

Meeting Handouts
For
Item 2
Edelweiss Preliminary Plat

Dan Boles

From: Jennifer Jastremsky
Sent: Tuesday, August 9, 2016 5:01 PM
To: Jessica Henning
Cc: Dan Boles
Subject: RE: Edelweiss Comments: For Planning Commission and City Council

Jessica, thank you for your comments. We will get them to the Planning Commission for review and include them in the packet to the City Council. -Jen

From: Jessica Henning [<mailto:jessicahenning1@gmail.com>]
Sent: Tuesday, August 9, 2016 4:59 PM
To: Jennifer Jastremsky; Troy Walker; David Dobbins; Rachelle Conner; Jeff Stenquist; William Rappleye; alan@guadalahonkys.com; Michele Weeks; Marsha Vawdrey
Cc: Jessica Henning
Subject: Edelweiss Comments: For Planning Commission and City Council

Hi all,

I have a few comments regarding the revised Edelweiss plan currently up for approval at the Planning Commission meeting on 8/11/2016 and the City Council meeting on 8/16/2016. Please take them into consideration and reach out should any questions arise.

Overall, this plan up for review/approval is an improvement over the previous plan.

- The current plan up for review has a better density for the parcel (171 current vs. 181 previously) by way of:
 - An ever so slight impact on water in the area. This was a concern previously and I know some work had to be completed prior to Edelweiss/DAI commencing development. Stoneleigh Heights' water pressure is down 10 PSI from 2015 to 2016.
 - Provides a slight buffer between developments to better uphold the mountainous community vision of Draper City planning and contributes to the overall mountainous lifestyle Draper is known for.

- The plan up for review leaves a little buffer between the East side of Stoneleigh Heights Phase 1 and the West side of Edelweiss which I hope lessens the geologic concerns even slightly. I see shifting and evidence of increasing instability on the hill touching my lot to the East and South. The more of the hill that can be kept and not fully graded (not allowed in previous plan), the better chance of that hill holding on and not sliding into my

side yard/backyard/dwelling. And better for the new development for someone's new backyard not to slide down this hill. The last thing any resident, developer or city needs is a slide of any kind, small or large.

- With the end of Stoneleigh Drive designated as a trail head in the new plan, this open area will go a long way to helping mitigate the snow issues (where to put it - SunCrest ran out of places to put snow last year, so did the City plows) and the parking issues. Both of these were topics of discussion at previous meetings and validated by the City.
- For any open access to Edelweiss through existing narrow streets in Stoneleigh Heights, speed bumps would be wise. Thankfully the Edelweiss development will have wider streets to better accommodate traffic. Cars will have to squeeze by one another on Stoneleigh Heights streets, especially on trash day.
- Most importantly, this new plan up for approval solves a major problem of traffic accessing 171 new units from a left turn off of Traverse onto Stoneleigh Drive. The Draper side of the mountain has much more traffic than those coming up the Highland side. Dozens of residents made public comment about the danger or that turn under the best of conditions. When regularly required to stop before the left turn, due to oncoming traffic, we are nearly rear-end by cars speeding up the hill and not anticipating a stop until the four-way stop. Residents went on to say with heavy snow and fog, very common in SunCrest, that left turn is hardly visible, and on some days zero visibility/whiteout conditions. So much so that the street light is not visible except when right next to it (heading down the mountain). All of this combined with extremely steep grade of Traverse leading up to the four way stop makes the turn extremely dangerous for the current residents. Adding any more cars would have been disastrous. The City Council understood this and previously required a left turn lane be created prior to occupancy of Edelweiss. I do hope that is still a part of the plan. It is something we need even with this current plan up for approval.

Thank you!

