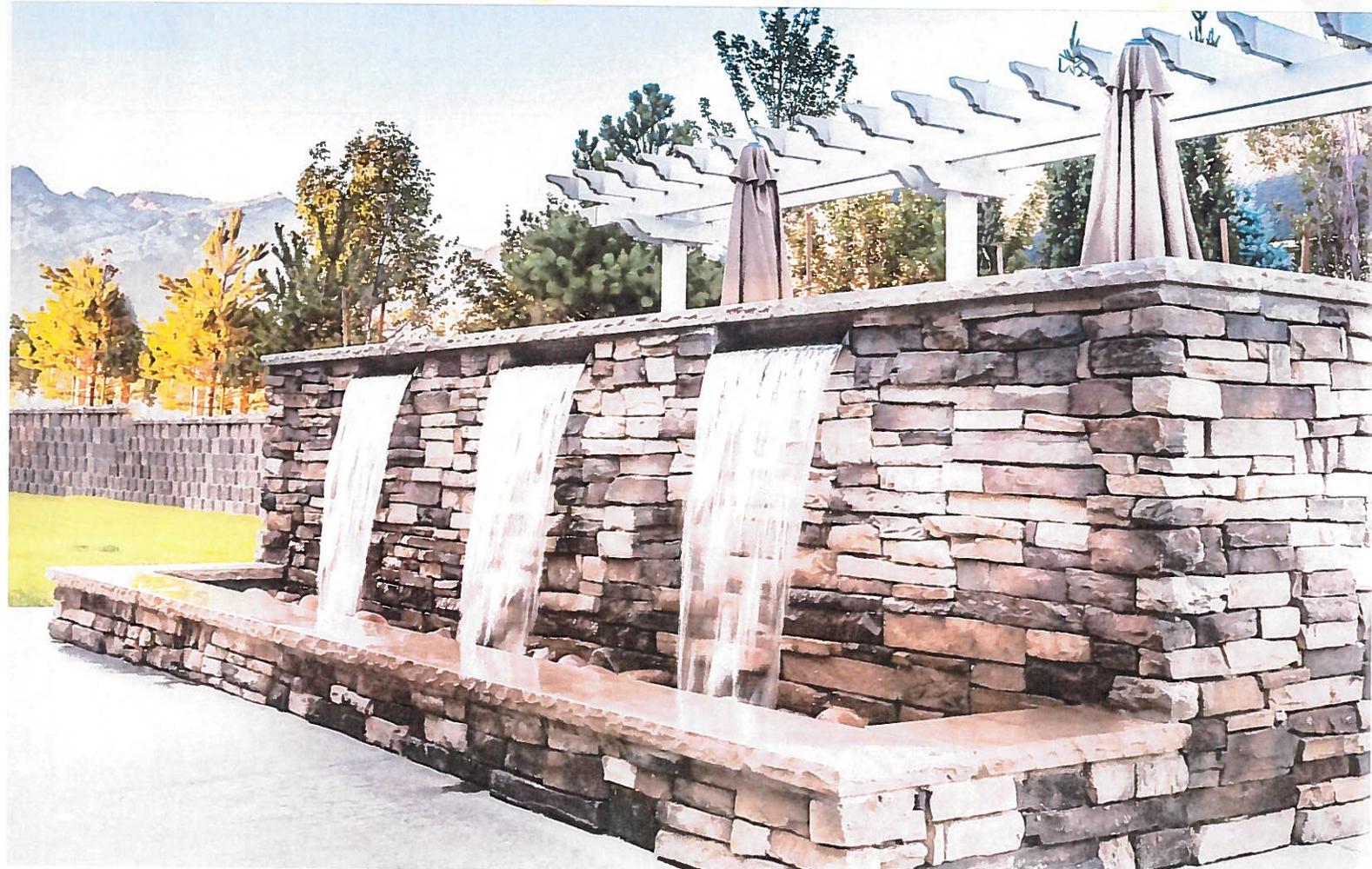
PAMPERING YOURSELF AND FEELING BEAUTIFUL

Open three days a week, you can setup a standing appointment with a licensed hair stylist. Know someone who does hair that you prefer? Not a problem. Just reserve the salon to yourself with our front desk.





