

ITEMS
HANDLED OUT
AT 09.19.2013
PC MEETING

Submitted @ meeting
9/19/2013

William and Cathy Floyd
318 E 12000 S
Draper, UT 84020
801-244-2639

RE: 130822-12052S

Dan Boles,

It was impossible to get this letter to you one week prior to the hearing on this land use and zoning map change. I hope you accept this tonight as I am having a neighbor bring it to the hearing. I am currently in Russia.

I have many objections to the change. The first is the amount of houses-townhomes that are being proposed. There is too much traffic on 300 E now and when there is an activity at Juan Diego it is even worse. It is difficult to leave for work in the morning unless you just butt your way out or find one nice person to let you out. We even have to wait to get into our driveway at times. The traffic is backed up but no one will let you in. There are many more traffic problems on 12000 S. When cars are parked on both sides there is only room for one car to drive down the road and there will be people that will prefer to use 12000 S rather than 300 E.

What does this do to our property value? Especially with the rentals at Day Park?

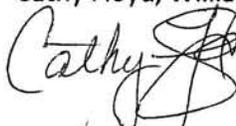
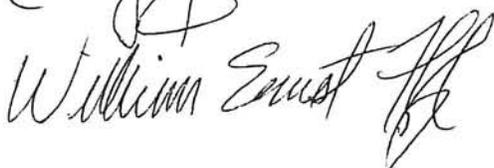
The housing surrounding this piece of property is zoned R-1, R-2, and RM-1. There is also an elementary school, middle school, and catholic school adjacent to this property. Why are you trying to stuff so many people in such a small space? Most of us bought here for the land and open space. We knew eventually this land would be developed but thought it would be single family housing. We would prefer to have homes on smaller lots rather than 109 townhomes with only 28 guest parking spaces. The adjacent townhomes have over 100 guest parking spaces.

We tried to have our property rezoned from one acre to 2 half acres but because our development (Andrus Acres) is zoned for one acre we were denied. Yet there are only two lots in Andrus Acres that are one acre or more – mine and the house across the street belonging to Bryce Green.

It appears that any vacant lot in Draper is up for multiple housing even if neighbors on both sides have a half acre or more. Just look at 800 E south of 12000 S. These residential roads can't take much more traffic with the school traffic that is already here.

If our vote counts for anything, we want single family housing with a minimum of 1/5 acre so that would be about 45 houses at most.

Thank you
Cathy Floyd, William(Ernie) Floyd

Dan Boles

From: Tina Vigos [tvigos@bloxr.com]
Sent: Thursday, September 19, 2013 2:52 PM
To: Dan Boles
Cc: M T Vigos (mtvigos@hotmail.com)
Subject: Garbett Homes Request for High Density Zoning

Hello Dan:

I am a resident of the Andrus Acres neighborhood. I reside at 409 East 12000 South. I am not sure my husband or I can make the meeting tonight, so wanted to voice our absolute rejection of the idea of building MORE high density housing in our neighborhood area.

We built in Draper (permit was given to us in 1996) when Andrus Acres, a developed subdivision, was surrounded by A1 zoning from 11800 South to 12200 South and between what are not The Cottages and 700 East.

My husband and I built our house with our own hands and chose our lot based on its zoning and Draper City's promises of rural zoning surrounding us. We hoped to own horses and ride along the promised trails within the A1 zoned area.

To make a long story short, we have been promised everything under the sun from Draper City government that we would be able to live the lifestyle of our choice, but have been constantly disappointed by the City's fall from grace for the almighty dollar.

1. A land swap wiped out 60 acres of land to the north of us to build the Skaggs Catholic Center – even though our neighborhood protested vehemently.
2. To aid the building of the school, the canal to which all residents along the north side of 12000 South have water rights, were denied those rights when the water was put in a storm drain pipe.
3. Open land on 12100 South and 300 East was going to be the site of the new Draper Library...dropping it directly next to currently built single family residences. It was changed to ½ acre lots for single family homes.
4. Draper City wanted to build the new city hall on the land now being sought after by Garbett Homes. Again...plunked down in the middle of a single family home residential area. We got the city hall moved to a more appropriate location, but still the onslaught continues.
5. The Post Office was put in, much to the dismay of residents closest to it and the round-a-bout because of concerns of increased traffic flow, etc. Again, on deaf ears.
6. Any open land was then cut up into ½ acre portions, thus further limiting the lifestyle choices the rest of us had.
7. Draper then developed land on 12300 South to the point of being so congested, it is almost impossible to travel that route to get on the freeway with any sense of ease. As you know, there are apartment buildings going up at an alarming pace along 12300 South which will only further congest the area adding even more traffic and people to what we all hoped would be a rural lifestyle.

To succinctly put it, Draper has abused us enough! Our home values plummeted not only because of the past decade of poor real estate performance, but because of the mixed bag we have been forced to live with.

My husband and I both agree that the highest density housing that should be allowed in this area are single family homes on a minimum of ½ acre lots as the precedents have already been set all around our neighborhood.

One last request – **PLEASE** do not allow Garbett Homes to build the same types of buildings in Draper that they have on the west side out by Daybreak. To be honest, they simply do not fit in architecturally, aesthetically or practically with the feel of the neighborhood, or with what we thought Draper was supposed to be about – rural living in the city.

Best regards,

Tina M. Vigos

Quality Assurance

BLOX[®] Corporation

960 W. Levoy Dr., Ste 100

Salt Lake City, UT 84123

Office: 801 590-9880 x9890

Mobile: 801-680-0525

tvigos@bloxr.com

Dan Boles

From: Marjo Burdette [marjo.burdette@utah.edu]
Sent: Thursday, September 19, 2013 12:06 PM
To: Dan Boles
Subject: Zoning Change in Draper

Importance: High

Follow Up Flag: Follow Up
Due By: Thursday, September 19, 2013 12:38 PM
Flag Status: Flagged

Mr. Boles,

I will not be able to attend the hearing on 09/19 concerning the zoning change for property 300 E and 11950 So. I live in the South Willowcreek Condo development which is immediately west of this property. I am against developing this property and more specifically to placing more condos in the area.

This area of Draper is saturated with condos and townhomes, so if there are going to be any living units built on this property, my preference would be single family dwellings instead of high density townhomes. I like the existing field and don't want anything built that will obstruct the beautiful view of the Wasatch Mountains.

Another concern is the increased traffic this will cause. The existing roads that access this property are narrow, unmarked (no painted dash lines) roads that are sufficient for the current traffic load, but insufficient for increased traffic. I DO NOT WANT ANY INCREASED TRAFFIC ON OUR STREETS! Also, since the property is across from Juan Diego High School the traffic and parking is already very heavy from time to time.

