

SOUTH JORDAN CITY
CITY COUNCIL MEETING

November 19, 2013

Present: Mayor Scott Osborne, Council Member Mark Seethaler, Council Member Chuck Newton, Council Member Brian Butters, Council Member Steve Barnes, Council Member Larry Short, CM John Geilmann, ACM Gary Whatcott, City Attorney Rob Wall, Police Chief Lindsay Shepherd, IS Director Jon Day, City Council Secretary MaryAnn Dean

Others; See attached (Attachment A).

6:00 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Mayor Osborne welcomed everyone present. All members of the City Council were present.

B. Opening Ceremony

1. Invocation

Council Member Short offered the invocation.

2. Pledge of Allegiance

Paul FireRisen, scout from Troop 1639, led the audience in the Pledge of Allegiance.

Mayor Osborne recognized some scouts present. Scout Troops 1639, 999, 1606, 823, 1539, and 2659 were introduced.

C. Motion to Approve Amended Agenda Items, If Any

CM Geilmann said item III. C. has been pulled from the agenda because the presenter is ill. Item VI. B.1. and B.2. will be done following I. D. 3.

D. Minute Approval

1. October 15, 2013 Council Work Session

2. October 15, 2013 Council Regular Meeting

3. October 30, 2013 Council Special Session

Mayor Osborne said in the Citizen Comment portion of the October 15, 2013 Regular Session, one Councilman gave a political statement. He asked if that should that remain part of the record? Council Member Butters said yes. Mayor Osborne said in the future, the same deference should be given to all citizens.

Council Member Seethaler noted one change to the work session minutes.

Council Member Barnes made a motion to approve the October 15, 2013 Work Session, October 15, 2013 Council Regular Meeting, and October 30, 2013 Council Special Session minutes, as amended. Council Member Seethaler seconded the motion. The vote was unanimous in favor.

The City Council moved to item VI. B.1. on the agenda. (See item I. C.)

VI. OTHER BUSINESS

- B.1. Resolution R2013-75, Adopting the 2013 Municipal General Election Returns as Reported in the Canvass of Vote.

CM Geilmann said the votes have been counted and received from Salt Lake County. The Board of Canvass took place prior to this meeting. This Resolution makes the canvass official.

- B.2. Potential Action Item – (See VI. B.1.) R2013-75

Council Member Seethaler made a motion to approve Resolution R2013-75. Council Member Butters seconded the motion. Roll call vote. The vote was unanimous in favor.

The City Council moved back to item I. E. on the agenda.

E. Department Spotlight

A video was shown honoring the 150th anniversary of the Gettysburg address.

II. CITIZEN COMMENT

Aleta Taylor, 11131 S. Anna Cir., thanked those that ran for City Council. She said it takes great effort, desire, and sacrifice to run for office. She appreciates the wonderful people they have in South Jordan and their contributions.

III. AWARDS AND PRESENTATIONS

- A. 2013 SOJO Marathon Finalists (*By Community Services Director, Don Tingey*)

Parks and Recreation Director Tingey gave a presentation on the 1st annual city sponsored SOJO marathon. He reviewed the statistics and recognized the winners.

Mayor Osborne thanked staff for the great event.

Kimberly Cowert, female marathon racer, thanked FatBoy racing, who sponsored her. The first race of the season this year was in Boston. It was nice to finish at home. She said this was the best marathon she has ever run. Health and fitness are important. She'll be back.

It was noted that Council Members Barnes and Seethaler tied for third place in the bike portion of the race. It was a great, fun event.

B. Public Art and Cultural Development Board Update

Sandra Kirkendoll, PACDB Chair, said they are in planning and implementation mode. They have 2 new board members presented for approval. She reviewed past events including the zombie make up night. They have Arts at the Gale scheduled through May. Some programs are flourishing and need less support from the PACDB each year. She noted a grant application for a ballet company that will perform nutcracker this year. There is also a grant for the Jordan Youth Choir that will be performing at the Light the Night event. She discussed the activities planned for Light the Night on December 6th at 6:30. She said Sounds of the Season is planned for December 7th, with a performance at 2:00 pm and 7:00 pm.

C. Historical Committee Update *(By Richard McMullin, Chair)*

This item was not done due to illness of presenter.

IV. SHORT RECESS PRIOR TO BEGINNING BUSINESS & PUBLIC HEARINGS

None.

V. PUBLIC HEARINGS AND POTENTIAL LEGISLATIVE ACTION ITEMS

- A.1. **PUBLIC HEARING – Nicholas Cove – Located at 1094 West 10400 South –** (Resolution R2013-48), approving and authorizing the Mayor to sign the Development Agreement; and Resolution R2013-49, Land Use Amendment changing the Land Use Designation from Office (O) to Medium Density Residential (MD); and Rezone Ordinance 2013-12-Z, changing the zoning from Agricultural (A-5) to Residential Multi-Family (R-M-8). *(By Planner Jake Warner)*

Planner Jake Warner reviewed the background information on this item. He said because of the higher intensity on the south, and lower intensity on the north, staff is recommending approval. He reviewed the concept plan, road layout, and access relative to the Hindu temple property.

Council Member Seethaler said moving from office to medium residential is considered a lower intensity impact. This use will likely net fewer dollars from property taxes. He asked what is the probability the land could be developed commercially? Planner Warner said fiscal impact is only one consideration.

Planner Warner said the basis for staff's recommendation is that it is a buffer and a transition between commercial on the south and the residential to the north. He said if a commercial building went on this property, there are other mechanisms to buffer the existing residential. He said the section of 10400 South adjacent to this property would be improved. That is outlined in the development agreement. For those improvements, there would need to be additional agreements between the owner of the land and the developer. That would be required through the subdivision review process.

Planner Warner said the land use on this property was changed back in 2010; it was low density residential prior to that. He said he has heard that the office market is coming back. The concerns he has heard relative to office on this parcel are about visibility from South Jordan Parkway.

Planner Warner noted that a 6 story office building could be allowed in this land use designation, but it is not feasible on this property because of setback requirements. A 3 story office building is realistic, and 200 parking stalls. He said a 3 story office building could potentially cut off their view.

City Engineer Klavano indicated that the traffic with an office development is double than the residential proposal. Council Member Newton asked if Hindu Lane can handle the increased traffic? City Engineer Klavano said the road can handle it; the intersection is difficult. He said the South Jordan Parkway has capacity; the backup would occur at the intersection. He said changing to commercial would add more traffic to the system, but he is unsure what level of traffic would be added.

David Webster, 6975 S. Union Park Center, Suite 600 (Cottonwood Heights), said the actual density is closer to 6 units per acre to keep the lot sizes consistent with the neighboring area. The owner of the property to the north requested access to the stub road for a secondary access. They will improve the frontage for the development with a 4 ft. sidewalk, curb, and gutter. He said they have met with representatives from the Hindu temple. Mr. Webster showed concepts of the home product that is proposed. He noted a project that they built in Sandy that brought similar concerns from the neighbors. Since that project went in, crime rates are down. This development would be a considerably nicer product. He reviewed the proposed building materials.

Mayor Osborne asked if the units would be owner occupied? Mr. Webster said yes.

Mr. Webster indicated that the proposed home prices will be \$250,000-\$350,000. They feel it will be nice for first time home buyers, but to have a little larger homes. A lot of the homes in the area have the same square footage as what they are proposing. The homes will be 2 stories and ramblers, with a finished space of 1,200-2,100 sq. ft. (unfinished basements). Mr. Webster further indicated that they anticipate putting fencing around the perimeter of the project.

Mayor Osborne opened the public hearing.

*Note – A letter in opposition was submitted on behalf of Sandra Bright, who was not able to attend the meeting (Attachment B).

Carol Brown, 10221 S. 1040 W., read a prepared statement (Attachment C) and submitted a petition in opposition to the proposal (Attachment D).

Bill Shaffer, 9878 Treasure Cir., said the office buildings are full and are good neighbors. He referred to some problems with property grading for a higher density development near the Holt and Newbold family properties. He said that subdivision is used as a precedent for higher zoning in this area. He noted another higher density property that was developed on the Palmer property. There is transition in that neighborhood and the density is too high. That development is also used as a precedent for higher density in this area. On Shire Ridge, the neighborhood is nice and has a green space area. Why can't they as residents decide what happens in their area? This community was built on low density and that is why people came here and the property values are up.

Patrick Harris, 10311 Venenzia View Way, said their neighborhood has larger homes, lots, and values than is being proposed. With the density that has been discussed, there is no room for the proposed landscaping. The elevation drawings are a misrepresentation.

