

PRESENTATION BEFORE DRAPER COUNCIL

7 January 2013

William W. Wagner

Mr. Mayor and members of the Draper City Council, my name is William Wagner. I am the husband of Sue Crossgrove Wagner who is the Trustee of the Crossgrove Trust that owns the land immediately to the south of the B&B property. Crossgrove families have been resided in Draper since the 1850s. My wife was born and raised here as was her father. I am speaking on behalf of the eight living heirs of the Crossgrove Trust who are all in agreement with my prepared comments. We are invested in the Crossgrove property and it is presently under contract to be developed as a six, ½ acre lot Cul-de-Sac, immediately to the south of the B & B property.

We appreciate the opportunity to express our position on the rezoning proposal for the B&B project.

We are here this evening to oppose the rezoning of the B&B property from RA2 (one half acre per unit) to RM-1 which is by definition "high density, multiple family residential, up to 8 units per acre".

Our opposition is in three primary areas of concern:

1. Our first concern is that the rezoning from RA2 to RM-1 high density 8 units to the acre is not in keeping with the existing "Draper Master Land Use Plan", a plan which we understand, adopted the public recommendation that any future lot development east of 13th East be no less than one-half acre in size. There are some 1/3 acre lots that were grandfathered in. Our contractor respected this provision with his development design of a six, one-half acre lot Cul-de-Sac, The design which meets the Draper Master Land Use Plan was presented to and approved by the Draper Planning and Development Department on July 30th, 2013 and development process of the Cul-De-Sac has begun. Our objective is to develop a project that is a complement to the surrounding neighborhood and to Draper City.
2. Our second concern is related to the first. It is our concern of the negative impact that high density zoning and subsequent development would have on the integrity, esthetics, quality and value of the surrounding neighborhood and the related

negative impact to the associated property values. All properties surrounding the B&B property have homes situated on lots zoned as RA1 (one acre), RA2 (one-half acre) or RA3 (one-third acre). By our rough calculations, RM1 high density, multiple family residential zoning, under a worst case scenario, could allow as many as 40 homes on the 6.12 acres of B&B property, (allowing 20 % for infrastructure such as roads, etc.). We firmly believe that the location of the B&B property, surrounded by residences on 1/3, 1/2, and one acre lots is not an acceptable location for high density residential housing when there are other alternatives as stated by members of the Planning Commission on December 5th .

At our hearing for approval of our 6-1/2 acre lot Cul-de-Sac design, Mr. Brent Pollard of B&B who is a neighboring property owner to our development expressed himself justifiably and to his credit, of his concern about the quality of homes that would be built on our property. He wanted to be assured that the quality of the neighborhood would be maintained and he did not want to see any (to use his words, quote) "cheap or mickey mouse little houses" being built on our property. Our contractor assured Mr. Pollard that at the present value of one-half acre lots in the neighborhood that a buyer would not be putting up a small, cheap house and that the quality of the neighborhood would be maintained by our Cul-de-Sac development.. As Mr. Pollard was concerned about the value of his property being maintained with the development of our property, so are we now concerned about the negative impact on the neighborhood integrity, and surrounding property values that would result of rezoning of the B&B property to high density.

At the hearing before the Draper Planning Commission, B&B stated their objective is to develop a project much like a closed, gated community of substantially fewer than 40 units and their desire to be very protective of the area. We have no reason to doubt the sincerity and integrity of both Mr. Pollard and Mr. Hilton and fully support their desire to protect the aesthetics and value of the neighborhood but the fact remains that RM1 is what it is; high density, multiple family residential zoning allowing up to 8 units per acre and subject to the requirements of Draper City Code Article 6, Chapter 9-32 (Two Family and Multiple Family Dwelling Development Standards). It seems to us that their expressed development objectives could be accommodated by RA3 zoning which would fit much better into a neighborhood already zoned RA1, RA2, and RA3 .

We firmly believe that the Council must consider the worst case scenario as allowed by RM1 (up to 8 units per acre) and its impact on the neighborhood until

such time as a B&B site plan is submitted and approved by the Planning Commission and Draper Council.