I hope you will give serious consideration to the impact that rezoning will have to those of us who live and attend school in the surrounding area.

Sincerely,

Marjo Burdette

Development Specialist, College of Humanities Dean's Office, University of Utah
255 So Central Campus Dr, Rm 2100, SLC, UT 84112 | phone: 801-585-3988 | fax: 801-585-5190

Dan Boles

From: suzanne nelson [byusue@yahoo.com]
Sent: Wednesday, September 18, 2013 3:45 PM
To: Dan Boles
Subject: proposed zoning change at 300 East and 11950 South

Follow Up Flag: Follow Up
Due By: Wednesday, September 18, 2013 4:33 PM
Flag Status: Flagged

Dear Mr. Boles,

I live on 300 East at 12073 South. My husband and I built our home almost 10 years ago. We bought a lot in this area because of the old-fashioned farm feel of the neighborhood. We loved the fact that everyone had 1/2 to full acre lots, most with animal rights.

I want to let you know that we **STRONGLY OPPOSE** the proposed zone change for the lot located across the street and to the north of our home. There are several obvious reasons why a change to highest density housing is not a responsible choice for this area. The following seem to be the two most important:

1) The traffic on 300 East is already at maximum capacity. From the hours of 730am to 815am each weekday, 3pm to 4pm each weekday, and 2pm-3pm on Wednesdays when the Skaggs Center schools have their early out day there is a constant stream of cars. The morning traffic is often backed up past the round-about and is always beyond my driveway. The potential to add hundreds more cars to that congestion is alarming. When there are events at the Skaggs Center, 300 East and 12000 South turned into one lane roads because event patrons park everywhere, including areas clearly marked with no parking signs. A natural diversion to avoid 300 East is to take 12000 South or 12100 South up to 700 East. This is not a solution to the problem, but rather compounds it, making those streets very busy as well. This problem cannot be solved by adding a turn lane, additional through lanes, or a traffic signal on 300 East.

In addition, there are not sidewalks on both sides of the road, or even complete sidewalks on one side. Many Juan Diego students leave the school campus for lunch and walk to nearby eateries. It is already hazardous for them with the amount of current traffic and lack of sidewalks. RM2 zoning would create the potential for many more cars, which is clearly reckless choice.

I am very interested to know how the City plans to address the current traffic situation before they consider adding to it. I know a traffic study has been ordered by the potential developer and am interested to know its findings.

2) There are ordinances in place that require buffer housing between the highest density residential (what is being proposed) and lowest density residential (what is currently in the immediate neighborhood east of 300 East). Although I understand the economic benefit that the City will gain by having more homeowners to pay more taxes, I cannot comprehend the fact that Draper City would consider compromising the current ordinances in order to make money. What is the point of having ordinances if they can be dismissed so easily?

I have not addressed other concerns felt by all of the area neighbors, such as the potential decrease in our home values, the loss of open, green space (which makes this area special), and the fact that a high density residential development is being built in our backyards already with the Parc at Day Dairy project. On a personal side, I spent a year trying to have the current traffic situation resolved when we first moved here. I did a traffic calming report, neighborhood petition and made various phone calls. No one ever returned my calls or

responded to my paperwork. This does not instill a lot of confidence that the situation will be corrected. Seeing that the zone change is even a consideration terrifies me.

Lastly, I feel that the zone change/land use amendment meeting notification letters should have been sent to a much larger geographical area around the parcel under consideration. Many of my nearby neighbors did not receive a letter. In an effort to be more transparent, the City should reconsider the distance requirements when sending out letters of this nature.

I appreciate your taking time to read my letter, and others that have come from my neighbors. I also thank you for passing them along to any additional appropriate parties.

Sincerely,
Suzanne Nelson

Dan Boles

From: Christian Cole [Christian@capitalpremium.net]
Sent: Wednesday, September 18, 2013 4:29 PM
To: Dan Boles
Cc: christian@coleclan.com; KristalCole (kristal@coleclan.com); bysue@yahoo.com
Subject: Proposed zoning change (approx 120000 South 300 East)
Attachments: garbettproposal.pdf

Follow Up Flag: Follow Up
Due By: Wednesday, September 18, 2013 4:36 PM
Flag Status: Flagged

Dear Dan Boles:

I am writing to share my concerns about the proposed zoning change for the property that is located approximately 300 East 120000 South, Draper Utah.

The project, as currently proposed, seems out of proportion to the property and is not consistent with the homes surrounding the development.

I purchased my home in Draper because of the surrounding homes and the spacious lots they are built on. The streets had lower traffic and were primarily only traveled by neighboring residence. With the current proposal to change the zoning to RM2, it would flood the community with traffic making the side street of 120000 South a primary outlet. While the project raises many potential issues, I am particularly concerned about its impact on home value, traffic and child safety.

These twelve units per acre, will add population to an already populated area. Whenever a function is held at Juan Diego parking already extends up and down the roads of 300 East, 120000 South and 121000 South making them almost impossible to navigate during these events. If the zoning is approved it will change the character of Draper in ways that cannot later be undone.

The proposed location also does not make sense for a RM1 or a RM2 zoning change. The only reason the builder would chose these zones is to maximize the profit for the amount of land they are buying, or in other words money. The builder does not live in the surrounding homes otherwise zoning would not even be an issue. The builder would realize that as a resident he would not want 12 units per acre when he had purchased his home on minimum of a half-acre in the surrounding neighborhood.

I urge you to reject the proposed zoning change, which is clearly not consistent with the values and the surrounding homes of this area.

Sincerely,

Christian and Kristal Cole

Current residents at 11963 South 630 East, Draper, Utah 84020



Christian Cole
Sr. Agency Relations
800-767-0705 Toll Free
801-209-5320 Direct
855-470-2628 Fax
Christian@capitalpremium.net

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Dan Boles

From: Teri Bronson [teribronson@gmail.com]
Sent: Wednesday, September 18, 2013 4:42 PM
To: Dan Boles
Subject: rezoning

Dear Mr. Boles

I am not able to attend the hearing tomorrow regarding the rezoning of the property across from Juan Diego High School. I am a resident of South Willow Creek Townhome development which is just west of said property.

I am extremely concerned that high density townhomes are being considered for this area that is already saturated with townhomes! The traffic in this area is extreme and I can't even imagine what it would be like to add an additional 100+ homes in such a small area. My preference would be single residential units instead.

I hope you will consider this matter carefully and the impact it will have to our neighborhood.