Gerrell Brakkin, 9931 S. Chosen Way, said this is a problematic parcel regardless of the development because of access issues. That needs to be addressed. It should be turned down on the basis that the property is too hard to get to.

Mark Hancock, 10282 S. 1000 W., reviewed the PO zone. He said putting a 6 story office building in this area would be against the objectives in the PO zone. He said there is a need for office space and the tax base. He said the development should harmoniously integrate with the community.

Robert Paxton, 1073 W. 10250 S., part owner in the Miller Office Complex (1268 W. SJ Parkway). He said schools use master plans when forecasting their needs for growth. Housing occurs in areas that are planned. There is no green space on this plan. Higher density developments generally have green space. He expressed concern about people taking short cuts through the parking lots and it will create safety hazards.

Hayley Pettersson, 1103 Snowflake Cir., read a prepared statement (Attachment E).

Michael Austin, 1058 W. 10400 S., said he lives immediately east. He also owns 10400 S. heading east from this property. He has no intention of selling or developing at this time, and that leaves access to this problem problematic. He said the owner of the office building 200 ft. from this property love their location and it has no frontage on South Jordan Parkway. He said that businesses wants to buy more property to the east and wants to expand, and they are in favor of maintaining this property as commercial and professional office. He said the recent school bond was voted down because people can't afford the taxes. They cannot keep crowding more kids

into the school without planning on paying for the schools. The commercial and office create a higher tax base and don't impact schools. They should vote no on the rezone and maintain the property according to the master plan.

Julie Holbrook, 717 W. Mystic Creek Way, said the proposal is inconsistent with what has been planned. These random zoning changes don't follow the process. If these units are so great, why not put them in an area already zoned for it? She noted that no open space is proposed. She said there has been no assurance of a fence. She said it appears that the developers on this and the next application have been working together regarding transportation and access. Those issues should be considered separately because they are separate applications.

Jeff Hamblin, 1024 W. 10201 S. said most office hours are 8 am – 5 pm, Monday through Friday and closed weekends. They would rather have office in the area. The proposed homes have been categorized as starter homes. That means young families. Schools are already overcrowded. He is opposed to the rezone.

Kenneth Brown, 10221 S. 1040 W., read a prepared statement (Attachment F).

Frank Wareham, 9879 Treasure Cir., said they bought their homes based on the zoning in place. The commitments were not honored to the Palmer family on their property. He said this proposal is not comparable to the Oak Hills property. They should honor the zoning in place when they bought their home. He disapproves of this zone change.

Natalie Robin, 10234 S. 1110 W., read a prepared statement (Attachment G).

Roy Harward, 9928 Treasure Cir., said there is a greater tax benefit with commercial. He said the offices in the area are full. He said there are office buildings that are happy to be away from South Jordan Parkway. Also, please consider the school district. He read a prepared statement (Attachment H).

Hindu temple of Utah representatives indicated that since the last public hearing, the developer hasn't contacted the contractor regarding access.

Richard Bytendorp, 1062 W. 10125 S., concurred with the previous comments. It's a huge tax burden to take on a lack of commercial in the city, and they are about ready to give it all away. Overcrowding in schools is an issue. They should stick with the master plan. Visibility from South Jordan Parkway has not proven to be an issue. There is a market for office in the area. This is a destination city with larger lots. It is going to be less and less of a country feel with higher density developments. He fears the Planning Commission and City Council has lost touch with the citizens.

Ralph Aiello, 1067 W. 10250 S., read a prepared statement (Attachment I). He encouraged the City Council to vote no on the application.

Mark Arroyo, 1114 W. 10210 S., said the crime statistics will increase in 10-20 years, rather than just looking at the first 2 years of a development. He recommended trees and shrubs be used

as a buffer. Regarding the increased traffic concerns, they could change this to low density and that would eliminate those concerns.

Rebecca Smith, 1064 W. 10250 S., thanked Council Member Seethaler for fielding their questions and listening to their concerns. With office, traffic comes in twice a day during the work week. With higher density residential, residents will gather for events and holidays and create a fire hazard as there is no room for parking. She echoed her neighbor's concerns. She is opposed to the proposal.

Adam Pettersson, 1103 Snowflake Cir., said he is opposed to this proposal. He feels the rezone is patchwork zoning at its finest. He asked them to be patient and it will come. Offices in the area want to expand. There is something to be said about living and working in South Jordan. He doesn't feel the density belongs here. The proposal is more dense than the existing neighborhood. The development agreement was written poorly. It does not specify other than the required square footage for the property, and that refers to the RM-8 zoning and that is unacceptable.

Chris Rogers, 10775 Sienna Dune Dr., Council Elect, said the whole reason he ran for City Council was to fight high density developments in South Jordan. He knows what it feels like to fight a proposal. This project and the Garbett Homes project should be rejected. The RM-8 density is too dense for this parcel. They should leave the area as commercial.

Susan Bytendorp, 1062 W. 10125 S., feels the parameters are too loose. She does not trust that what is being proposed will be built. It is in the best interest of the city and the neighborhood to leave the area as is. She does not want a buffer of high density.

Michael Florin, 10331 S. Spring Crest Lane, said those that want to speak to the Garbett Homes proposal should do so at that time.

Chante Vriens, 10227 S. 1110 W., said she is opposed to the rezone. She said she would like to use this property for an office space in about 3 years. It would be great to work near where they live. She said when they moved here, they kept their kids in their charter school because of the overcrowding of schools in South Jordan. She said the traffic study had to have been done in off-peak hours. It would be greatly heightened with a high density development.

Richard Coles, 2747 W. 11400 S., said they are hearing repeated information. They should move on. The group is well presented.

Nephi Wolf, 9884 S. Chosen Way, said he has concern over taxes. Will the next school bond be larger if they lose this commercial tax base?

Bob Wager, 4873 S. 1130 W. (Taylorsville), said he owns three condo units connected to the Garbett proposal. This developer has been responsive to their needs for additional parking. He has no objection to the development. The developer has been cooperative in giving the condo association what they need to be successful.

Beatriz Jones, 1082 W. 10125 S., said she comes from a country where they cannot stand up and speak. She feels it is in the best interest for the community to keep the zoning as commercial.

Mayor Osborne closed the public hearing.

Mayor Osborne asked about open space in this project. Planner Warner indicated that the 18 percent open space requirement only applies to RM-8 when they are multi family attached units. Open space for this project has been discussed, but the current plan does not show any open space.

Planner Warner said regarding perimeter fencing, a masonry fence is required adjacent to the Agricultural zoned property or property with large animal rights. He said the proposed revenue from property tax is the same for office as it is for the density that has been proposed.

Planner Warner indicated that the developer is waiting for a resolution of the zoning before he addresses issues related to 10400 South.

Council Member Short noted that there is the potential of the use being used on weekends, even if it is office or commercial. It was noted that light manufacturing could be allowed, as an accessory to a primary use.

City Engineer Klavano reiterated that traffic counts for office use is higher than the proposed residential.

A.2. Potential “*Administrative*” Action Item – (See V. A.1.) R2013-48 Development Agmt.

Council Member Seethaler made a motion to deny the Development Agreement (R2013-48), Land Use Amendment (R2013-49) and Rezone (2013-12-Z) for Nicholas Cove.

Council Member Seethaler said the issue has been divisive. No residents have spoken in favor of the development. A better option at the moment is to do nothing. He noted that they haven’t heard from the landowner. Landowners have certain rights. The proponent has failed to give a real reason for change. What is the urgency to accept this one proposal? The buffer zone has been clearly discussed. There is not enough assurance in the development agreement. He also noted the lack of open space proposed. He said there would not be a long term benefit for this project as opposed to moving forward with commercial in the future, including both financial and social advantages.

Council Member Newton seconded the motion.

Council Member Newton said they have made changes to the master plan, and they will continue to do so. The infill parts of the city are difficult to develop. The residents help decide how South Jordan builds out. He does not feel this area is good for commercial either because of traffic concerns.

Roll call vote on R2013-48 Development Agreement. The vote was 4-1 in favor, with Council Member Butters opposed.

A.3. Potential Action Item – (See V.A.1.) R2013-49 Land Use Amendment

Roll call vote on R2013-49 Land Use Amendment. The vote was 4-1 in favor, with Council Member Butters opposed.

A.4. Potential Action Item – (See V. A.1.) 2013-12-Z Rezone

Roll call vote on 2013-12-Z Rezone. The vote was 4-1 in favor, with Council Member Butters opposed.