Jessica Henning

2024 Stoneleigh Drive

Draper, UT 84020

Dan Boles

From: Jennifer Jastremsky
Sent: Thursday, August 11, 2016 8:43 AM
To: Dan Boles
Subject: FW: Time Sensitive: Edelweiss Development Concerns

FYI

From: Jessica Jones [<mailto:jessica.jones@ucebt.com>]
Sent: Wednesday, August 10, 2016 8:23 PM
Subject: Time Sensitive: Edelweiss Development Concerns

Dear Draper City Officials,

Thank you for your service to our community. It is with concern for the the health and well-being of the citizens of Draper that I am writing you today. As a physician in the community, I am tasked with advocating for the health of our community. My name is Jessica Jones, MD and I am a resident living at 2014 E. Stoneleigh Drive, Draper, UT.

I have become aware of the Edelweiss plat. Thank you for your consideration of making the end of Stoneleigh Drive a trailhead/cul-de-sac, I am in full support for the following reasons.

1. The revised plan with making Stoneleigh drive a trailhead/cul-de-sac will reduce the risk of dangerous accidents on Traverse Ridge Road. Residents must make a stop on a steep section of Traverse Ridge Road in order to turn onto Stoneleigh Drive. **In time that there is fog, snow, ice, and heavy traffic, this is extremely dangerous for drivers.** Increasing the traffic down Stoneleigh Drive by making Stoneleigh Drive an access to Edelweiss will greatly increase the risk of fatal accidents for Draper city citizens. I myself have had to dodge out of the way when fog was so thick my car could not be seen by oncoming drivers. Fog occurs often in the winter months at our elevation.
2. I understand there are concerns about the soil stability in the area. I would agree and support that with evidence of **soil shifting** surrounding our foundation and retaining wall. I would have significant concerns about soil destabilization on the hillsides and top of the hills in the area. The liability of building on unstable soil is obvious and potentially property and life threatening.
3. In the case of fire in the area, as we had recently in the Corner Canyon close by, increasing the population in the area will introduce increased risk of fire and difficulty with evacuation. Having ample area between structures decreases risk of **property damage and injury/death of citizens in the event of fire.**
4. There has been a notable decrease in water pressure noted in the area. The city of Draper will likely be faced with infrastructure revision and improvement in order to support continued development in the area to maintain city services at the current quality.
5. Finally, thoughtful and measured development, maintaining recreational space interspersed within the community provides for maintenance of a **high quality of life for Draper Citizens**, which promotes community involvement and safety in our community. Preserving quality of life for citizens while allowing for thoughtful development is the task of each citizen of Draper.

Thank you for your consideration on this important community matter. My trust is that you will do everything within your power to make a balanced decision for the citizens of Draper.

Sincerely,

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Jessica Jones, MD
Utah Center for Evidence Based Treatment
www.ucebt.com
801-419-0139

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Dan Boles

From: Jennifer Jastremsky
Sent: Thursday, August 11, 2016 1:21 PM
To: Dan Boles
Subject: FW: Edelweiss Preliminary Plat

Follow Up Flag: Follow Up
Due By: Thursday, August 11, 2016 1:24 PM
Flag Status: Completed

FYI

From: Uwe Michel [<mailto:uwshaun@gmail.com>]
Sent: Thursday, August 11, 2016 1:18 PM
To: Jennifer Jastremsky
Subject: Edelweiss Preliminary Plat

Jennifer,

ON behalf of the Michel Brothers, who own the Shoebox Land on top of Suncrest, we would voice our approval of the Edelweiss Project.

For years we have follow this project. Before Hamlet put in their townhomes, the Shipps encouraged the City to enlarge the access to this land. There will be residents that oppose any developement and especially developement that will increase traffic throught their neighborhood. All were aware that a somepoint this land would be developed, the traffic would increase and veiws would change.

What we don't understand is why Draper does not require the Mast property to be accessed to this property. It is mutually beneficial to both neighborhoods, It certainly makes for a better neighborhood if the communties are attached to one another so say nothing about the safety of the neighborhood.

Thanks for what you do to make Draper what it is. It is a great place.

regards,

Uwe Shaun Michel
801 944 4414