

## Rachelle Conner

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**From:** Jeff Stenquist  
**Sent:** Tuesday, October 20, 2015 4:18 PM  
**To:** Vicki Hortin  
**Cc:** \* Mayor / City Council; David Dobbins; Keith Morey; Rachelle Conner  
**Subject:** Re: Draper Landing Town Home plat hearing

Vicki,

Thank you for your thoughts and I'm glad you enjoy living in Draper as much as I do. I also share your concern that too many high density units, especially if not planned carefully for appropriate areas, can result in a number of problems.

However in this particular case it's important to understand that these housing units were already approved in 2003 (even before I was on the Council and I've been on for 10 years). The only thing we're approving tonight is the Preliminary Plat which basically just outlines how the roads and building will be arranged, not how many will be built.

We already have several high density housing units in this area, including several that have been approved but are not yet built. It feels as if we are reaching a saturation point.

So while this development has already been decided it's important for us to be cautious with any requests to build more in the future.

Thanks again.

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

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**From:** Vicki Hortin <[vicki.hortin@gmail.com](mailto:vicki.hortin@gmail.com)>  
**Sent:** Tuesday, October 20, 2015 8:15 AM  
**To:** Bill Colbert  
**Cc:** Troy Walker  
**Subject:** Draper Landing Town Home plat hearing

Dear City Council member,

I have lived in Draper for about 8 years. It is a beautiful city and we really love it here. We live on Broadleaf circle, which is just off Manilla drive. Recently a large number of high density housing units have been, or are being built. This is causing a big traffic problem. It is also going to cause issues with our already overcrowded schools. High density units can also increase crime rates. We hate losing the little green space we have to the packed in housing areas. I noticed a sign today for a public hearing to approve Draper Landing Town home plat. I urge you to strongly consider what this is going to do to our neighborhood and surrounding areas. We chose to live in Draper because of the beauty and quietness. We are quickly losing this.

**We appose further high density housing units in our area!**

Thank you for you time and consideration,

## Rachelle Conner

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**From:** Jeff Stenquist  
**Sent:** Tuesday, October 20, 2015 4:30 PM  
**To:** Guy@RealtySLC.com  
**Cc:** Keith Morey; Dennis Workman; David Dobbins; \* Mayor / City Council; Rachelle Conner  
**Subject:** Re: Letter of Objection-Signed

Guy,

We received your letter from the City Recorder and I thank you for your thoughts.

I would like to point out something that I hope will help clarify what the Council will consider tonight which is that these housing units were already approved in 2003 (even before I was on the Council and I've been on for 10 years). The only thing we're approving tonight is the Preliminary Plat which basically just outlines how the roads and buildings will be arranged, not if they will be built or how many will be built. That decision for better or worse has already been made.

You certainly make very important points about the necessity of making sure that all the engineering is done properly to avoid stability problems with the mountain and I agree wholeheartedly. I'll make sure to take that into account as consider how I will vote on this.

Thanks again.

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

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**From:** Rachelle Conner  
**Sent:** Monday, October 19, 2015 3:03 PM  
**To:** \* Mayor / City Council; Alan Summerhays; David Dobbins  
**Cc:** Keith Morey; Dennis Workman  
**Subject:** FW: Letter of Objection-Signed

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**From:** Guy Wasescha [<mailto:Guy@RealtySLC.com>]  
**Sent:** Monday, October 19, 2015 2:26 PM  
**To:** Rachelle Conner  
**Subject:** Letter of Objection-Signed

Hello again,

Here is a signed copy of the letter for the City Council meeting tomorrow...Would you please send a response acknowledging receipt?

My apologies for any inconvenience!

Thank you

SEND to the whole city council and the county recorder ([rachelle.conner@draper.ut.us](mailto:rachelle.conner@draper.ut.us))

I am opposed to the proposed development:

Townhomes at Draper Landing Preliminary Plat, request for approval of a preliminary plat for a 48-unit townhome development on 8.76 acres in the RM2 zone, located at 145 E. Steep Mountain Dr. Staff report by Keith Morey. (Public Comment on Tuesday, October 20, 2015, in the City Council Chambers)

For the following reason: The development threatens the existing hillside at the southeastern border of the proposed property. The houses immediately atop the hill along Steep Mountain Drive and the cul-de-sacs (Manilla Circle, Panguitch Place, and St. George Circle.) attached are threatened by cutting into the foot of the hillside below.