The City Council took a 10 minute break.

B.1. **PUBLIC HEARING – Garbett Homes-Located at 10490 South 1055 West:** Resolution R2013-46, approving and authorizing the Mayor to sign the Development Agreement; and Resolution R2013-38, Land Use Amendment changing the Land Use Designation from Office (O) to Village Mixed Use Residential (VMR); and Rezone Ordinance 2013-11-Z, changing the zoning from Professional-Office (P-O) and Commercial-Community (C-C) to Village Mixed Residential (VMR)

Planner Warner reviewed the background information on this item.

Council Member Seethaler said the conceptual plan no longer shows access to the north. What is Plan B relative to street access? Planner Warner said the Ordinance does allow for temporary turn-around's for emergency service vehicles and garbage trucks. A stub with the necessary turn-around is the Plan B.

Council Member Seethaler said there was a neighborhood meeting on this project 5-6 weeks ago. There was also a meeting in a neighbor's home. He has also contacted the developer with some questions relative to this development, and passed on the information to the residents. He said the revised plan has nothing to do with his involvement. He said he was not part of the plan but he distributed the concept plan to the residents.

Jacob Ballstaedt, 10288 S. Eagle Cliff Way, said they proposed 54 units, including attached units to the Planning Commission. This proposal has eliminated any attached units. The density is now 33 units for the project, with a cap at 36 units. They are limited to that cap, based on the development agreement. He reviewed the product type. He said this property has tried to be sold for office for almost a decade. If there was value in an office use in this location, it would have been developed as such before now. There is a need to buffer the residents. If the property is developed as office, there will not be 1/3 acre lots north of the office building. They are proposing minimum density, with all single family homes. The neighbors are happy with the office space that is there because there is a huge buffer. If office is built there, the buffer will no longer be there. He said they have proposed solutions that resolve traffic concerns. The tax

benefit for their proposed project will surpass the value for a vacant piece of land. They have made efforts to be accommodating and good neighbors. He said they have not had a transient nature in their townhome project at the District. Their homes are energy efficient. He said the City does not regulate the schools. He said the things that the neighbors are most concerned about are out of the city's control. The neighbors to the north are supportive, but are scared to speak.

Council Member Seethaler asked about the failed attempts to build commercial and office on this parcel? Mr. Ballstaedt said after many years of unsuccessfully marketing this as office, the property owners considered the zone change to residential.

Mr. Ballstaedt noted his estimated daily traffic trips at 300 based on the reduced count of residential units, using the previous traffic study. Council Member Seethaler said the commercial build out for office was estimated at 900 units per day.

Council Member Short noted the three stub roads. Mr. Ballstaedt said they are private streets. He said their connection to the north was a request by a Planning Commissioner. They can change it to Hindu Temple Lane.

Mayor Osborne opened the public hearing.

Bob Wager, 4873 S. 1130 W., said he just moved out of South Jordan. He is a business owner in the Park Center. He said he feels this plan is a good compromise and the developer has addressed the concerns of the Planning Commission and City Council. He agreed that residential homes would have much less traffic than office. He said the developer has addressed their parking needs as their condo association has struggled. He is in favor of this and feels it is a good compromise.

Carol Brown, 10221 S. 1040 W., said they have not scared off neighbors that are in favor of this application. She takes offense at that statement. She said they have spent hundreds of hours listening to the residents. They have made sacrifices to speak to the City Council. She said the commercial tax base is important. The density proposed is too deep. There is a public outcry against the VMU zone for good reason. The VMU zone belongs on properties that are 20 acres or more. This development does not meet the criteria stated in city code for the VMU zone. To change the zoning would be wrong.

She would like her previous testimony from the Nicholas Cove public hearing added to the record for this item. (See Attachment C)

Roy Harward, 9928 Treasure Cir., took a show of hands of those opposing this development.

****Mr. Harward indicated that all testimony from the Nicholas Cove public hearing should be added to the Garbett Home development**** (See pages 5-8 for the Nicholas Cove testimony)

Mr. Harward said he was not in favor of the proposed design of the units, as seen in the Planning Commission meeting. He said the original density of 54 units was crazy. He said they should help the existing businesses grow and prosper with the needed parking. He said this is supposed

to be a walkable development in an area where there is mass transit, which is not pedestrian friendly. He said they have not seen the new elevation drawings. Where are they? How can they be brand driven and still versatile? He said South Jordan has an extremely healthy office market, according to real estate experts.

Natalie Robin, 10234 S. 1110 W., what they said for Nicholas Cove applies here. She said the suspension of the VMU designation proves that there are too many unanswered questions. She said the City Council has stated that VMR belongs on larger parcels. This parcel is barely over 5 acres. She asked that they vote against the proposed development.

Adam Pettersson, 1103 Snowflake Cir., said the closest open space to this project is the cemetery. He submitted petitions for everyone in the community against the proposal (Attachment J).

Rebecca Smith, 1064 W. 10250 S., said after the Planning Commission hearing, she asked Mr. Ballstaedt if it was feasible to cut the number of units in half to 27. He told her no. She said she has no trust that the development plan won't change. How is 33 units feasible now? She submitted a prepared statement (Attachment K).

Karina Wolf, 9884 S. Chosen Way, said the city does not have power over the School District, but they do have power over how many kids they determine to put in the schools. She referred to the overcrowding problems in classrooms. She is a teacher and has experience with this. To get a better society starts with a good education. She said the neighbors are here for a lifestyle. The developers are here to make money.

Felicia Banner, 10362 Michaun Ct., said when they moved in, it was quiet and beautiful, peaceful and safe. It is not safe any longer. There are beer bottles and trash in their yard. People drag race along 1000 West. Her son is severely handicapped and it is disturbing to him and them as caregivers. What is so wrong with empty land? They work hard to pay for and take care of their homes. Why do they have to have any development?

Michael Floren, 10331 S. Spring Crest Lane, said once they build this, it sets a precedent for the entire area. He expressed concern about increased traffic and overcrowding in schools. He said the reason no one was making an offer on the land is because of the financial collapse in 2008. He said office and commercial space is becoming more in demand because of economics. He asked if commercial and office space give more tax base, why would they go with a lower tax base? If they expand 10600 South, where would the people park?

Jeff Hamblin, 1024 W. 10210 S., said a car wash was just opened on the east side of the development and there have already been accidents on 1055 West. He said the new road would be 200 ft. of that. He is concerned about kids getting hit with more traffic. He said they should consider avenues to come back out to 104th, rather than 1055 W.

Gerald Brakkin, 9931 S. Chosen Way, said he is concerned about the lack of infrastructure in the area that this is proposed. There is no proposal to solve the traffic problems. They need to reject this so they can build infrastructure to support future development.

Nephi Wolf, 9884 S. Chosen Way, because these are cheaper homes, people can buy the units as investment property and rent them out. They may not be transient owners, but there will be transient people. He said there may be a proposal to put a fire station on the corner. He said if people are forced to park on the street in the new development, the fire truck may be unable to make the needed turn.

Julie Holbrook, 717 W. Mystic Creek Way, said she represents approximately 80 people. She showed an aerial view of the area and indicated that the proposal is inconsistent with the surrounding area. The higher residential use is not an appropriate buffer. They have no assurance of what will be built. She expressed concern about substandard streets. She said the proposed stub streets can't be parked on and does not allow for emergency vehicles. It is not safe for kids or disabled persons. She said she wished all streets were required to have sidewalks on both sides and were wide enough for 2 cars to be parked and still allow for an emergency vehicle. Because of the economy, people can't sell their homes so they rent them. That is a real possibility in this development. She asked that they not allow this development.

Connie Strang, 1113 W. 9970 S., said on the corner, a bus cannot stop because of the curb and it is dangerous. If there are office buildings, they won't be walking there. Instead, they will be parking at the office building. In the MLS, there are many of the proposed units. They are not selling, but they are renting. She said this is a way of getting a rental approved.

Kevin Tominey, 10118 S. 1000 W., said if the master plan is wrong, let's fix it. If the master plan is right, they don't need to have these arguments.

Robert Paxton 1073 W. 10250 S., said the office space here is affordable, and that is necessary for small businesses. It was recommended by the Planning Commission that they cut the homes to 27; the proposal is still in the 30's. It was also recommended that the developer change the architecture of the buildings. They have seen no new elevation drawings.