3. We are concerned with the added traffic pressure, burden and congestion that a high density development would impose on the already heavily used and overburdened 13th East by north/south traffic and the present burden of east/west traffic on Pioneer Streets. The report given to the Planning staff by the Engineering Department as reported at the Commission hearing was that the widening work being done to 13th east would adequately handle increased traffic from high density development as proposed by B&B. This is a surprise to us because it our understanding that the widening of 13th East that is now occurring will only provide a median turning lane and not additional through-traffic lanes and a passing lane cannot be legally used for through traffic. Pioneer Street is already a narrow street, heavily used and often congested. High density development in the area can only add to and negatively impact the already high traffic pressure and related congestion on those streets.

As an added note, the Wheadon Preserve development on 13800 So. and 3rd E. is often used as an example of the desirability of a high density development. It must be kept in mind that Wheadon development has immediate access to I-15 and Bangeter highways for easier traffic flow whereas the B&B property does not. In addition, Wheadon Preserve has been developed in a neighborhood of homes situated on quarter acre lots. The B&B property sits in the middle of one, one-half, and one-third acre properties. A large industrial building also sits on the western border of the development Wheadon development. We believe, therefore that the Wheadon development is a poor example to be used to support high density rezoning in the B&B neighborhood.

IN CONCLUSION

Having expressed our concerns about the rezoning of the B&B property and what we are against, I am reminded of an article that appeared in a past week's issue of the Deseret Newspaper by Joseph Walker entitled, "It's what you are for-not what you are against-that matters".

Respectfully therefore we are for:

1. First; moderate, well controlled growth that brings stability, pride and increasing value to the community of Draper. We recognize that Draper is changing as was stated several times at the Planning Commission hearings. It is not the quiet, semi-rural farming community it once was. Increasing population growth and related infrastructure for the City of Draper must be accommodated but we believe city planning must be carefully done to maintain the beauty and desirability of Draper as a place to live.
2. Second, we are for planning that maintains or improves the integrity, quality and value of an established neighborhood and its respective properties through development of projects that respect and reinforce that integrity, value and quality of the B&B neighborhood by maintaining the RA1 (one acre), RA2 (one-half acre) and RA3 (one-third acre) zoning for the neighborhood.
3. And third, we are for development projects that fit smoothly into the infrastructure of an established neighborhood (roads, traffic, utility capacity, etc.) without adding significant additional burdens on an existing neighborhood and its infrastructure. We do not believe rezoning the B&B property to high density would fit smoothly into the existing infrastructure of the subject area.

THANK YOU

William W. Wagner

January 7th, 2014

To: Mayor Troy Walker and the Draper City Council

Recently, Highland residents were notified that undeveloped property belonging to Draper City, previously part of the Suncrest Development, would be considered for surplus by Draper City. As residents, we prefer to see this land remain undeveloped. Development of this property will limit residents from Highland and Alpine critical access to Hog Hollow road and trails leading to Corner Canyon. The trails are used often and we love the wildlife that is found on the property.

We are respectfully requesting that no action be taken tonight to further the possible surplus of this property. We would like to form our own proposition by working with Draper City to provide a better solution that would satisfy all parties.

Thank you for your time and service.

Brent and Heather Groom

Sean and Amy Horan

Dennis and Linda Pitta

Russ and Jennifer Lambert

Terri and Tammy Hirsch

Fraser and Jennifer Bullock

Rob and Sabrina Gardner

Dave and Stephanie Nibley

Ryan and Kamber Chessman

Daniel and Barbara Rapp

Michael and Marina Brown

Justin and Sharon Mitchell

Dr. Todd and Christy Whiting

Richard and Becky Ewell

Mel and Amalia Cook
Grant and Emily Carlson
Dr. Jim and Marcie Alcorn
Dr. Kory and Julie Branham
Ryan and Allison Barclay
Nathan and Mindy Hyde
Dr. Thomas and Vanessa Sutton
Spencer and Lesley Edwards
Jeffrey and Melanie Conley
Steve and Marisa Anderson
Steve and Brooke Hafen
Doug and Michelle Cunningham
Michael and Diann Lavin
Dr. Bradford and Christy Matthews
Kent and Eve Reese
Dr. John and Lisa Meadors
Bryce and Shelly Thacker
Steve and Cathy Curtis
Wayne and Lisa Bush
Jake and Tamara Fackrell
Sam and Shauna Roundy
Michael and Robin Ball
Kevin and Shannon Busby
Aaron and Mandee Grant
Ailee Magleby
Tami Hogge and Family
Kevin and Andrea Fuller