The city engineer recommends:

Engineering Review. In a memo dated September 17, 2015, Brien Maxfield recommends approval with the following comments and conditions:

3) Any retaining walls onsite will require a building permit in accordance with the Draper City Municipal Code Section 9-27-085. Required after final approval.

Any retaining walls and their placement are not part of this preliminary plat proposal as presented to the council and should be given consideration before final approval as to their effectiveness in regard to slope stability.

Also part of recommended analysis for slope stability in the Draper City development code:

Title 9 Land Use and Development Code for Draper City

Chapter 9-19 GEOLOGIC HAZARDS ORDINANCE

APPENDIX C Minimum Standards for Slope Stability Analyses

1.2 Areas Requiring Slope Stability Analyses Slope stability analyses shall be performed for all sites located within the Slope Stability Study Area Map (Plate A-3) and for all slopes that may be affected by the proposed development which meet the following criteria:

- (a) Cut and/or fill slopes steeper than about 2 horizontal (h) to 1 vertical (v).
- (b) Natural slopes steeper than or equal to 3 horizontal (h) to 1 vertical (v).

(c) Natural and cut slopes with potentially adverse geologic conditions (e.g. bedding, foliation, or other structural features that are potentially adverse to the stability of the slope).

(d) Natural and cut slopes which include a geologic hazard such as a landslide, irrespective of the slope height or slope gradient.

(e) Buttresses and stability fills.

(f) Cut, fill, or natural slopes of water-retention basins or flood-control channels.

(g) In hillside areas (Plate A-3), investigations shall address the potential for surficial instability, debris/mudflows (see Appendix E), rock falls (see Appendix F), and soil creep on all slopes that may affect the proposed development or be affected by the proposed development.

(h) When evaluating site conditions to determine the need for slope stability analyses, off-property conditions shall be considered (both up-slope to the top(s) of adjacent ascending slopes and downslope to and beyond the toe(s) of adjacent descending slopes). Also, the consultant shall demonstrate that the proposed hillside development will not affect adjacent sites or limit adjacent property owners' ability to develop their sites.

#### 9-19-110 Review of Geologic Hazard Reports.

(a) The City shall review any proposed land use which requires preparation of a geologic hazards report under this chapter to determine the possible risks to the safety of persons, property and City infrastructure from geologic hazards

(g) The City may set other requirements as are necessary to overcome any geologic hazards and to ensure that the purposes of this chapter are met. These requirements may include, but are not limited to:

(3) grading plans, when required, shall be prepared, signed and sealed by a licensed professional engineer. As-built grading plans, when required, shall be signed and sealed by the project geotechnical engineer as well as the professional engineer that prepared the grading plans. Grading plans, when required, shall include, at a minimum, the following:

(iv) location and depth of all proposed cuts and fills;

9.0 SOIL CREEP The potential effects of soil creep shall be addressed where any proposed structure is planned in close proximity to an existing fill slope or natural slope. The potential effects on the proposed development shall be evaluated and mitigation measures proposed, including appropriate setback recommendations. Setback recommendations shall consider the potential affects of creep forces. All reports in hillside areas shall address the potential for surficial instability, debris/mudflow (Appendix E), rock falls (Appendix F), and soil creep on all slopes that may affect the proposed development.

Definition of Non-Buildable Area means that portion of a site which a geologic hazards report has concluded may be impacted by geologic hazards that cannot be reasonably mitigated to an acceptable

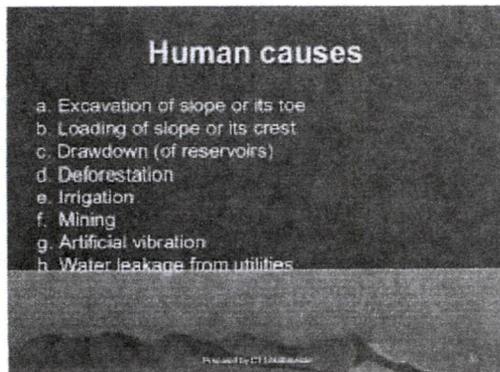
level, and where the siting of habitable structures, structures requiring a building permit, or critical facilities, is not permitted.

