

Meeting Handouts
For
Item 2
Draper Senior Assisted Living
CUP, SP, and PA

Angie Olsen

From: Jennifer Jastremsky
Sent: Thursday, January 28, 2016 2:29 PM
To: Angie Olsen
Subject: FW: Draper Senior Assisted Living Conditional Use, Site Plan, and Plat Amendment
Attachments: Draper Senior Assisted Living Conditional Use comments.docx; Capture Jabson.PNG; Capture Jabson2.PNG

Importance: High

Angie, please forward the attached resident letter to the Planning Commission. This is for item number 2 on tonight's agenda. thanks -Jen

From: Gordon Fuller [<mailto:ghf3002@yahoo.com>]
Sent: Thursday, January 28, 2016 1:49 PM
To: Jennifer Jastremsky
Subject: Draper Senior Assisted Living Conditional Use, Site Plan, and Plat Amendment

Jennifer,

Thank you for discussing the plat amendment with me.

I have attached my comments I hope to present to the Planning Commission tonight if i can get to the meeting on time

As you can read my comments are extensive, so I am not sure the best way to present them.

It would be most helpful and time saving if you could provide a copy to each Planning Commissioner.

Than you

Gordon Fuller
14228 S Daisyfield drive
Draper, UT 84020
801-381-0668

Draper Senior Assisted Living Conditional Use, Site Plan, and Plat Amendment

Concerns:

Public Hearing:

- 1- Signs were not maintained on the property as to inform the public of the rezone
- 2- The mailing sent to each home appear to be a junk mail mass mailing

Plat:

- 1- Original plat was approved in 2011 with R3 zoning
- 2- The zoning was changed in 2013 to CG.

Developer

- 1- Staff appears not to have the success or failure history of any the Jacobsen Development Group projects
- 2- The source of background information the staff has used appears to be from the developer's website.
- 3- The Developer's website does not show Utah as a state are licensed as a General Contractor
- 4- The Jacobsen Development Group appears not be licensed business in the State of Utah.

Subdivision layout:

1. Does not take into account the lighting effects on surrounding property in this phase or the next phase.
2. It appears no master plan has be submitted to indicated the nature of Phase 2

The traffic comments by staff:

- 1- Appear to be based from the original plat approval 5 years ago and not current information.
- 2- Not from the Draper City's Traffic Engineer.
- 3- Does not take into account the increase traffic flow from approved developments from area above this site
- 4- The traffic flow from this development uses a private driveway and sidewalk not presently consistently maintained.
- 5- The existing private driveway and is presently being used as overflow parking for the South Mountain Community Church increased traffic flow from this development creates a traffic accident safety hazard not be able to be adjudicated as other traffic accidents since it is private property.

- 6- Other assisted living facilities appear to have an increase of traffic flow during the weekends especially in Sunday during the same time as the private drive and adjacent area west of the Driveway is used for overflow parking.
- 7- Increases traffic congestion to an already congested area attempting to access Bangerter Pkwy at most times during the day including Sunday Services from the private driveway or from the Southfork Drive Street
- 8- There is not traffic control devices within the area to slow traffic in both directions of Bangerter since is in a middle of a hill.
- 9- The increased traffic also applies also to foot traffic as well. Assisted Living facilities residents do walk especially on weekend with family members again during the peak time.
- 10- The City and County will opening a large park this spring. Walking residents of this proposed facility as a well as the communities surrounding this development will want to have a safe access to the park. At this present time this not one on Bangerter at the private driveway or even at the Southfork Drive.

Recommendations

Prior to a positive Recommendation to City Council please require the following:

1. Repost the site for another public hearing assure the signs are maintained throughout the required time frame.
2. Resend the Public Hearing Notice to with a statement on the envelop indicating a Public Hearing Announcement.
3. Do a current traffic study address:
 - A. A foot traffic review as it relates to the surrounding areas including but not limited to the City/County Park.
 - B. Place a physical traffic control device at private driveway and Bangerter to allow access foot traffic to the new park
 - C. Turn the private drive into a public Rights-of way for all residents to have a safe, city maintained, and public protected road and passageway.
4. Do a light study to determine the cause and effects on the surrounding neighborhoods
5. Investigate past assisted developments by this developer including be not limited to a comments for the City's they have built and or managed in.

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