Dr. Bruce and Leslie Tall

Doug and Jacinda McOmie

Peggy Evans

Ryan and Brittani Oliver

Cameron and Jennifer Platt

Steve and Jennifer Christensen

Adam and Charlynnne Edmunds

Jared and Sheree Winger

Dave and Sandy Evans

Curtis and Laura Dayley

Brandon and Deborah Balkman

Rob and Mindy Ross

David and Casie Robinson

Justin and Kim Rohatinsky

Dr. Michael and Colleen Jemmet

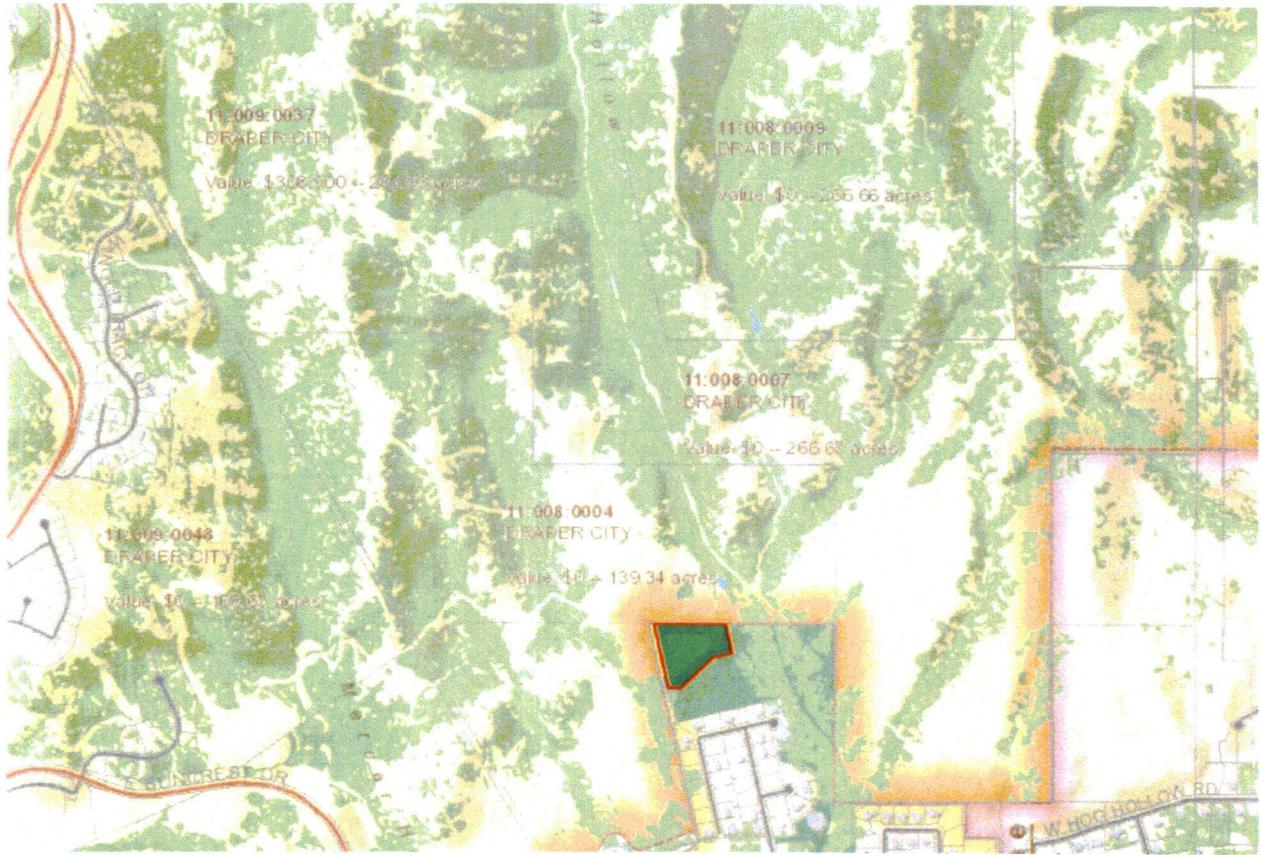
Andrew and Shauna Smith

Dan and Brittany Griffiths

Tyler and Natalie Nelson

Damon and Mauri Streetman

Stewart and Meghan Goodwin



Russell Fox

From: HORAN, SEAN [sh951p@att.com]
Sent: Thursday, January 2, 2014 2:50 PM
To: Russell Fox
Subject: RE: Notice of Public Hearing - Surplus Property

Russell:

Thank you for the explanation below. We have been told/promised "many times" that this area was never to touched/developed and to remain open space. We want this parcel of land to remain open space and not sold/developed. I know there is a hearing on the 7th, but I am not able to attend, but wanted to make sure that our voice was heard and added to any petition for this.

Thanks,
Sean

From: Russell Fox [<mailto:russell.fox@draper.ut.us>]
Sent: Friday, December 27, 2013 3:12 PM
To: HORAN, SEAN
Subject: RE: Notice of Public Hearing - Surplus Property

Hi Sean,

To answer your questions, the current zoning and status of the property is RR-22 (rural residential, ½ acre lots). The property falls under the Suncrest Development agreement and has been planned for development even prior to the Suncrest development. The remaining undeveloped property for Suncrest was purchased by Draper City last year. There are few areas the city needs to sell to Highland for their existing water tank which is on Draper City property and potentially others for development. Declaring the property as surplus is the first step in the process. Currently there are no specific development plans.

Please feel free to give me a call if you have further questions.

Regards,

Russell Fox, AICP
Assistant City Manager
Draper City

(801) 576-6516
TTY 7-1-1



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From: HORAN, SEAN [<mailto:sh951p@att.com>]
Sent: Thursday, December 26, 2013 10:49 AM
To: Russell Fox
Subject: RE: Notice of Public Hearing - Surplus Property