Cynthia Seeley, 1122 W. 10260 S., said they don't have a good plan for traffic. It makes sense to have residential in the area, but not at this density. Parking is an issue in the Riverpark development. She said property taxes are the same for residential or business, depending on the density of the housing. If they do a lower density residential development, it would work more effectively for traffic. They need a traffic plan that will work for this and potential future development. She said they should hold off on this for now while they come up with a plan. The city gets nothing by way of a tax base for vacant land.

Jeff Whiner, 10336 S. 1000 W., said his property borders the subject property. He said he was originally in favor of the development, but now realizes that it is not a proper fit. The traffic on 1000 West is awful, and he wished it was enforced more. He fears crossing the street to get the mail. The new site plan is more appealing, but still isn't part of the neighborhood. He said Riverpark offices are at 95 percent capacity since they started building. There is a demand for it. He is not in favor of a 3-6 story office building. Homes are more enticing. He recommended meeting with Garbett Homes and trying to determine what people are more comfortable with.

Richard Bytendorp, 1062 W. 10125 S., said the Planning Commission was approved by only one vote. There will not be room to run and play. He said the developers have not been accommodating to the neighbors. He said his fear is that the Planning Commission and City Council have lost touch with the citizen's desire for lower density and a community and country feel. They want the community to stay faithful to the planning that preserves their tax base, and to keep the zoning at commercial and office.

Michael Tyler, 10317 Spring Crest Lane, said the voice of the people is the Bible, not the city plan.

Kenneth Brown, 10221 S. 1040 W., noted a piece of property in Sandy on 700 East that was zoned for commercial. It took 40 years to develop, and it is now developed for business. Sandy did not change; they waited a long time. Sometimes you have to wait before you get something to happen. He said the street is not wide enough to have parking on the street. He said they want to have green space around them. They vote no for the changing of the zone.

*Note – a prepared statement was submitted by Vicki Aiello (Attachment L). A letter was also submitted on behalf of Sandra Bright for the public record (Attachment M).

Mayor Osborne closed the public hearing.

Mr. Ballstaedt said he did not intend to imply that the efforts of the neighbors were mean or intimidating. He apologized for that statement. He said the road within the development is 55 ft. It is a public right of way with a sidewalk and park strip. It allows parking on both sides of the street, per city Ordinance.

B.2. Potential “*Administrative*” Action Item – (See V. B.1.) R2013-46 Development Agmt.

Council Member Butters made a motion to approve R2013-46 Development Agreement. Council Member Short seconded the motion.

Council Member Seethaler made a motion to deny R2013-46 Development Agreement, for the same reasons stated in the last application. Council Member Newton seconded the motion. Roll call vote. The vote was 3-2 in favor, with Council Member Butters and Short opposed.

Council Member Barnes said they appreciate the developer. They need to consider the sustainability of the community. He said as public officials, they desire to represent their neighbors on issues. The problems with the Federal Government are due in part to those elected officials representing what their constituents want rather than the welfare of the entire country.

B.3. Potential Action Item – (See V. B.1.) R2013-38 Land Use Amendment

Council Member Seethaler made a motion to deny Resolution R2013-38 Land Use Amendment. Council Member Newton seconded the motion. Roll call vote. The vote was 3-2 in favor, with Council Member Butters and Short opposed.

B.4. Potential Action Item – (See V. B.1.) 2013-11-Z Rezone

Council Member Seethaler made a motion to deny Rezone 2013-11-Z. Council Member Newton seconded the motion.

Council Member Newton indicated that developers do this because of the price that landowners charge for their land.

Roll call vote. The vote was 3-2 in favor, with Council Member Butters and Short opposed.

C.1. **PUBLIC HEARING – Cottages at Reunion Village – Located at 10090 South 1300 West; Resolution R2013-71**, approving and authorizing the Mayor to sign the Development Agreement; and **Rezone Ordinance 2013-15-Z**, changing the zoning from Agricultural (A-5) to Multi-Family Residential (RM-8), Applicant: Dennis Peters. *(By Community Development Director George Shaw)*

Community Development Director George Shaw reviewed the background information on this item. The plan is conceptual at this time.

Council Member Newton asked about the design that included a hammerhead turnaround? Community Development Director Shaw said the current concept plan does not include a hammerhead. The concept plan is not being approved tonight.

Council Member Seethaler said if the zoning is changed, the fire code compliance issue will still need to be worked out. Director Shaw concurred. It was noted that the current length of the road is 1000 ft. The maximum length of a cul de sac is 750 ft. It was further noted that the fire code is a national standard adopted by the city. Council Member Seethaler said the fire code will need to be met regardless. The road could adjoin to other properties, but there are other options. Currently, there is not a desire by either adjoining subdivision to allow vehicular access to their private road. Because the adjacent neighborhoods have private roads, they cannot force them to open up the road connection. He said he would rather table the issue and solve it rather than solving it through a development agreement.

Council Member Barnes asked if there is a reason for or against tabling this issue while they work on a solution to the access problem. Director Shaw said the developer can request an up or down vote.

Dennis Peters, 2219 E. Lareeda Way, said both HOA's have indicated that they want to have an independent closed community. He said they would like the neighborhoods to consider an emergency access gate. They can do a 750 ft. road with a turn around, or a double hammerhead. He said they would like an up or down vote. Their density called for a maximum of 30 lots. The concept plan is for 28 lots. The density is close to 6 units per acre. The RM-8 zone was used to

match the setbacks in Reunion Village. He noted a recommendation from the Planning Commission to limit the height of the homes to single story with a bonus room and attic. He said they are fine with that, but asked the City Council to consider not requiring the single story on the south side. If the issue is too emotional, it is not that important.

Mayor Osborne said the development agreement should be changed to reflect a maximum of 28 units. He asked if the developer would be amenable to a height limit on the homes on the north and south side of the development? Mr. Peters said it depends on the building height that is requested.

Mayor Osborne asked if there is any open space proposed? Mr. Peters said there is a small piece that is part of the entry feature that would not be developed.

It was noted that this development is a gated community. The home size is anticipated to be larger than 1600 sq. ft. on the main floor; 2 story homes would have more finished sq. ft. The homes are anticipated to be valued mid \$400,000. There is a large demand for the neighborhood.

Mr. Peters noted the existing home on the property. They will allow those residents to stay as long as possible, which would be late spring or summer.

Council Member Short asked if it is possible to do a U shaped road on the perimeter of the property. Mr. Peters said no. The only way to do this subdivision is with a single road.

Council Member Butters asked what other options do they have to solve the 750 ft. cul de sac limit? Mr. Peters said they could end the road at 750 ft., the City Council could waive the 750 ft. limit, they could do a double hammerhead in the road. They are still holding out hope for an emergency gate. He said they and their attorney have met with the HOA representatives. They cannot force the HOA's to provide an access. They have never asked for vehicular traffic access.

Council Member Seeethaler asked if the developer would be willing to close on the property before the fire code issue is resolved? Mr. Peters said they will work towards resolving the fire code issue before they close on the property.

Mayor Osborne opened the public hearing.

Bob Winder, 1456 W. Homecoming Ave., said he is the VP of the Reunion Village HOA. He said there are concerns with the residents relative to the height of homes being proposed. He said they received a legal opinion regarding the easement into Reunion Village. He read the legal opinion (Attachment N). He further indicated that they are not open to an emergency access.

Sherman Crump, 1483 Easy St., said a group tried to bring a pathway of people through the north of their development. They were against it. A few years ago, there was a request for a gate. They were opposed to that as well. If they allow an emergency gate, it will cause them additional money because this is the area that their extra snow is stored and they will have to hire a forklift to remove the snow. He said the street is already crowded. When there is a fire engine in their subdivision, they can barely get through there. He said the people don't want to allow the

emergency access. He said they need the parking in the area where the gate would go. He said there isn't room and it would cause a danger. The majority is very much against a right of way through there for any reason.

Roland Arnold, 1569 Easy St., said the fire trucks have a hard time accessing their subdivision with the electronic gate. He said it would be more difficult for the proposed road because it does not line up with Easy St. They are opposed to the access.

Ardith Crump, 1483 Easy St., said the proposed subdivision has small lots and no green space proposed. If access is allowed, the kids from the new development will play in their green areas. She is afraid of safety concerns with the kids. Everyone parks on Easy St. to go to the club house. If there are 2 suburbans on their street, a fire truck could not get through. There would be no place to put the snow if there was a gate installed.

Chris Cunningham, 10063 S. Neighborhood Cove, said the proposed development is denser than their neighborhood. She said many of them bought their homes for the view of the temple. If there is a brick wall north of their neighborhood, they will have no view of the temple. Can it be zoned more like their property? They are concerned about the request for 1 ½ and 2 story homes because of the loss of their view. That will result in their property values going down.