Sincerely,

Teri Bronson

Concerned Neighbor
Draper, Utah
801-450-9488

Dan Boles

From: Tedi Hardie [tedihardie@gmail.com]
Sent: Thursday, September 19, 2013 7:36 AM
To: Dan Boles
Subject: Proposed Zoning change by Garbett Homes

Follow Up Flag: Follow Up
Due By: Thursday, September 19, 2013 8:08 AM
Flag Status: Completed

Dear Mr. Boles:

We are contacting you to express our strong opposition to the proposed zone change being requested by Garbett Homes to the property at 300 E 11950 S. We reside in a RA1 zone at 371 E 12000 S which is very close to this property. Our concerns are the dramatic transition from the least dense residential zoning to the highest density residential zoning allowed in Draper in such close proximity. It is our opinion that there should be a more gradual transition with the density in residential zoning.

We have also been told by a professional and licensed real estate appraiser that the proposed RM2 zoning next to the RA1 zoning will have a negative effect with property values in the RA1 residential zoning where we currently live. This is certainly not a desirable direction for the neighborhood. In addition, 3rd East is already a heavily used street with Juan Diego school located at the end of the street. A high density residential development will add considerably to the current traffic congestion and increase traffic safety concerns to the neighborhood.

We sincerely ask that this proposal be denied and that lower density zoning be considered for future zoning requests for this property.

Sincerely,

Larry and Tedi Hardie
371 E. 12000 S.
Draper, UT

Dan Boles

From: Paula Glassett [nelson3553@msn.com]
Sent: Thursday, September 19, 2013 8:37 AM
To: Dan Boles
Subject: Proposed zoning change at 300 East and 12000 and 12100 South

September 19, 2013

To: Dan Boles, Draper City Planning Commission and Garbett Homes:

This letter is written in strong opposition to the proposed zone change currently being decided in the 300 East area, in and around 12000 and 12100 South.

It seems that the first standard should be that Draper City should be required to follow and adhere to all of the current Draper City Ordinances. It is unfair and a waste of everyone's time and energy and the city's money to even present something otherwise.

Although not fluent in all of said ordinances, the suggestion to review and/or avoid them seems to be blatant and in obvious violation of what the original city plan was. Specifically, the ordinance that requires that a high density area and a low density area must be buffered with a development whose density is between the two. It is not new information to Draper City that the area in question will be a lower density area than the condominiums directly to its west and in direct violation of its own ordinance. If this was the standard of the original city plan, and the reason for that plan was to avoid too many people and too much traffic in any given area and to help the flow of the neighborhoods in Draper City, why would this idea even be considered unless the end game is more money to the city? Secondly, each development must have a percentage of "green or open space." Backyards do not qualify. Where is the green space in this development?

Another big concern is that Draper City cannot or does not even handle the current traffic situation regarding the Skaggs Catholic Center. Traffic is incredibly high every morning and afternoon, but also during times when there is an event at the center. The number of people who would reside in the area in question would create a more ridiculous mess than is already present. If Draper City cannot or does not handle the situation now, we, as residents of the area, are not confident they can or will handle it in the future. Let's not forget the events at the Center. Cars line the streets on 300 East and 12000 South. They park in no parking zones and within inches of every stop sign and intersection. They line 12000 East on both sides so that driving thru the intersection of 12000 and 300 is dangerous to the cars and to any pedestrians in the area. Many residents of the neighborhood have called Draper City Police in an effort to help alleviate the problem. Rarely is something done and we never feel supported by our own police department. Any thought that as a neighborhood we would agree to the zoning change and welcome more traffic to provide more congestion and more dangerous conditions to us and to our children is absurd.

Finally, we have been told that a traffic study that will be done. But also understand that this study will not be completed until after the decision is made regarding the zoning. How can a decision to change the zoning be properly made when the city has no idea the amount of traffic that exists on 300 East? The traffic study is absolutely pertinent to the issue at hand and if a decision is made the change the zoning, how much time and money will be wasted trying to figure out how to handle the newer and even more ridiculous traffic issues?

A zoning change to allow for high density homes in the area of 300 East in and around 12000 and 12100 South would create nothing more than more problems for those who live in and travel thru the area when the current problems have not even been addressed.

We strongly request the zoning change is denied.

Cordially,

The Glassett Family

545 East 12000 South

Dan Boles

From: Dianna Nabor [Dianna.Nabor@imail.org]
Sent: Wednesday, September 18, 2013 12:04 PM
To: Dan Boles
Subject: Rezoning - Draper

Mr. Boles,

I will not be able to attend the hearing on 09/19 concerning the zoning change for property 300 E and 11950 So. I live in the South Willowcreek Condo development which is west of this property. I would like to make known my concerns about developing this property and placing more condos in the area.

My preference would be single residential units instead of high density townhomes since this area is saturated with condos and townhomes. Also, since the property is across from Juan Diego High School it would only be right to consider the increased traffic for this area.

Hopefully, the decision on zoning will not be motivated by financial gain only and the impact to the surrounding area will be considered.

*Dianna J. Nabor
University of Utah SOM
Office Manager
Desk (801) 662-2910
Fax (801) 662-2912*

Dan Boles

From: Karen Tsujimoto [karen_tsujimoto@hotmail.com]
Sent: Wednesday, September 18, 2013 1:14 PM
To: Dan Boles
Cc: garyt@sjifs.com; Karen Tsujimoto
Subject: FW: Disturbing Proposal

From: garyt@sjifs.com
To: karen_tsujimoto@hotmail.com
Subject: Disturbing Proposal
Date: Wed, 18 Sep 2013 08:42:11 -0600

As we will not be able to attend the Thursday 9-19-13 Draper City Planning meeting, we wish our thoughts be shared with the appropriate people:

We are Gary and Karen Tsujimoto, 441 E. 12100 S. We found out about the meeting through email from a neighbor on 300 E - not from the City, which we should have!

We moved into our home in September 2003, but not before talking with Draper City Planning several times. We were concerned that our street, 12100 S which, like other streets in our neighborhood, is very long with no interruptions, would be busy with traffic and that traffic would be high speed for a residential neighborhood. We were assured that 12100 S would not be busy, as the City was going to have 12200 S go through from 700 E to 300 E (this obviously did not happen). We were also told that a neighborhood park would be built on 300 E and 12000 & 12100 S (has not happened). Our decision to buy was greatly influenced by these reassurances received from Draper City. In talking with other neighbors we find they were told the same things. Over the past 10 years that we have lived here, we have attended several Draper City Planning/Council meetings, and have been told our streets will be "Horse Shod" or a traffic circle would be built when 700 E goes commercial, among other things to address our concerns for safety and protecting the value of our homes. So far all we have are speed bumps, which seem to make it more fun for some driver to go over fast!