Russell:

I am a Highland resident – located at 5902 Timber Ridge Ln Highland, UT 84003 and border the proposed surplus property. I would like to understand what this means.

- 1) What is the status of this current land “open space”?
- 2) What is the current ownership – i.e. City of Draper, City of Highland ‘ownership’ – I have heard that the City of Highland actually owns the water rights
- 3) If declared surplus, what happens then?

We purchased this property due to it backing up to open land and open space. Now that they road is blocked off (hogs hollow) there has mainly been foot traffic, biking, etc. and very limited motorized vehicles, etc. The land is designated open space and preserves the beauty of the hills and mountains as well as providing a great space to enjoy the beauty of UT. Also, if there were any building to occur in the future, the elevation, slope etc. seems unbuildable – and would be very expensive to develop.

We do not want this land to be changed.

Thanks,

Sean Horan
M2M Business Development Manager
Industry and Mobility Application Solutions
AT&T

214-385-0525
sh951p@att.com

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Russell Fox

From: Shauna Roundy [ptthunder@yahoo.com]
Sent: Thursday, January 2, 2014 3:45 PM
To: Russell Fox
Subject: Land above Twin Bridges and Angels Gate

We do NOT want Draper City to surplus the piece of land north of Twin Bridges and Angels Gate. We want the parcel of land to remain as dedicated open space. This should not be sold to Highland City either, who would most likely surplus it to a developer.

Thanks,
Shauna and Sam Roundy

Russell Fox

From: Nathan Hyde (nhyde) [IMFT] [nhyde@imflash.com]
Sent: Thursday, January 2, 2014 4:43 PM
To: Russell Fox

Mr. Fox,

I and my family are residents of Twin Bridges in Highland. I write to express great disappointment that Draper City is considering designating as surplus property an adjacent parcel to our neighborhood. We do NOT want Draper City to surplus the piece of land north of Twin Bridges. We want the parcel of land to remain as dedicated open space. Access to the open space was critical to our decision to purchase property in Twin Bridges. We also oppose Draper selling the land to Highland City, which could surplus it to a developer.