Gary Nelson, 1475 Easy St., said the snow removal could be a serious problem in the winter. He said a fire truck will not want to back up to get out of the proposed development; he recommended a hammerhead turnaround at the west end of the property. Some crash gates that exist don't have paving between the ends of their streets.

Mayor Osborne closed the public hearing.

Council Member Newton said because they are private streets, they can't require a stub street and emergency gate. City Attorney Wall said that is correct. There is some evidence that it was intended that there be a road north into Reunion Village. On the original Reunion Village plat, on the east end, a future roadway was noted with a 1 ft. protection strip. There is nothing that defines what right there would be from the property owner or the city to implement the future roadway. That is not something the city wants to engage in. Regarding Cornerstone, there is not a similar designation of a protection strip. There are other areas in the Cornerstone Development references access, but nothing adjacent to this development.

It was noted that the proposed density is 6 units per acre, Reunion Village is 5 units per acre, Cornerstone Condos is 8 units per acre. The lot sizes are comparable. The fencing requirements are not yet determined.

Council Member Seethaler said the fire code issue will need to be addressed. He asked about the building height issue. Director Shaw said the zone allows for 35 ft. buildings. If they restrict this applicant, it would be stricter than what the adjacent neighbors were required. They could put that requirement in the development agreement. There is one 2 story building in Reunion Village. The city did not impose something additional on Reunion Village.

Council Member Barnes asked if there are two story buildings on the south side, will it cut off the view? Director Shaw said he is unsure.

Director Shaw said the fire code and access issue will likely get appealed to the City Council. His recommendation is crash gates and pedestrian access. That can't be required in this case. Mayor Osborne said they need to consider if the development is appropriate relative to density, and allow the developer to do his due diligence.

Mr. Peters said the first issue is public safety. There are other options, which they would like to keep proprietary at this time. They want to move forward. They feel there is no detrimental effect to having 2 story houses.

C.2. Potential "*Administrative*" Action Item – (See V. C.1.) R2013-71 Development Agmt.

Council Member Barnes made a motion to approve Resolution R2013-71 Development Agreement. Council Member Short seconded the motion.

City Attorney Wall recommended that they amend the language regarding the developer's right to appeal to say "if a secondary emergency access acceptable to the city cannot be completed". He said they should also change the language to include that the developer may appeal the proposed layout. And that approval and the right to appeal does not guarantee an outcome.

Council Member Barnes amended his motion to incorporate City Attorney Wall's recommendations, and that the density be limited to equal to or fewer than 28 units.

Council Member Seethaler said they should also state that there would be no residential development east of the canal. He said he would like to include that an appeal can be made by Cornerstone Condos or Reunion Village without charge.

City Attorney Wall said they should amend the development agreement to say that the developer may request an amendment to the development agreement. Any amendment would have to come to the City Council. At that point, they could take public comment.

Council Member Barnes amended his motion to include City Attorney Wall's recommendations, and that the development agreement be reviewed by the City Attorney before it is executed. Council Member Short seconded the motion.

Mr. Peters indicated that he agrees with the changes.

Assistant City Attorney Loose said there is no fee if there is an amendment to the development agreement. If there is an appeal to the fire code itself, that appeal body is the fire official. There is a whole process for that. He is unsure of the fees for a fire code appeal. City Attorney Wall said the final approval would have to come to the City Council by way of a Development Agreement amendment. Mayor Osborne said the costs would be borne by the developer.

Roll call vote. The vote was unanimous in favor.

City Attorney Wall said when the Development Agreement is drafted, the City Council can review it.

C.3. Potential Action Item – (see V. C.1.) 2013-15-Z Rezone

Council Member Barnes made a motion to approve Rezone 2013-15-Z. Council Member Seethaler seconded the motion. Roll call vote. The vote was unanimous in favor.

The City Council took a 5 minute break.

D.1. **PUBLIC HEARING – High Ridge Phase II – Land Use Amendment and Rezone, Located at SE Corner 11400 South 3600 West: Resolution R2013-66**, Land Use Amendment changing the Land Use Designation from Rural Residential to Low Density Residential; and Rezone Ordinance 2013-16-Z, changing the zoning from R-1.8 & A-5 to R-2.5 and VMU. Applicant: Dave Freiss. *(By Community Development Director Shaw)*

Community Development Director Shaw reviewed the background information on this item. He reviewed the master development plan.

Mayor Osborne said on the original map, it included the 3 private parcels. Director Shaw said those parcels are not part of this application, but they are planned for VMU. There is a separate application for those 3 parcels to piggy back onto this application. Those 3 parcels will come back at a future date. He reviewed the history of those 3 parcels. There was an anticipated use for assisted living on those 3 parcels that never came about. He said the 3 parcels might have to wait to be heard until after the moratorium.

Council Member Newton said he understood that there would be homes on the east side and the southern border. He noted the concerns with the residents regarding traffic going into Highridge Estates. A curb cut was noted that goes from the R-2.5 section to 3600 West. Council Member Newton asked if they intend to put an access on 11400 South? Director Shaw said there would have to be access for the commercial development. They would have to coordinate with UDOT. Council Member Newton asked if it is likely that there could be a traffic light on 11400 South? City Engineer Klavano said a signal would be unlikely. There is full access movement on 11400 South. There will be times of the day that it will be more difficult to make a left turn. UDOT will allow access to 11400 South. There is an existing curb cut that aligns with Lucas Lane. They may allow another access. They have no specifics to analyze at this time.

Director Shaw said if the entitlement is given, building and zoning codes have to be met.

Council Member Newton asked if the commercial pads could be retail including fast food? Director Shaw said the VMU is more restrictive. A drive through cannot be seen from the street; it is not allowed between the building and the street. Parking is not allowed between the building

and the street. Council Member Newton asked if hours of operation can be restricted? Director Shaw said yes.

Dave Freiss, 4326 Elk Rim Rd. (applicant), said there is a lot of misconception about their project in relationship to the VMU zone. Most of the petitions used to fight their project have mentioned apartments, high density, and commercial. They are willing to enter into a development agreement that there will be no high density including apartments, townhomes, or condos. They have been working on the project since 2002-2003. They will buffer the existing homes with similar homes. Half of this site is low density residential, the other half is VMU. They have tried to make concessions and a good transitional plan. There is some flexibility on how to align the assisted living area.

Mr. Freiss said they went to the city and asked for the VMU zone change to include the 3 parcels, and it had already been noticed without those properties. He has paid for the rezone request for those 3 properties. Their intent is to help those 3 parcels. He noted that the traffic report was sanctioned by the city. The roads in this area will accommodate their plan. There is a need for a larger tax base, which their plan would provide. He said concerns have been expressed regarding schools, growth, and the city's ability to keep up with growth. This is a good location for commercial. He said the VMU has 8 approved commercial uses. The Bangerter mixed use zone has 22 approved commercial uses. He indicated that all potential occupants of the property will fit inside the parameters of the zone.

Council Member Seethaler asked if concessions would be made to sell the residential lots? Mr. Freiss said there will be a lot of green space. He is confident the residential up against the commercial will sell. The northern lots against 11400 South will be more difficult to sell.

Mr. Freiss said the plan is to start with assisted living and not include the small row of single family homes next to it. The layout is all subject to shift.

Council Member Newton said with the accommodation of the 3 homes off 3600 West, how might this development look in the future? Mr. Freiss said they could include R-8 density with single family homes, 4 plexes, or an Alzheimer property. He said there is no offer on those properties at this time.

Council Member Barnes said if UDOT did not allow an access from 11400 South, could the development work from 3600 West? Mr. Freiss said there is already an approved driveway for UDOT.

Council Member Newton asked about the road within the development? Greg Wilding, Wilding Engineering, said they will have a final traffic study when they layout the plan. They will have a widened access at 3600 West. They anticipate turn lanes. The traffic study will address it. Council Member Newton asked what is the traffic count for an assisted living facility versus an R-2.5 zone? Mr. Wilding said he can't speak to specific numbers. That product will be taken into account with the traffic study. He anticipates more traffic from the commercial area than the assisted living center. He cannot speculate on the comparison to the R-2.5 zone. He believes the traffic counts will be similar.

Mayor Osborne opened the public hearing.