When we learned that high density housing was to be built at the old dairy site, we were not happy, but assumed this would be the time Draper pushes 12200 S through to 300 E. We were wrong!

As we commute to and from our home, it is disappointing to see our beautiful little Draper grow up as a confused and cluttered city. Traffic does not flow smoothly! It is confusing, slow, and at times dangerous! When the Skaggs center hosts events, it is difficult to drive to and from my own home. Some times when I am driving my truck with a trailer, I can barely drive down our neighborhood streets because cars are parked on both sides of the roads.

We are completely against allowing the density zoning change request! We would like our promised community park! If not, then single family 1/2 acre minimums. Tax revenue is important to run the City, but you are driving our home values down, increasing traffic, and making Draper less desirable to call home!

Please listen to those of us who are affected the most by these decisions!

Gary Tsujimoto
Managing Executive
SJI FINANCIAL SERVICES

Investment Adviser Representative
Interactive Financial Advisors
1414 East 4500 South Suite 3
Salt Lake City, UT 84117
801.272.6000 fax 801.272.6200

Dan Boles

From: Cynthia Alex [cynthiaalex@msn.com]
Sent: Wednesday, September 18, 2013 7:25 AM
To: Dan Boles
Cc: Gregg A.
Subject: Proposed Land Use and Zoning Map Amendment for Smith Property Land

Dan,

My husband and I won't be able to attend Thursday's public hearing concerning the zoning amendment which would allow Garbett Homes to build high density town homes that in our opinion, would create increased traffic, parking and safety issues for our neighborhood, Saint John the Baptist Elementary/Middle schools, and Juan Diego Catholic High School.

I talked to you on the phone, and you said the Engineering Department said the roads surrounding this area were able to support this development. I asked if anyone in that department had been in the area when Skagg's Catholic Center, which includes a church and three schools, hosted any event, be it their own, or when other community group use the facility, and you said "probably not."

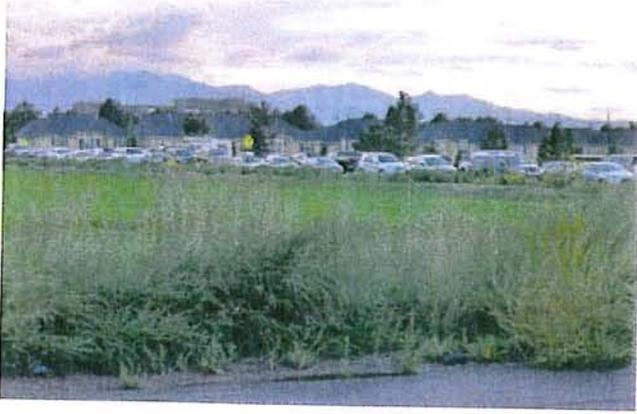
During the past week, I've taken pictures on a normal school day when cars are parked on 12052 S. due to the full school parking lots, and on a football game night. I'd like to emphasize that the pictures of the cars lining the streets for this particular football game didn't have normal attendance due to bad weather, so parking is usually much worse.

Normal school day...

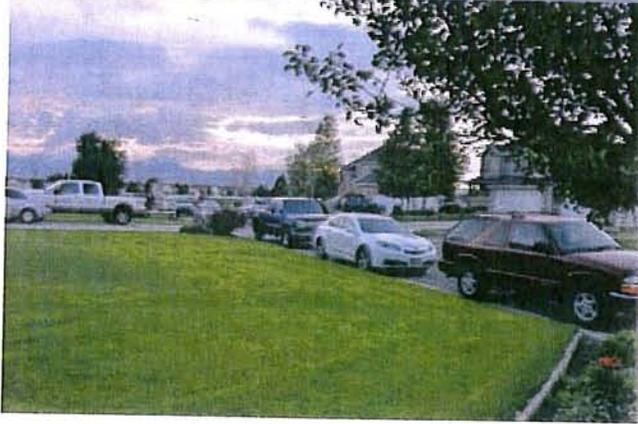
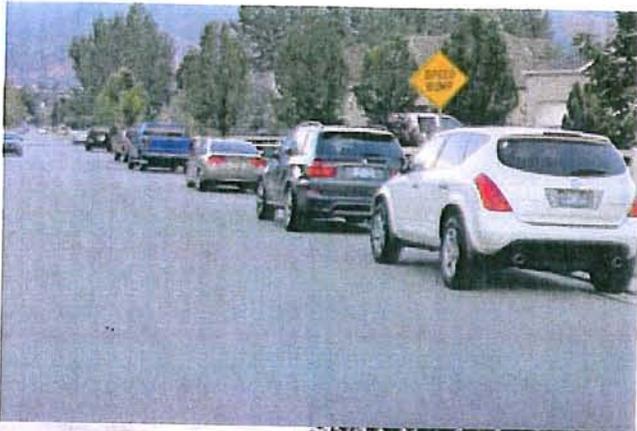


Football game night...





Additional cars parked on 12000 South during game..



In addition to normal congestion in this area, we have seen an increase in traffic due to the UTA Trax station located on 11800 South. Also, the fact that 13 Ivory homes are soon to be built on 12000 South, between 600 and 700 East, should be taken into consideration.

As Community Development Senior Planner, I ask that you take into account the homes in the area which have already been impacted by the 400 plus apartments at The Parc at Day Dairy. Our neighbors take pride in their homes, and yards, and I have no doubt that the increased devaluation of our homes from another high density housing complex built in our area will affect home owner's decisions regarding upkeep, updating, etc. I know this is a personal decision, but we had further updates planned for our home, but wouldn't make the investment if our home value declines. An appraiser assured us homes next to a town home unit, with a potential 108 units, would be devalued.

Thanks for your time,

Cynthia Alex
362 East 12000 South
801-514-5383

Dan Boles

From: Mike Malan [mbmalan@hotmail.com]
Sent: Tuesday, September 17, 2013 4:22 PM
To: Dan Boles
Subject: 11950 South 300 East

Dan-

Thank you for taking some time today to discuss the proposed zone change at approximately 11950 South 300 East. I appreciate the consideration that has gone into your deliberations and the issues to be considered. I appreciate your willingness to pass this on to the planning commission since I will be out of town at the time that the planning commission meeting takes place.