Respectfully,

Nathan Hyde
12462 Wildflower Land
Highland

Nathan Hyde

IM Flash Technologies LLC | Senior Counsel | w: 801.767.3695 | c: 801.857.4558

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Russell Fox

From: Spencer L. Edwards [sledwards@orem.org]
Sent: Thursday, January 2, 2014 5:18 PM
To: Russell Fox
Subject: Draper Land Proposal

Mr. Fox, I live on 12568 N. Angels Gate in Highland. I am opposed to the idea of any form of development above the Twin Bridges Subdivision. Thank you.

Russell Fox

From: Becky Ewell [beckyewell@comcast.net]
Sent: Thursday, January 2, 2014 5:26 PM
To: Russell Fox
Subject: Open Space near Twin Bridges

We do NOT want Draper City to surplus the piece of land north of Twin Bridges. We want the parcel of land to remain as dedicated open space. This should not be sold to Highland City either, who would most likely surplus it to a developer. One reason why we chose to live in our neighborhood in Highland City was because of the access to the mountain bike trails directly from our neighborhood. Please do not sell this land to a developer. We want the land to remain open space.

Have a great day!!!
- Richard & Becky Ewell
5924 Lighthouse Landing
Highland, UT 84003

Russell Fox

From: Missy Anderson [peanutbodle@gmail.com]
Sent: Friday, January 3, 2014 9:57 AM
To: Russell Fox
Subject: RE: Surplus Property above Twin Bridges Subdivision in Highland

Dear Mr. Fox:

We live near the top of the Twin Bridges subdivision in Highland City, UT. We understand that the status of the open space adjoining the north boundary of our subdivision has changed and that the City of Draper now owns the property which was previously owned by Suncrest Corporation. We are adamantly opposed to this property being developed, or sold to another developer or sold to Highland City. Our understanding is that when this subdivision was created there was a promise/understanding with Suncrest Corporation that the property just north of Twin Bridges subdivision would remain as dedicated open space providing access to walking and biking and hiking just outside of our doors. We also understand that those whose lots back this open space paid a premium for those lots because of that promise. It would dramatically change the feel of our neighborhood should development occur on that property. One of the reasons we bought in this neighborhood was because there was so much open space surrounding it, and a promise that it would remain. Some might think that Highland City would be a good candidate to purchase the property as they were originally committed to maintaining open space surrounding our neighborhood and others like ours; however, due to financial constraints, Highland City has changed the way it is treating open spaces, and would likely sell any property they acquired to another developer with no guarantee to retain any open space that was previously promised. Please know that we absolutely support keeping the property above our Twin Bridges subdivision as open space, and do not support any action that would lead to further development of that property.

Thanks for your consideration regarding this situation.

Steve and Marisa Anderson
12526 Wildflower Ln
Highland, UT 84003
(801-913-7412)
[Peanutbodle@gmail.com](mailto:peanutbodle@gmail.com)

Russell Fox

From: Mike Ball [mike@ballfamily.com]
Sent: Friday, January 3, 2014 11:00 AM
To: Russell Fox
Subject: Please don't sell the land to Highland

Russell,

I live in the Beacon Hill subdivision in Highland. Draper City owns the land just north of our subdivision. I hear Draper is considering surplusing the land or selling it to Highland City, even though it was supposed to remain perpetual open space under the original Suncrest development agreement.

We do NOT want Draper City to surplus the piece of land north of Twin Bridges. We want the parcel of land to remain as dedicated open space. This should not be sold to Highland City either, who would most likely surplus it to a developer.

What options are there to ensure this parcel remains open space? Not only would we lose that beautiful open space, but it would drastically increase the amount of traffic on our roads.

Thank you for your time and consideration.

Mike Ball
Highland City Resident
801-368-1713