

**Meeting Handouts**  
**For**  
**Item 4**  
**Canbury Cove Phase 2**  
**Zoning Map Amendment**

## Dennis Workman

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**From:** Rochelle Baugh [rochelleb21@gmail.com]  
**Sent:** Wednesday, October 21, 2015 11:45 AM  
**To:** Dennis Workman; Angie Olsen  
**Cc:** Brent Baugh  
**Subject:** Zone Change for Canbury Cove Phase 2 App#150817-1111E

We live at 13079 S. Canbury Circle in Draper. We received notice of the public hearing pertaining to App. # 150817-1111E, requesting a rezone from RA1 to R3.

I plan on attending the public hearing, but often feel intimidated in such settings, therefore I'd like to make a few points here and now. (Can this email be forwarded to the planning commission? I searched unsuccessfully to find their contact information.)

### CONCERNS:

Rezone from RA1 to R3 limits the feel of elbow-room and open space. Ten years ago we moved to Draper specifically to own a home on a 1/2 acre parcel of land. We moved here knowing that these 1/2 acre plots were the norm, especially among new development in the area. We appreciate the wonderful feeling of neighborhood without feeling like we are on top of each other, and have a bit of room to breathe. By changing the zoning to allow 1/3 acre lots, this puts homes tighter together losing the appeal of a bit more space between neighbors.

As development of the parcel at 1111 E. 13200 S. takes place, regardless of the zoning, I would highly suggest a **pedestrian access** from the south end of Canbury Circle exiting to 13200 S. Wonderful contributions have been made in the neighborhood installing sidewalks and promoting the walkability among some of Draper's main streets. (Particularly 13200 South and 1300 East.) To utilize these sidewalks, and prevent kids jumping fences and trespassing, it would be extremely helpful to have this pedestrian access.

Thank you for serving our city and looking out for the overall good of the people in Draper.

Sincerely,

Brent and Rochelle Baugh  
(801) 633-9069  
13079 Canbury Cir.

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

June 10th, 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

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 and will again be in attendance for this meeting. 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**. It does not add value as many developers argue - it adds congestion and makes the large lot living less valuable in the area because large lot homes like the openness, not congestion. Smaller lot sizes have their place, but not right in the heart/area of the city.

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 **(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”; (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”; 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 high density housing and creating such communities, in areas that are all large acre 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.

I am a Realtor, Investor and Developer myself. I have ownership of residential, commercial (retail), and developable land in other areas of the state. As a Realtor, I am currently working with people who are looking for larger lots to purchase and build on. Some clients I have are looking just over the mountain in Highland and Alpine because those cities continue to preserve the large lot, small town feel with any proposed zone changes or developments. Over there, the price for half and full acres similar to the subject property are priced and sell quickly. I also have clients looking for larger lots/homes in this specific area of our City. I believe that the rezone application of changing RA1 and RA2 to that of R3 is not the best thing to do. Rezone the RA1 section of the land to match most of the area around it to an RA2 would work just fine and not receive any pushback from surrounding neighbors. I even recently spoke with a neighbor directly across the street from the proposed area and they said "we moved here specifically for the larger lot and rural feel of the neighborhood". To argue that smaller lots do not adversely affect the surrounding neighbors is incorrect. I also have very close friends who have built on the circle known as Phase 1 of this application who did so for the same reasons I just mentioned. They are on .5 acre.

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