

Meeting Handouts
For
Item 3
Sherland Court
Zoning Map Amendment

From: [Tamara Gaffney](#)
To: [Jennifer Jastremsky](#)
Subject: Rezone App: MA-000059-2016
Date: Sunday, April 24, 2016 3:54:14 AM

April 24, 2015

Jennifer Jastremsky
AICP Planner II
Draper City Community Development Department
1020 East Pioneer Road
Draper, UT 84020

Re: Rezone App MA-000059-2016

Dear Ms. Jastremsky,

I only received notice of public hearing on Thursday with a deadline of a week prior to submit my thoughts about this development in writing. It was unclear if email constituted "writing" so if this is not sufficient, please let me know.

I was not given any other literature about the proposal other than this rezone notice. The neighborhood has not received enough information about the proposal. How many homes are expected? How will they be positioned? Or is this a rezone without a development plan? It is difficult to speak to the specifics of the application without any information. However, I am not in favor of rezoning the very limited remaining 1 acre lots in Draper. We have very few of them left in the city and this city should be comprised of all times of housing options. Large lots within Draper are scarce enough already.

There is another factor which concerns me even more, traffic. We only have two points, an unprotected and narrow turn off of 1300 E onto 13400 (which is not a through street) and is an intersection of a trail crossing and stake center in addition to being the main point of entry for any development. It is now nearly impossible to turn off of given the two schools, high school traffic and upcoming high density construction project traffic that has not been factored into any existing problems we already have. This corner does not support higher density housing. Half acre lots are still too many potential homes and cars coming and going. You cannot widen 1300 E between 13400 and 13800. Have you got a proper traffic study of 1300E from this rezone application / development?

I have moved to Draper from the San Francisco area of California and witnessed the subdivision of all plots to satisfy the need for more housing supply. There are a couple of cities that maintained their large lots and those cities have become the most expensive real estate cities in the US (<http://www.forbes.com/sites/betsyschiffman/2015/11/10/california-rules-2015-list-of-americas-most-expensive-zip-codes/#53297833533d>). Those cities include Atherton (#1), Woodside (#7), Hillsborough (#10), Los Altos Hills (#11), and Portola Valley (#33). If Draper holds on to the larger lots and equestrian feeling we will be living in the most affluent city in the Salt Lake Valley. I urge the council to study and visit these cities in Silicon Valley before deciding to rezone our acre lots down to half or quarter acres. It is much better for the future of the city to keep the larger lots and let the supply tighten. We have plenty of lower cost and smaller lots and houses in Sandy and Traverse Mountain.

At a minimum I'd like more information about what the plans are and how the environmental impact studies forecast the impact of the increase in houses.

Thank you for your thoughtful consideration of my concerns and objections.

Best regards,

Tamara Gaffney
13454 Lone Peak Lane
(801) 361-5821

From: [Tamara Gaffney](#)
To: [Jennifer Jastremsky](#)
Subject: Re: Rezone App: MA-000059-2016
Date: Monday, April 25, 2016 12:26:40 PM
Attachments: [image001.jpg](#)
[image001.jpg](#)

Without a development plan with environmental and more importantly traffic studies on 1300 E I'm very opposed to a rezone. Right now a maximum of 4 houses will go there. If you allow RA 2 it will be 8-9 probably. There is a big difference to density from acre to half acre. We have a massive traffic problem on 1300 e at 134th. I'm urging a no vote.

I'm in Mumbai on business so I won't be able to attend in person. Thanks for forwarding my emails

Best regards,

Tamara
On Mon, Apr 25, 2016 at 8:45 PM Jennifer Jastremsky
<jennifer.jastremsky@draper.ut.us> wrote:

Tamara, email is fine and I will forward your letter to the Planning Commission and City Council for review as this project moves through the review process. I have attached a copy of the agenda for the meeting. Below is a link to the agenda online wherein you can access the staff report for the request. There is no concept site plan associated with this request and the applicant is asking for RA2 zoning, or a minimum of 20,000 square foot lots. Thanks -Jen

<http://www.draper.ut.us/index.aspx?nid=95>

Jennifer Jastremsky, AICP

Planner III

Draper City

1020 E Pioneer Rd.

Draper, UT 84020

801-576-6328

jennifer.jastremsky@draper.ut.us

Meeting Handouts

For

Item 7

Cubes Self Storage

CUP and Site Plan

Dan Boles

From: Donna Bryant [mthrh@live.com]
Sent: Tuesday, March 22, 2016 5:40 PM
To: Dan Boles
Subject: Storage Cubes

Thursday, March 24, 2016 there is a planning meeting scheduled. Steve and I were wondering if the Storage Cube height variance is on the agenda. We haven't received a notice. We are unable to come. Steve is going into the hospital the next day.