Harry Bigalow, 11473 S. 3420 W., said he opposes this. He said assisted living next to a large commercial area does not make sense because they don't go outside. He said this area has a blind pull out on 11400 South. It is not flat like Redwood Road. The commercial does not make sense because of the difficult traffic on 11400 South. People won't shop at this area. It will be a modified strip mall. They will go to The District because everything is there. The natural line to stop commercial is 3600 West. He said the plan is not realistic. There are 5 commercial pads to support the project. He is against the project.

Curtis Enterman, 3868 Scarlet Sage Way, said they need an assisted living center in the area. He is a nurse for IHC. There are not a lot of options in the area. There is an aging population living in Daybreak. He said he would shop in this commercial area. He owns property between two commercial areas. He has found it to be convenient. He owns another property between the hospital in Riverton and Home Depot. It has not affected his property value. This is not farm area any longer.

Bill Sudweeks, owns property at 11545 S. 3600 W., said there was a contract to buy out their property by Arbor. The deal failed. Their 3 homes need to be rezoned to VMU. He said it does not make sense to leave their 3 houses. They are going to be an island. He said he thought he was going to be part of this zoning. No offer has been made on their property.

Marie Osterman, 11534 Jordan Bend Rd., said there is no reason for the VMU designation or commercial to extend east of 3600 West. It doesn't make any sense. She expressed concern about the traffic impact. UDOT is conducting an individual traffic study of 11400 South. That study will be ready in 2 weeks. She presented a petition opposing this development (Attachment O). The petition asks that the rezone be denied. They don't want any multi family housing. They don't want commercial expanding east of 3600 West. The best use for the property would be low density residential, no more than 3 units per acre. That would alleviate the problem of those 3 remaining homes because they would no longer be an island. She asked that they vote no, or at least defer the issue after the UDOT study.

Council Member Barnes said a lot of the emails he received indicated that the residents were opposed to high density. He said they can do a Development Agreement which would limit them to the concept plan. How many that signed the petition were opposed to high density versus the concept plan?

Ms. Osterman said over 99 percent of them are against the plan. She does not see how it would enhance their quality of life or property values. They don't want the assisted living center with delivery trucks and ambulances that will go through their neighborhood. They want to avoid unsafe situations. She said the traffic has increased dramatically since 2009.

Jenny Morris, Lucas Dell neighborhood, said the information she received was encouraging her to oppose the high density housing. She does not feel a lot of the people were fully informed. She said the Friess' are trustworthy. She said she is against high density, but this plan is fine.

Dr. Zanger, 11201 Via Encantada Way, said the plans presented are conceptual plans for illustrative purposes only. There is no guarantee how many residences would be allowed, but it would be more than 3 per acre. The developer indicated that not all of the homes on the plan would be built. The developer said there would be no high density housing, but that is what the assisted living center is. The developer also made mention of 4 plexes or 8 plexes. He said the developer is trying to get the VMU, and then it could change to apartments or anything. People are misconstrued about what assisted living centers are. They are not individual units. She said there is a park near her home where children wait for the school bus on 11400 South 3600 West. She asked that her written comments be considered before their decision.

Dan Denning, 11385 S. 3420 W., said he is in favor of what they are proposing. He is speaking for 3 neighbors. They are looking forward to nice quality homes behind them. They understand what this property is worth. Who wants to live on the lots against 11400 South? The petition that went around and the message has been to oppose high density, don't trust the developer as he will do a bait and switch. He suggested putting time restrictions on the commercial uses and that will eliminate a lot of concerns. He said a lot of the residents are okay with the VMU, with a development agreement.

Mitch Holliday, 4356 W. Elk Rim Rd., said this is a good fit for South Jordan. There is a need for assisted living and commercial.

Dale Hansen, 9683 Yorkshire Dr., said he has lived in South Jordan for 37 years. He remembers when no one wanted commercial. He said this project is a good fit. Commercial buildings pay a higher tax rate than residential. Some commercial is good. The residential buffer is good. There is a need for assisted living center. He recommended they vote in favor of this development.

Steve Bulkey, 11436 S. 3420 W. said they bought their home based on the master plan. When the master plan was changed, they went to the meetings. They don't feel the city is exercising the control they say they have with the VMU zone. They are afraid the plans will change. He asked that they put appropriate agreements in place. They understood fully the petition that they signed. They saw the plan and asked the developer questions. Commercial feels like it's encroaching on their neighborhood. The VMU is meant to build communities. They already have a community. They don't need this commercial development.

Lindsay Gines, 11372 S. Via Arobles Ct., said she already has mixed use behind her home. She noted drainage concerns, and getting a fence, due to the grading done by Garbett Homes last year. She said the mixed use gives the developers what they want and they don't respond to the residents when there is a problem. She said she is a professional engineer. She is concerned about compromising traffic safety. This development will increase the traffic on 11400 South by 30 percent. She said Marge Rasmussen with UDOT said the stretch along 11400 South covering this location has a high crash index, higher than the state would like to see. She said the site distance is limited because of the hill. UDOT is studying this location and their study should be complete in a few days.

Council Member Newton asked if UDOT foreshadowed any solutions? Ms. Gines said no. Council Member Barnes asked why are they doing the study? Ms. Gines said because of the high crash index.

Josh Thorne, 11599 S. 3420 W., agrees that there is a lot of traffic on 11400 South. He does not believe 5 commercial pads will increase traffic 30 percent. He said the traffic is coming from Daybreak. He said he has opposed the rezoning on this property in past applications. He said the new plan gives them an R-2.5 buffer and gives them the satisfaction that their property values won't go down. He said he would like to see the entire parcel developed as 1/3 acre lots, but it is not feasible. High density should be excluded in the development, specifically townhomes and condos. They could specify 55 and older high density to allow for the assisted living center.

Shauna Larsen, 11173 S. Via Bonito Dr., said the map used for the petition was given to them by the developer. The high density was listed because under the VMU zone, it is a possibility without a specific development plan. It was not misrepresented to their neighbors. The traffic problem is severe on 11400 South. They have been informed that a light on 11400 South and Lucas Dell is not possible because of the distance with the other lights that exist. They feel they have enough commercial at the District. She asked that they listen to the residents that signed the petition.

John Wright, 2865 W. 11400 S., said with an assisted living center, sirens go off all night long. The traffic on 11400 South is terrible. They should do what the people want.

Dave Robison, 10912 Fernridge, said residents fought commercial, and Daybreak. He said the emotion can be good because they make sure the developments are the best they can be. The comments he saw on line were about high density. Even though they were not trying to misrepresent, the petition can't be credible because people were thinking multi family. He said bringing in residential to the three existing homes would isolate those homes because the new homes would not face 3600 West. That's the worst thing they can do to those homes. It will be hard to sell homes backing 3600 West and 11400 South. He said it is a great project and will protect the neighborhood and values.

Stuart Curtis, 9873 S. Stonehaven St., said he is in favor of the project. It is impractical to take residential all the way to 3600 West. The plan is an ideal buffer between residential and The District development. It also helps contribute to the city's tax base.

Dell Robinson, said he lives in the Lucas Lane area, said a lot of people living 1-3 miles away must be really good friends with the developer.

Katie McDermott, 5027 W. Burntside Ave., said earlier tonight, it was stated that 1/3 acre lots don't sell next to commercial. She is an advocate for smart growth. The VMU zone allows staff a lot of control over the features of the development. Freiss development will ensure that the commercial portion is beautiful so the homes can be marketed. She feels this is smart growth in the perfect place.

Roger Rug, 11523 S. 3600 W., said he lives in the island. They look at a 38 ft. wall. The school is over 2 stories. He said they are looking to be bought out or something to keep them from being buried. He said there is no sidewalk in front of his home. The kids will walk from the school to the new commercial section. He said they would like to be walled off from the VMU.

Matt Larsen, 11173 Via Bonito Dr., said they fought a Boyer development and it did not happen. Eventually, that property was built into 1/3 acre lots. He said they did not try to mislead anyone with the petition. They showed them the map. A vote is determined by the majority. When does their voice become powerful enough to persuade the city to stop the development? They don't want this plan. The petition speaks with integrity.

Gordon Slate, 3279 Country Knoll Rd., thanked Freiss development for galvanizing the neighborhood. The plan has a great deal of planning and thought. He signed the petition because there is just enough gray in the VMU zone, with no development agreement, it leaves them nervous. They didn't sign the petition under false pretense. He said they trust the City Council to do the right thing for their neighborhood. Specify the requirement for an assisted living center. They need to make it clear so they can't put in high density housing. They can clarify and put to bed their concerns through the development agreement.