An outdoor fire pit, raised garden boxes, water feature, nutting green and beautiful patios all provide a



Ashford
ASSISTED LIVING &
MEMORY CARE

HIGHLAND, UTAH

10322 N 4800 W HIGHLAND, UT 84003
(801) 610-3500 FAX (801) 610-3499
TOURS (801) 380-9451

WWW.ASHFORDUTAH.COM

Presentation to the Draper Planning Commission
regarding

The Rezoning Proposal Of the Don Lein Property

William W. Wagner

13 August 2015

Mr. Chairman and members of the Commission, my name is William Wagner. I live at 4113 So. 3305 E. Holladay, Utah. I am representing my wife, Sue Crossgrove Wagner who is the Trustee of the Trust that owns the Crossgrove property directly north of the subject property of this Public Hearing and is contiguous with it. I am also representing the seven (7) heirs to the property.

We are submitting more detailed written comments to the record of the Planning Commission than I am able present in my allowed time here tonight.

Our comments are directed toward both the rezoning of the property to the south of our property as well as the potential of the development of an assisted living facility on the subject property. The two are mutually inclusive in our view.

We are strongly opposed to the proposed rezoning to the "Institutional Care (IC) zone designation and the associated development of an Assisted Living Facility for the following reasons:

- 1.-The Draper Land Use Plan which is part of the larger Draper City General Plan of 2003 was established as a guideline through a process of public involvement, discussion and input. The Land Use plan recommends only zoning above 1300 East that would accommodate

residential home development and NO commercial development zoning of properties above 1300 East. The zoning on the current Land Use Maps specific our property and to the surrounding area of our concern are consistent with these objectives.

Notwithstanding the provisions of the Institutional Ordinance, the development of an Assisted Care Facility as proposed here, is a **commercial for profit business** with the related business activities and associated comings and goings of staff, supply deliveries, guest visits to residents, lighted parking areas with lights permitted up to 20 feet, related noise, etc., which would adversely impact an otherwise quiet residential neighborhood.

We believe that rezoning to IC providing for a commercial development such as an Assisted Living facility is **not** in keeping with the current zoning and use objectives for the surrounding area and that such a development as proposed would be detrimental to the surrounding residential properties, property values, and the health and vitality of the neighborhood.

2.- We believe that IC provision for commercial development if approved would set an undesirable precedent, opening the door to further commercial development within this established residential neighborhood further impacting the residential properties and the neighborhood in general.

3.-The Purpose Section (9-21-010) of the IC Ordinance states that " it is intended that this zone be located in areas along or very near an arterial or collector street and it is preferably within a reasonable walking distance to general commercial centers that may

include services such as grocery stores or pharmacies and to areas where mass transit may be available currently or in the future".

There is no question that the proposed facility would be on a heavily used arterial street, but I challenge anyone to convince me that any limited mobility resident at this proposed facility would be willing, even if able, to walk or scooter up the street and up the hill to the north of the round-out to grocery store or to cross 1300 east and walk the distance to the closest TRAX Station next the IFA facility.

4.- The IC Ordinance states (in section 9-21-0-40, paragraph D) that "Notwithstanding the allowable height shown in section 9-210-070 of this chapter, table 9-21-2 (35 feet), greater building height may be allowed pursuant to approval of a conditional use permit. A commercial building of 35 feet in height would be a view that is obtrusive enough to residents in homes to the north, south and east and if, in the unlikely event, an even greater height were to be approved it would only compound the intrusive impact.

In Summary:

- We are strongly opposed the rezoning of the subject property and the subsequent commercial development that would result. They would not be compatible with the intended land use of the area as a residential neighborhood and would adversely impact property values and the health and vitality of the neighborhood .

- We believe that rezoning to IC providing for commercial development would set and undesirable precedent, opening the door for further commercial development within this

established neighborhood, further impacting the residential purpose of the neighborhood and the character of the neighborhood in general.

- The location of the proposed Assisted Living Facility is not in keeping with the intention of the IC Ordinance that such a facility be located within a reasonable walking distance to general commercial centers and to areas where mass transit may be available currently or in the near future.