Definition of Slope Stability means the resistance of a natural or artificial slope or other inclined surface to failure by landsliding, usually assessed under both static and dynamic (earthquake-induced) conditions.

I believe this development is within the boundary of a definable non-buildable area with questionable slope stability. I would like the council to please address these issues with a Geotechnical Engineering assessment before deciding on approval for this development.

<http://www.draper.ut.us/documentcenter/view/379>

#### Human causes of landslides

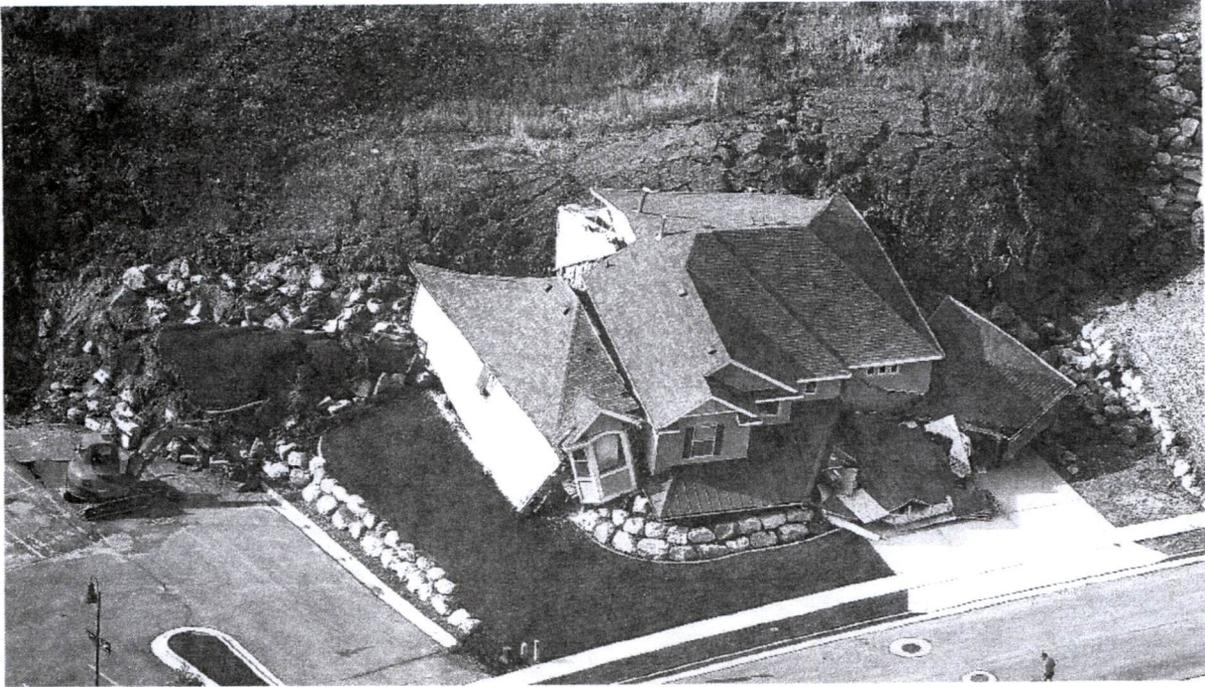




Perspective of the proposed area, impossible to not cut into the toe of the mountain with this development.

<http://utah.ptfs.com/awweb/awarchive?type=file&item=9737>

Excellent information on landslides



Does Draper City want this to happen?

Cutting into the toe of a hill, especially a sandy loose gravel hill OR placing weight on the top of a hill causes instability. Both are issues with this development! When the rains come and the hill becomes saturated because it is without vegetation, then it will slide. Houses in the area already have instability issues and cracks in foundations. Cutting into the toe of the hill WILL cause it to eventually slide and lives will be threatened!

Thank you for your consideration in this important issue,

Sincerely,

  
Guy Wasescha

15178 Steep Mountain Drive

Draper, Utah 84020

801-230-5997