Maria Pugmire, 11553 Jordan Bend Rd., said she has lived in South Jordan for 16 years. She said she lived north of Bingham High and they fought for a park, and that was shrunk. She needs to have something more concrete that they can trust. There are other areas for an assisted living facility. She asked that they listen to the petition.

Brian Brown, 11677 Harvest Rain Ave, said all points are valid. There are people for and against this proposal living near it and further away. All citizens of the city should have a voice. This city is screaming for more commercial. He said this is the best plan that has been brought forward on this property. He is strongly in favor of the development.

Dwight Milkey, 156 S. 200 W. (Lowell Utah), said he is part owner of the development. He said someone sold the property for all of the houses for all of these residents. He said he approves of the project. It is a viable plan that benefits everyone.

Lee Butterfield, 3288 Country Knoll Rd. said he signed the petition, and he knew what he was signing. He said on the city's website shows assisted living on this property, or other residential uses. He said they are fine with the plan if it is concrete.

Kent Peterson, 1392 W. 4800 S., (Taylorsville), said he hates to see this property go. He said the High Ridge subdivision worked well. He wants to see this succeed. They need to sell and develop the property. He likes how the plan is laid out. There is a lot of traffic coming out of Daybreak on 11400 South. He is in favor of the assisted living facility.

Darrel Barnes, 3299 Country Knoll Way, said he signed the petition. He knew what he was signing. His only concern is that they get a development agreement with more specificity so they feel more comfortable.

Mayor Osborne closed the public hearing.

Mayor Osborne said they can define what will be done with this property to eliminate some frustrations and concerns.

Council Member Newton said many people have indicated to him that they support the concept but want a tight development agreement including lights, a wall, a sidewalk, and limiting retail hours of operation, not allowing any high density housing, and only allowing for the assisted living and R-2.5. The commercial would remain, as is.

Mr. Freiss said the concerns are not with all 24 hour businesses, such as a 24 ATM at a bank. Council Member Newton said he was referring to fast food operations. He suggested they push the food operations along 3600 West. Mr. Freiss said they can agree to not putting a food operation against the residential. They can agree to stipulate assisted living in the designated location.

Council Member Barnes asked if there is an expectation from a potential pharmacy to be open 24 hours? Mr. Freiss said probably. Council Member Newton said any business with extended hours should be by 3600 West, away from residential.

Council Member Short clarified that the row of single family detached homes could be removed from the plan. Mr. Freiss said that is correct.

Council Member Barnes asked if the developer could accept hours no later than 10 on weekdays and 11 on weekends, with the exception of a pharmacy? Kevin Long, Coldwell Banker commercial, said they don't know what the uses will be. Every limitation limits the value of the development. Any drive through is a conditional use in this zone. He said they could accept that limitation on the parcels adjoining the residential.

Council Member Barnes said it is harder to deny a conditional use. City Attorney Wall concurred and said they would have to identify any reasonably anticipated detrimental effects that can't be mitigated.

Council Member Short asked about a height restriction on the assisted living property. Mr. Long said there would be 2 buildings, maximum 2 stories.

Council Member Newton said they could restrict the hours to midnight on weeknights and 1 am on weekends and to keep it away from residential. Mr. Long said it is hard to monitor and restrict use hours. They can eliminate drive throughs from any development adjoining residential.

Council Member Seethaler asked what impact the UDOT study would have on planning this property? Mr. Freiss said he has not looked into the study. City Engineer Klavano said this is the first he has heard of the study. He will discuss the study with UDOT at a meeting Thursday.

Council Member Seethaler asked if there is an option on the property with 3 existing homes? What is the thought on that property? Mr. Freiss said they have no options on the 3 existing homes.

Jared Booth, Codewell Banker, said they feel the three properties are well positioned for the next phase of assisted living services in this area. Council Member Seethaler asked that they be mindful of those properties and continue in good faith negotiations on those properties. Mr. Freiss concurred.

Council Member Short stated that no high density housing is proposed. There are no apartments planned.

Council Member Barnes said it does not make sense to base zoning on a traffic study. City Engineer Klavano said that is correct. There was a traffic assessment done on this property, not a full traffic study. Additional studies will be needed with the site plan.

Council Member Barnes made a motion for R2013-72 1) that the City enter into a development agreement with the applicant, using the City's standard form, stating that the use and intensity of the property be limited to those uses and the intensity of those uses as specifically shown on the Master Development Plan. 2) The Master Development Plan is to be amended to reflect the stated purpose and intent of this resolution and is to be incorporated into the development agreement as an attachment. 3) The Mayor is authorized to execute the agreement subject to the City Manager and the City Attorney confirming that the Development Agreement is drafted consistent with this resolution. In addition, the single family detached housing be removed from the plan, and that they restrict the hours of the businesses that directly abut residential, and any fast food or restaurant use would not be allowed to be open 24 hours, and that the hours are limited to no later than 10 pm on weeknights and 11 pm on weekends adjacent to residential, and that no high density housing be allowed, and that the uses be limited to assisted living, R-2.5, and commercial, and that the developer install a sidewalk from 11400 South to Paradigm high school, as agreed by the developer.

Council Member Newton asked about a wall around the assisted living center. Director Shaw said they will likely not consider a wall. That will be addressed with the site plan.

Council Member Newton said the parking lot lights should be far enough away from the backyards of the homes. Director Shaw said the lighting is specific in the zone and will be addressed with the site plan approval.

Council Member Butters seconded the motion. Roll call vote. The vote was unanimous in favor.

D.2. Potential Action Item - (See V. D.1.) R2013-66 Land Use Amendment

Council Member Newton made a motion to approve Resolution R2013-66 Land Use Amendment. Council Member Short seconded the motion. Roll call vote.

Council Member Barnes said he feels this will benefit the city and is reasonable, and better for the neighborhoods than other possibilities. He said to support the residents, he will vote no on the land use amendment.

The vote was 4-1 in favor, with Council Member Barnes opposed.

D.3. Potential Action Item – (See V. D.1.) 2013-16-Z Rezone

Council Member Newton made a motion to approve Rezone 2013-16-Z. Council Member Butters seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member Barnes opposed.

E.1. **PUBLIC HEARING** – Resolution R2013-74, Amending the 2013 Annual Action Plan for the use of Community Development Block Grant Funds for the 2013-2014 program year.

Planner Warner reviewed the background information on this item.

Mayor Osborne opened the public hearing. There were no comments. He closed the public hearing.

E.2. Potential Action Item – (See V. E.1.) R2013-74

Council Member Newton made a motion to approve Resolution R2013-74. Council Member Short seconded the motion. Roll call vote. The vote was 4-0 in favor, with Council Member Seethaler abstaining.

Council Member Seethaler indicated that he was abstaining from the vote because he is on the Board of Trustees for the South Valley sanctuary.

F.1. **PUBLIC HEARING** – Ordinance 2013-16, Amending Sections 5.48, 17.08.010, 17.52.030, 17.56.040(A), 17.64.060, and 17.68.030 of the South Jordan Municipal Code with regards to Pawnbrokers, Secondhand Merchandise Dealers, Secondary Metals Dealers and similar businesses. *(By COS Paul Cunningham)*

COS Cunningham reviewed the background information on this item.

Mayor Osborne opened the public hearing. There were no comments. He closed the public hearing.

Council Member Newton said there are some changes to this Ordinance since the first reading report. They need additional clarification in a work meeting.

F.2. Potential Action Item – (See V. F.1.) 2013-16

Council Member Newton made a motion to table Ordinance 2013-16. Council Member Seethaler seconded the motion. The vote was unanimous in favor.

VI. OTHER BUSINESS – Not Public Hearings

- A.1. Appeal AP-2013.10, Intermountain HomeCare Appealing South Jordan Municipal Code Section 16.36.070(H) and 16.36.090(D), requesting approval for two eight (8) foot tall monument signs that include electronic message signage on property located at the southwest corner of 11400 S. and Redwood Road. (*By City Planner Greg Schindler*)

Planner Schindler reviewed the background information on this item.

Jeff Crams, Young Electric Sign Company, said he prepared the request for intermountain health care. The LED grant is important at this facility to get community events and messages out. He said they need the sign higher for visibility. Many people that come to this facility are impaired.

Mayor Osborne said they need to make sure it is set back far enough so it does not block visual corridors. Planner Schindler noted the required setback. Mr. Crams said if there are any traffic engineer or clear view concerns, they will move the sign.

- A.2. Potential Action Item (See VI. A.1.)