As a resident living on 12100 South and 497 East and as a former member of the Draper City planning commission I do have the following concerns about the proposed zone change:

1. I know that you mentioned that you think that traffic is the main concern about the proposal. I agree that traffic is a huge consideration. At the time that Juan Diego was being proposed, traffic flow was a major concern then. If you look at the minutes containing deliberations on traffic flow that occurred then, there were multiple traffic configurations that were being considered relating to 12100 South and 12000 South. We tried shutting entrances to both 12100 South and 12000 South and then finally decided to use speed bumps as a traffic calming method. Today, traffic on both 12100 and 12000 South continues to be an issue. At critical times, usually around the start and the end of the school day at Juan Diego, traffic on 300 East can be impossible to maneuver. In order to get to the 11400 South freeway on ramp, I will go over to the Post Office and down to State Street in order to escape the backups at 11950 South and 300 East and Kimball's Lane and 150 East. Adding up to 108 additional housing units to that traffic flow will compound the issues on 300 East, 11950 South and Kimball's Lane. Additionally, I suspect that the traffic issues on 12100 South and 12000 South, which we fought so hard to control, will resurrect again.
2. The Juan Diego development has been a true benefit to Draper City. As part of the development, they have graciously made their facilities available to sports teams and individual citizens for outdoor activities. In addition, they have periodic celebrations such as their Festival of Roses, dance recitals and other activities that expand the use of the facilities to far more than school activities and Sunday church services. At times, the available parking is exhausted and people are required to park along 11950 South and along 12000 and 12100 South. One of the reasons that 300 East essentially ends at 11950 South is due to the safety concerns of children attending the school. Driving on 11950 South regularly, I have often been concerned about children parking on the south side of 11950 South crossing into traffic on their way to ball practice and other activities. This safety concern will be exacerbated with additional traffic on 11950 South.
3. During my tenure on the Draper City planning commission, we spent a lot of time worrying about transitions between high density and low density housing. We actually spent a lot of time considering alternatives for the specific piece of property under consideration. We strongly felt that due to the traffic issues discussed above, as well as using good planning practices, it made the most sense to have that parcel transition from higher density on the west to medium density on the east. It just doesn't make sense to amend the City's land use map that has stood for over 10 years in order to

accommodate such a high level of density that butts directly up to low density housing directly across the street to the east.

4. I understand that no concept plan is traditionally required at this phase of the zoning process. However, I understand that a concept plan has been presented to the neighbors that shows fenced yards as part of the open space requirement. This is specifically against the Draper City ordinance that requires open space to be open to all citizens and not just to the people that live in the neighborhood. If this zoning application is to be approved, I would strongly suggest that it is mandatory that the applicant provide a plan that will 1) be in conformance with the Draper City ordinances and 2) provides a plan with sufficient meaningful open space to earn the level of density that is being requested.

Given the traffic and health safety and welfare concerns that this proposal raises and the fact that it goes against good planning practices and contravenes the intent of the Draper City Land Use Plan that has been in place for over 10 years now, I would strongly recommend against approving this zone change.

Mike Malan
497 East 12100 South

Dan Boles

From: Lisa Hansen [lisas1128@hotmail.com]
Sent: Tuesday, September 17, 2013 5:04 PM
To: Dan Boles
Subject: Zone Change at 11950 S and 300 E

To Whom It May Concern,

My name is Lisa Hansen, and I am a resident of the neighborhood directly across from the property at 11950 S and 300 E. Garbett Homes is currently applying to change the zoning and amend the land use map. I have concerns, and I am opposed to these actions. The land use map currently says that land should be used for low to medium density housing, and I think it should stay that way. It represents irresponsible city planning to put high density housing directly across from RA-1 and RA-2 properties. There should be a buffer. I am very much in favor of a residential zoning on that property, but putting in the highest density housing the city allows just doesn't make sense. The condos to the west of that property are not even zoned RM-2. The city zoning map on Draper City's website shows those as RM-1. Garbett Homes should not be allowed to build such a dense development right in between two lower density zones. There should be a gradual transition.

I also have serious concerns about the traffic that would be introduced on our streets from a 109 townhome development. That would likely bring at least 185 more cars per day onto our already crowded streets. We have a very high volume of traffic on our residential streets as is, because we are located directly south of Skaggs Catholic Church and the schools on that property. It seems irresponsible to grant the zone change before exploring solutions to the traffic problem that already exists, and have plans in place to deal with the increased volume of cars that will inevitably come with more development.

Lastly, I am concerned about the amount of green space allotted on the developer's plans. It does not seem to represent the required 30% as dictated by city ordinances.

Please make the planning commission aware of my concerns.

Thank you,
Lisa Hansen
801-657-5335

Dan Boles

From: Lisa Hansen [lisas1128@hotmail.com]
Sent: Tuesday, September 17, 2013 5:04 PM
To: Dan Boles
Subject: Zone Change at 11950 S and 300 E

To Whom It May Concern,

My name is Lisa Hansen, and I am a resident of the neighborhood directly across from the property at 11950 S and 300 E. Garbett Homes is currently applying to change the zoning and amend the land use map. I have concerns, and I am opposed to these actions. The land use map currently says that land should be used for low to medium density housing, and I think it should stay that way. It represents irresponsible city planning to put high density housing directly across from RA-1 and RA-2 properties. There should be a buffer. I am very much in favor of a residential zoning on that property, but putting in the highest density housing the city allows just doesn't make sense. The condos to the west of that property are not even zoned RM-2. The city zoning map on Draper City's website shows those as RM-1. Garbett Homes should not be allowed to build such a dense development right in between two lower density zones. There should be a gradual transition.

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Please make the planning commission aware of my concerns.

Thank you,
Lisa Hansen
801-657-5335

Dan Boles

From: Nikki Ferguson [n.ferguson6@hotmail.com]
Sent: Tuesday, September 17, 2013 7:08 PM
To: Dan Boles
Subject: Garbett Homes Development

Mr. Boles,

I am writing in regards to the request of changing the zone rating for the lot on 300 east and 12000 south, by Garbett Homes. Please take into consideration the huge impact this development will have on our neighborhood.

We currently live on 1 acre lots and there would no buffer from low density rated zoning to high density rated.

If you have driven on 300 east or 12000 south during the morning or afternoon drop off and pick up from Juan Diego, you would see the roads are overly congested. If you go there on any particular weekend, (many events are held at the school) you would see all the roads become a one lane road. That is another problem in itself, but adding 100+ homes will only amplify a serious problem our streets face. The traffic that goes down my road does not obey the 25mph speed limit law, that a residential road dictates, nor they do on 300 east. The speeding has been a great concern in past and only becomes a bigger problem as more people use it for access to the school or future developments.

The proposed plan shows very little green space set aside. That is of concern for our neighborhood being we all moved to the area for the open space lots.

I do not see why Draper needs more high density housing especially at the cost of the residents that have made this their home for many years.

I recognize our area is not a typical neighborhood and it cannot be. It was developed without thought of future impact, well now we are impacted.