So, we were hoping that you would let the commission know that Steve and Donna Bryant **approve** of the Cubes request for a building three stories tall. We are happy to have the Cubes as our future neighbors and look forward to their construction beginning.

If the commission has any questions for us please have them give us a call. 801-523-6334.

Steve and Donna Bryant
659 East Pioneer Road
Draper, UT 84020

Photos

Submitted by:

Applicant, Dan Nixon

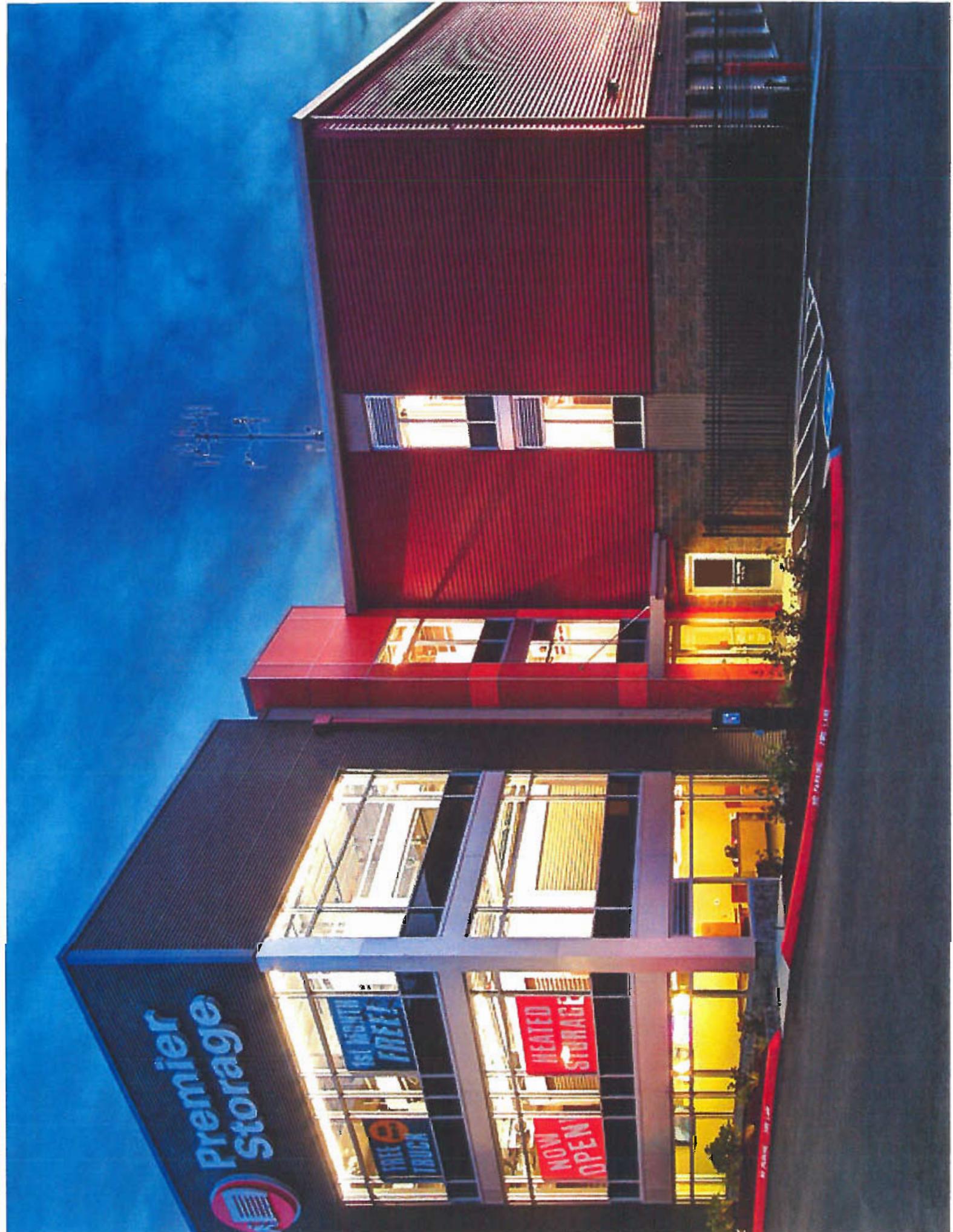
Cubes Self Storage – Brickyard 1053 East 3300 South



Cubes Self Storage-Cottonwood Hts.
6743 South 1300 East







**Premier
Storage**



**FREE
TRUCK**

**1ST MONTH
FREE!**

**NOW
OPEN**

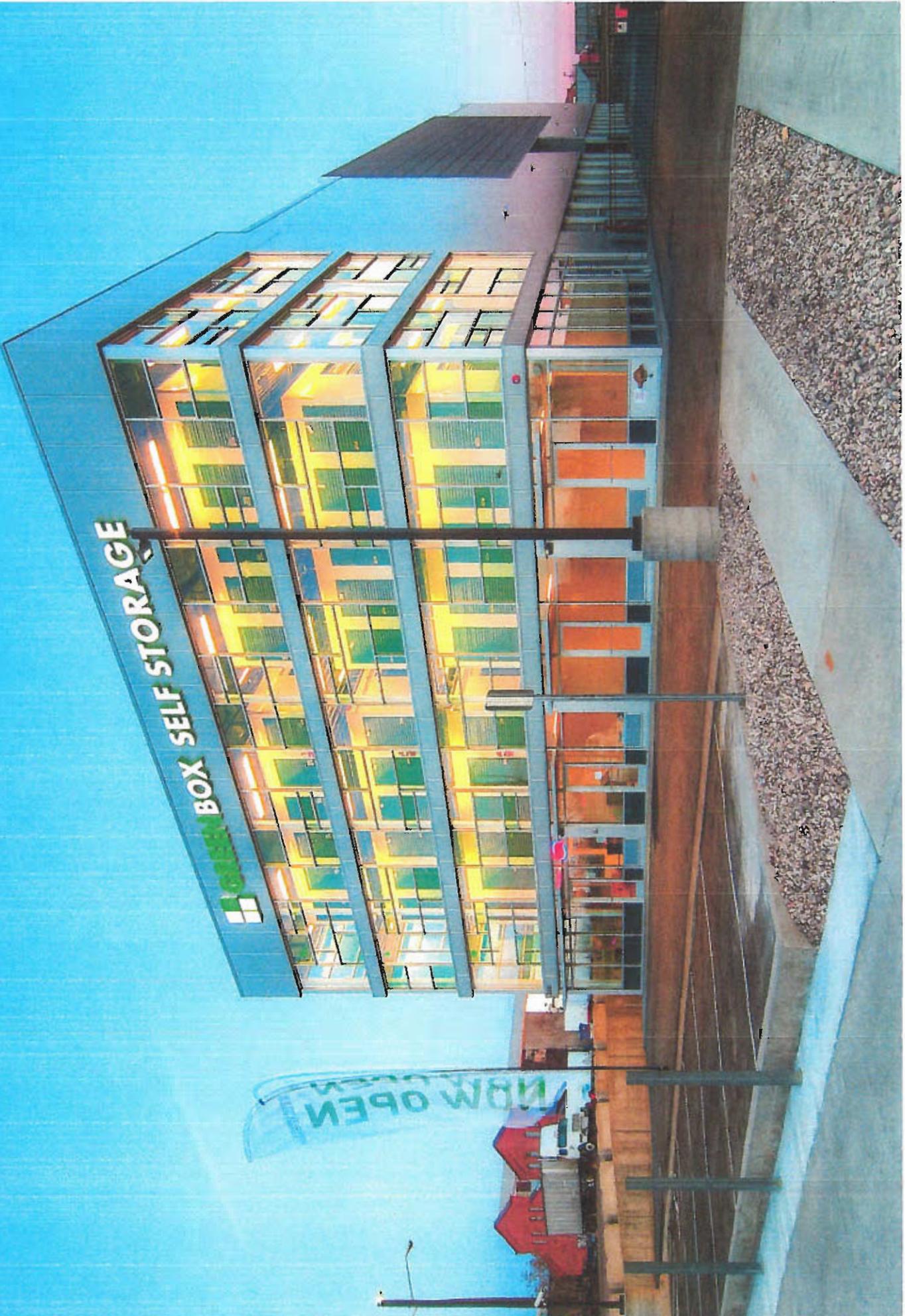
**HEATED
STORAGE**

ST. LOUIS
2015-2016

ST. LOUIS
2015-2016

GREEN BOX SELF STORAGE

NOW OPEN





EDGEMARK SELF STORAGE

EDGEMARK SELF STORAGE

12-584

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