Thank you for your consideration,

Nikki Ferguson

William and Cathy Floyd
318 E 12000 S
Draper, UT 84020
801-244-2639

RE: 130822-12052S

Dan Boles,

It was impossible to get this letter to you one week prior to the hearing on this land use and zoning map change. I hope you accept this tonight as I am having a neighbor bring it to the hearing. I am currently in Russia.

I have many objections to the change. The first is the amount of houses-townhomes that are being proposed. There is too much traffic on 300 E now and when there is an activity at Juan Diego it is even worse. It is difficult to leave for work in the morning unless you just butt your way out or find one nice person to let you out. We even have to wait to get into our driveway at times. The traffic is backed up but no one will let you in. There are many more traffic problems on 12000 S. When cars are parked on both sides there is only room for one car to drive down the road and there will be people that will prefer to use 12000 S rather than 300 E.

What does this do to our property value? Especially with the rentals at Day Park?

The housing surrounding this piece of property is zoned R-1, R-2, and RM-1. There is also an elementary school, middle school, and catholic school adjacent to this property. Why are you trying to stuff so many people in such a small space? Most of us bought here for the land and open space. We knew eventually this land would be developed but thought it would be single family housing. We would prefer to have homes on smaller lots rather than 109 townhomes with only 28 guest parking spaces. The adjacent townhomes have over 100 guest parking spaces.

We tried to have our property rezoned from one acre to 2 half acres but because our development (Andrus Acres) is zoned for one acre we were denied. Yet there are only two lots in Andrus Acres that are one acre or more – mine and the house across the street belonging to Bryce Green.

It appears that any vacant lot in Draper is up for multiple housing even if neighbors on both sides have a half acre or more. Just look at 800 E south of 12000 S. These residential roads can't take much more traffic with the school traffic that is already here.

If our vote counts for anything, we want single family housing with a minimum of 1/5 acre so that would be about 45 houses at most.

Thank you
Cathy Floyd, William(Ernie) Floyd

Dan Boles

From: Paula [paula_finnish@yahoo.com]
Sent: Tuesday, September 17, 2013 8:39 PM
To: Dan Boles
Subject: Smith Property Townhomes

Dear Mr. Boles,

I am one of the neighbors on 12000 South and I'm writing to you to express my concerns about the projected townhouse development at the west end of our street.

I hear that Garbett Homes is looking to change the zoning to the highest density Draper allows, and I believe that our street is probably the lowest density. I am very concerned to have this huge of a change just across the street...with no buffer? This WILL bring down the value of our homes.

My husband is an original owner/contractor on our street. In 1994 when the development of Andrus Acres started, the field projected for the new development was not zoned or designed for 109 units per 9 acres. While everyone on our street assumed that someday those 18 acres would be housing...no one believed that they would be filled with townhomes!

I can't even imagine what 300 East traffic will be like with an additional 100+ cars travelling it. Juan Diego HS games cause a HUGE mess on our street and now to add this! How are we supposed to even get out of our neighborhood?

Ivory Homes is building homes on 1/2 acre lots on our street, which makes sense as a buffer before the commercial zoning. Why isn't Garbett Homes required to use the same lot size as a buffer between the acre+ lots and the existing townhomes on the west side of the Smith Property project?

I sincerely hope that Draper City won't allow this zoning change.

Paula Simons
449 East 12000 South

Dan Boles

From: Anne Burt [anne.burt43@gmail.com]
Sent: Tuesday, September 17, 2013 9:09 PM
To: Dan Boles
Subject: Concerns about Garbett Homes

After attending a meeting at a neighborhood home last week, I came away with some concerns. I believe the safety of the community and the children attending Juan Diego will be compromised with the heavy traffic of 109 homes with two cars each on the entrances and exits to the new development. During the little league games, the high school activities, and school in general the traffic is too concentrated. The small children going to the little league practices on the lawns of Juan Diego are in danger. I don't believe the city can allow 109 homes to be built without forcing the city to encroach into the subdivision property for turning lanes or widening the roads. Please take this into consideration.

Thank you,
Anne L. Burt
206 Draper Park Lane
Draper, Utah 84020

Dan Boles

From: Doris Brunatti [brodzila@aol.com]
Sent: Tuesday, September 17, 2013 9:34 PM
To: Dan Boles
Subject: Garbett Homes Rezone Proposal

Mr. Boles,

I reside on 12100 South. Recently I became aware of the possibility of a zone change at 300 East and 12000 South.

I would like to go on record objecting to high density housing. This area has undergone several MASTERPLAN changes and is pathetically being "over-built". Personally, I would have preferred 1 acre and 1/2 acre lots remain. However, RM1 should be the only consideration, if that dense. It must be clear to the Council that this poor little area 11800-12300 S. and State Street-700 E. is a CITY WITHIN A CITY. The skyline and view for the residents is gone now. Nowhere else is do you find this kind of population in such a finite space. Clearly the remaining undeveloped areas will attempt the same thing. This is becoming ridiculous. The poor original homeowners who wanted a yard are being edged out. The streets cannot handle the impact. Between the Post Office, Skaggs Schools, Commercial Areas, Twin-Homes, Towne-Homes, Rentals, 2-3 Story Apartments, Day Dairy, Hospital & Development, not to mention TRAX access are TOO MUCH for this area. Back-back multi-dwellings in every nook and cranny are greed driven vs. quality of life in Draper. A street is NOT a buffer from one to the other. What about us? What is best for us? What happened to our green space? Our little farm area? What about the safety of people living here, the traffic, pollution, student load, trax, and otherwise the destruction of our homes and lowering of property values?

Once upon a time we were promised a Park and Swimming Pool. South Mountain traded us ground and we got a Post Office. Once upon a time we were told NO Commercial Development, look around. We were told NO Rentals except north of 118th. Look again. It progressively is getting worse and worse. The view was once beautiful, now it is not. Those of us living here are holding on. This was our dream once, too. A recent poll that Draper ranked high as a desired place to live appears not to apply to those of us in this area. If it matters then immediate limits must be created and maintained. Each developer is clearly only interested in profit not the quality of life or what is best for us.

Sir, I find it difficult to believe that our elected officials are happy with allowing any of this. Please preserve what is left of Old Draperville and allow us to live in peace and dignity. We deserve that much.

Doris Brunatti

September 17, 2013

Attn: Dan Boles

City Planner

Draper City

Re: Garbett Homes - 300 East and approximately 12000 South Development

Dear Dan,

We are the Telesco's and are natives to the Salt Lake Valley. We reside at 462 East 12100 South. Just this week we learned that there is a zoning change request pending for the above mentioned property from A5 Argicultural to RM2 to build 109 townhouse units and we are **STRONGLY APPOSING THIS BE APPROVED!**

1. Draperville is known for its open space, calm, quiet and close Community. Building these high density townhomes will take away that open space feel and close-in the Draperville Community. Its reputation and feel will change entirely.
2. This type of development does not make sense to build right next to ½ acre and 1 acre established homes without any kind of buffer!
3. Our streets cannot handle or support the amount of new residents. There isn't even a side walk on both sides of the streets in this area.
4. The traffic increase on the existing residential streets would be dangerous for both travelers and current residents. A potential future liability I would think for the City.

Just a side note; I think better steps should have been taken to notify more of the surrounding neighbors sooner. I wish I were in town to be at this meeting on Thursday.

Respectfully,

Robin & Chris Telesco

Dan Boles

From: DZ Smith [dzs1010@yahoo.com]
Sent: Friday, September 20, 2013 11:26 AM
To: Dan Boles
Subject: Zoning Issue

Follow Up Flag: Follow Up
Due By: Friday, September 20, 2013 12:43 PM
Flag Status: Flagged

I am strongly opposed to rezoning the acreage at 300 E. 11950 So. (Garbett Homes proposal) to accommodate high density residential homes for all the reasons that were articulated at the Planning Commission meeting of 09/20/13. Foremost, the existing surface streets in that area will not adequately provide for the increased traffic and further expose bicycle/pedestrian traffic to even greater (unacceptable) hazards than we currently deal with.

I am not opposed to multiple family dwellings as I am currently a resident homeowner of the South Willow Creek townhome community immediate west of the proposed project site. Furthermore, I gladly embrace the advent of environmentally friendly housing but this is the "right project in the wrong area" as allowing an added 200+ vehicles on these congested streets puts all of us (to include a great many school children) at risk.

Please consider the safety, wellbeing and quality of life issues for the citizens already invested in this community that will be compromised by allowing this project to go forward as proposed.

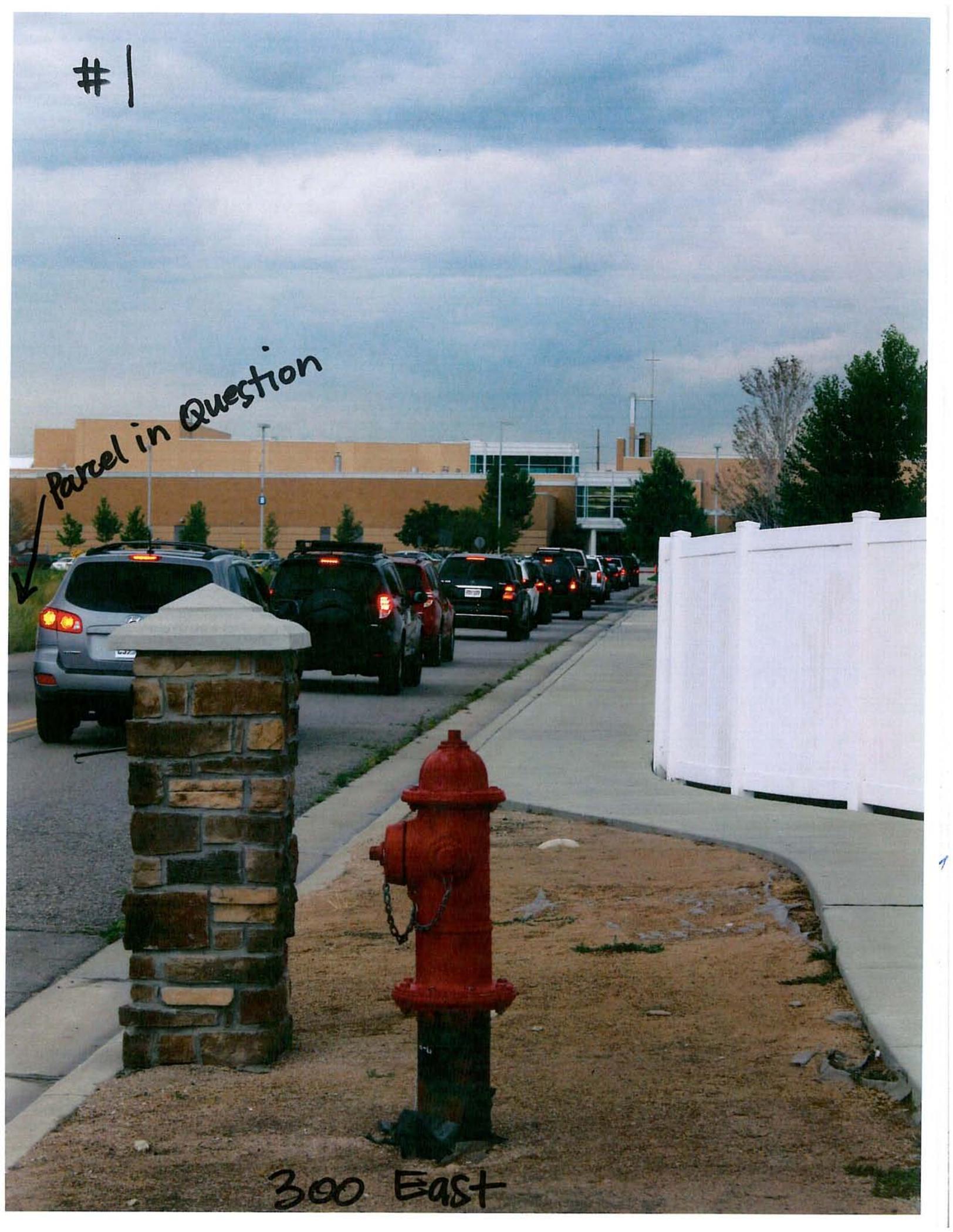
Zane Smith
11963 Draperville Avenue
Draper, UT

1

Parcel in Question



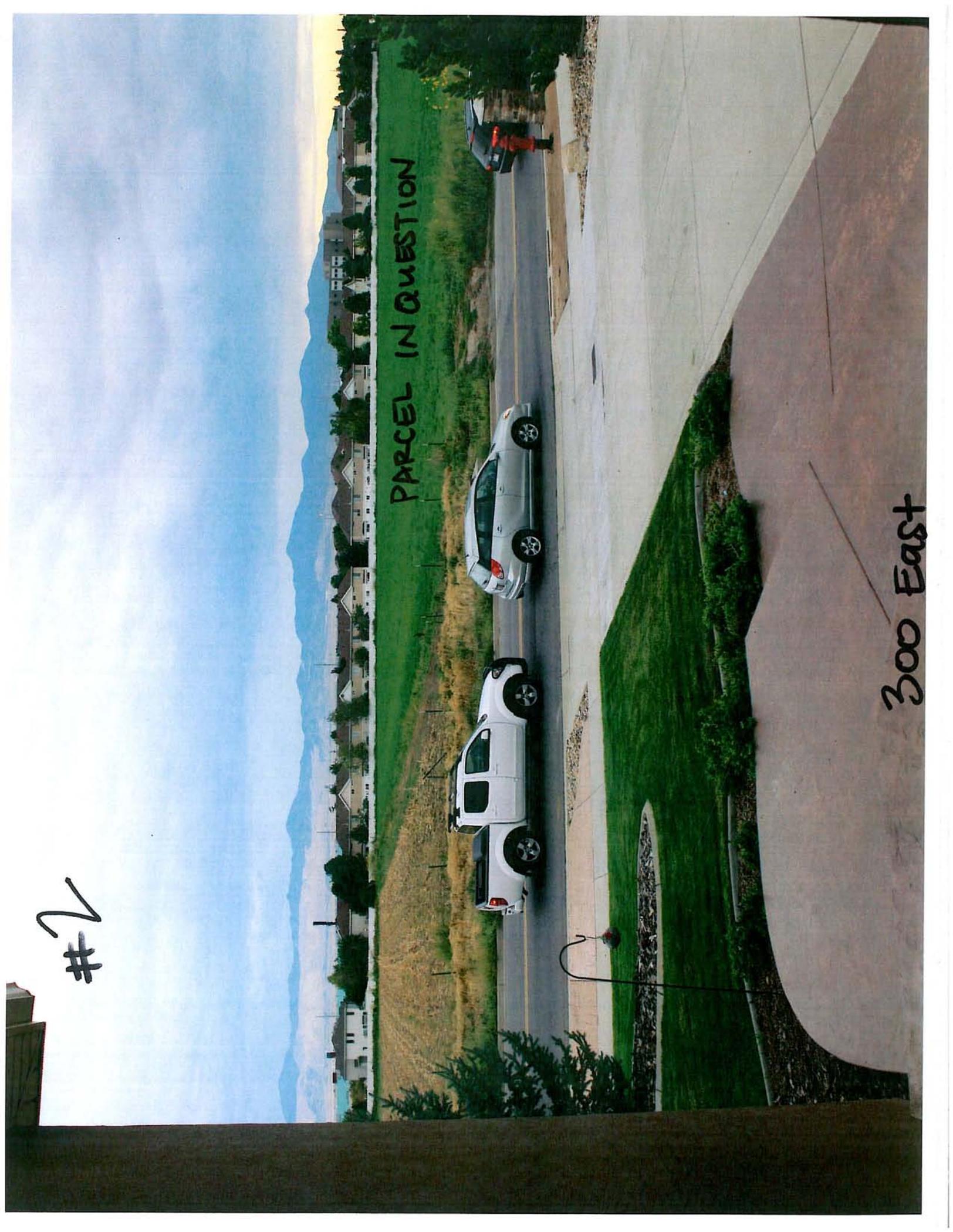
300 East

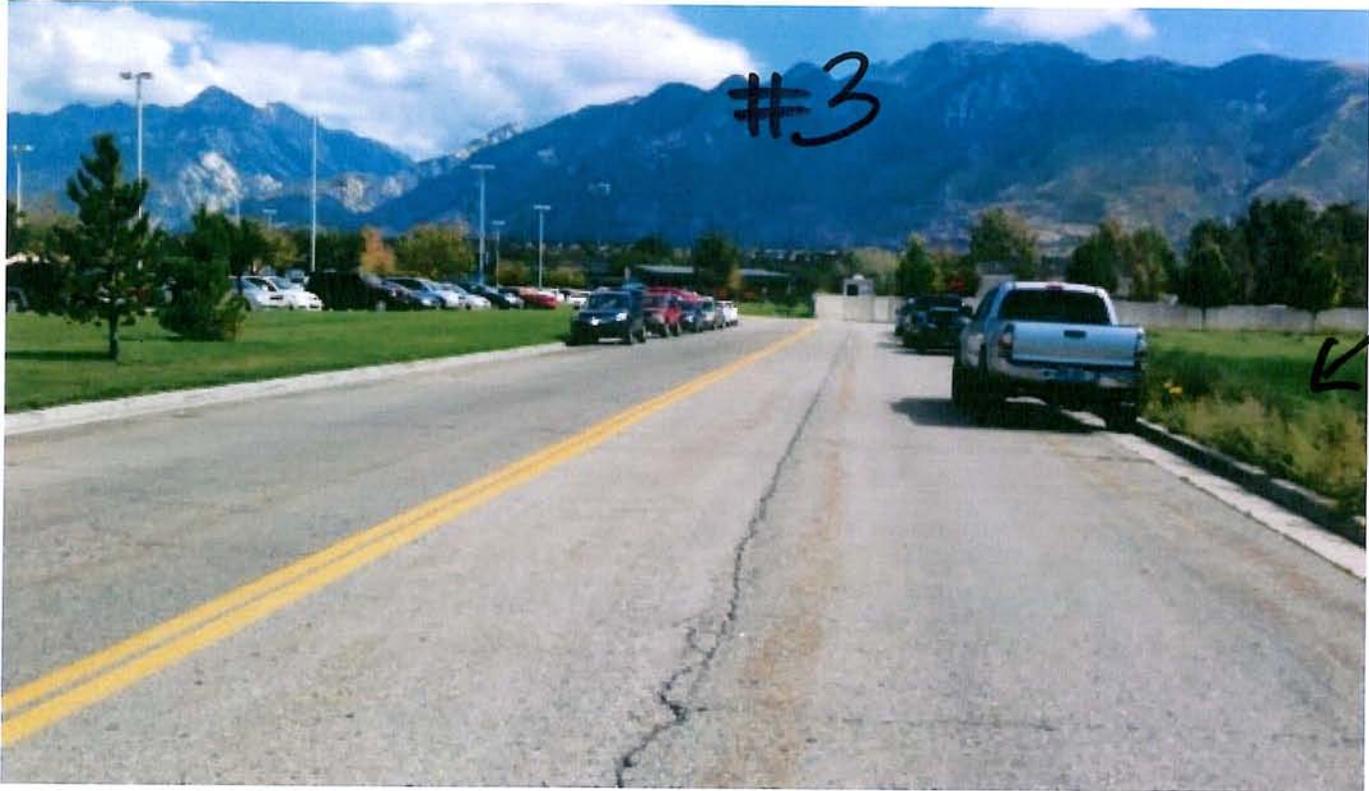


#2

PARCEL IN QUESTION

300 East





11950 South

Parking on street on a NORMAL day, School & Special events FILL the streets.

#4



Parcel
in
Question

11950 South