Council Member Barnes made a motion to approve Appeal AP-2013.10. Council Member Seethaler seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member Short opposed.

VII. CLOSED SESSION

- A.1. Closed Executive Session to Discuss the Purchase, Exchange, or Lease of Real Property

This item was done later in the meeting.

VIII. REPORTS AND COMMENTS

A. MAYOR

None.

B. CITY COUNCIL MEMBERS

Council Member Short noted the unveiling of the bus crash monument on December 2nd.

Council Member Newton made a motion to fund an update to the feasibility study for establishing a separate school district.

Council Member Newton said they should take a look at it and get the information and see how the numbers have changed and put it out for public hearings and see what the residents want to do. He said he has received a lot of support on the issue.

Council Member Barnes said before they put money into the study, he wants to ensure legally that they have a good chance of that happening.

City Attorney Wall said the law has changed so that if an entity wants to split from the school district, the entire school district has to vote on it. He said it would be hard for a split to happen again. They are unsure how the legislature feels about the issue now. That is a hurdle that needs to be overcome.

Council Member Seethaler said he is not anxious to fund anything until they have legal and practical assurance. He said he feels updating the study is the second step. Council Member Newton asked what is the first step? Council Member Seethaler said it is the legality and the practicality of the approach. Council Member Barnes said he is supportive of Council Member Newton's proposal, but needs more assurance at this time.

Council Member Newton said he thinks the school district will make another run at the bond in 2014. He said no schools will be built in South Jordan. They will be funding the bond with their commercial and residential. If they want anything, they will have to pay for a second bond.

Council Member Short said if they can't get a vote, is it feasible to run a study? He said they need to discuss it first. He is not ready to throw money at it. Council Member Barnes and Butters concurred. Council Member Seethaler said they should see if it's even feasible before they do an updated analysis.

Council Member Newton asked if they can have the group that did the original study come in and discuss the findings and financially advise the city? Council Member Seethaler said they need to address the practicality of the study before the actual analysis.

It was noted that Lewis and Young did the original study. Council Member Seethaler said a discussion with that group could be a first step. City Attorney Wall said they may want to invite their legislative representatives to get their perspective also. Council Member Barnes said it needs to be done expeditiously.

Council Member Butters said by bringing it up, he thinks they cut their throat with the school district. Mayor Osborne said they are going to have to explore opportunities and try to maintain relationships.

Mayor Osborne asked staff to organize the aforementioned group and invite them to a work session, either December 3rd or December 17th.

CM Geilmann said he would contact all parties and call a special meeting, if necessary.

Council Member Barnes said he is open to exploring the idea, but he also wants to improve their relationship with the school district.

C. CITY MANAGER

Parks and Recreation Director Tingey noted the upcoming Light the Night event. Each City Council Member was challenged to invite 20 people to the event.

Council Member Newton made a motion to go into a closed session to discuss the purchase, exchange, or lease of real property. Council Member Short seconded the motion. The vote was unanimous in favor.

VII. CLOSED SESSION

- A.1. Closed Executive Session to Discuss the Purchase, Exchange, or Lease of Real Property

ADJOURNMENT

Council Member Seethaler made a motion to adjourn the closed meeting. Council Member Short seconded the motion. The vote was unanimous in favor.

- A.2. Potential Action from Executive Closed Session (See VII. A.1.)

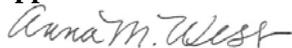
Council Member Seethaler made a motion to instruct Finance Director Naidu to use cash funds to meet the obligations for the Kornwasser property as they become due. They will defer any decision of long term funding for the time being. Council Member Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

ADJOURNMENT

Council Member Barnes made a motion to adjourn. Council Member Short seconded the motion. The vote was unanimous in favor.

The November 19, 2013 City Council meeting adjourned at 3:35 a.m.

This is a true and correct copy of the November 19, 2013 Council meeting minutes, which were approved on December 3, 2013.


South Jordan City Recorder

11-19-13

C.C. Mtg.

SOUTH JORDAN CITY City Council Meeting

November 19, 2013

6:00 P.M.

Mary WENNET & Ilene Wetzel with the Cub Scout TROOP 4629

ALL THOSE ATTENDING, PLEASE

PRINT NAME & ADDRESS

Charles Bancroft
PRINT NAME

905 W 1040 S
PRINT ADDRESS

JAMES RUELE

3072 Current Cir.

BRANDON SMITH

5722 SHADY STONE

CHRIS ROGERS

10775 SIENNA DUNE DR.

Carol Brown

10221 S 1040 W

KEN BROWN

10221 S 1040 W

Shelley Potts

10301 S. 3970 W.

RAY CRATON

2524 GRUBSTAKE CI

Catherine Mitchell

Jamison Mitchell

2307 Bonanza Way

HARRY BIGELOW

11473 S 3420 W

KATHI BIGELOW

11473 S 3420 W

Hayley Pettersson

1103 Snowflake Cir

Adam Pettersson

1103 Snowflake Cir

Randy Carlson

10372 S. 1000 W.

Lamnee Sallmon

3614 Via Delopez

David Webster

6175 University (CMT)

DON MATHEWS

4221 W CHESTNUT VIEW WAY

Scott Blumfield

896 W 10375 S

Shun Bulkle

11436 S 3420 W

Woods Cyleff-Pope

11017 VIA ERNESTO WAY

JEFF HAMBLIN

1024 W. 10210 S. S Jordan Mt.

Scott Barbara Soulier

10281 S. 1000 W. S010

Christian Cowart

11116 Broadwldk

Susan Cardano

9877 Dream Circle

Beatriz Jones

1082 W 10125 S.

Michael Florin

10331 S. Springcrest Ln

Barbara Clu

Jacqueline Barnes
Darryl Barnes
Tre Barnes
Gloria Barnes
Felicia Banner
Sata Taylor

3299 Country Knoll Rd.
|
|

Del Robinson
JoAnn Robinson
ARLOW HATT

3474 Via Encantada Way
" " " " South Jordan

Angelica Lopez

1060 W. 10290 SO, So Jordan
10357 Springcrest Ln. So. Jordan

Brandon Lopez
Michael Tye

- 10317 Springcrest Ln.

Wendy & Donald Quiltz
Daryl & Bonnie Greenwood
Cynthia & Steve Deeley

1065 W. 10290 So.
1452 YAWBY Ln.
1188 W. 10860 So.

ANDREA SCHULZE

10167 MINER DRIVE

Erin Hurst
LEE HURST

9549 Braeneer Cir.
" "

Stan Wells

9921 Treasure Circle
10063 S. Neighborhood Con

Kris Cunningham
A. Lynn Cope

10326 Michaux Ct.

Nephi Wolf
Carina Wolf

9884 South Chosen way
"

Leilani Brecht
Rich Brecht

3319 Country Knoll Rd
3319 Country Knoll Rd

SOUTH JORDAN CITY City Council Meeting

November 19, 2013

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Eddie Loomis	
Dave Darrington	
GRACE HOLT	10921 S 1230 W.
DON HOLT	" "
Teresa Martin	3262W 11340 SO
Paul Martin	3262 W 11340 SO.
Denton A. Parker	9892 So. Dream Circle S.J.
Glenda M. Parker	9892 So. Dream Circle S.J.
Kristine Rutkowski	11447 S Country Knoll Rd
Allen Jones	11447 So Country Knoll Rd
Robert Sall	9584 Channing Dr
Margaret Sall	9584 Channing Dr.
Joylene Austin	1058 W. 10400 So. So J or
Michael Austin	1058 W 10400 South
R. J Coles	2747W 11400 So
Katie McDermott	5027 W Burntside Ave
Wilbur Haddock	11641 Jordanair Dr
Deborah Tiller	2600 W 11275 SO
Timothy Tiller	
Kelly Nielson	SLC 0411
MARK MAISEY	1702 W 10125 So
Mark Hancock	10282 So Wood W.
Jessie Hancock	" " " "
Julie Young	3297 Soldier Creek Rd.
ROGER & SUSAN RUGG	11523 S 3600 W
Susan Bytendorp	10282 W 10125 S
Vai Y. Brown	2929 W. 11400 So So Jordan

Madison Brecht

Brooke Brecht

Lindsey Jennings

Carl Osterman

Shari Harris

Marie Rivera

Patrick Harris

Zelma Paris

✓ JOHN PARIS

MARIL DECKER

KEVIN BRUN,

Connie Strang

Dustin Hackney

Danell Hackney

Susan Egbert

Dwight Mielke

3319 Country Knoll Rd

3319 Country Knoll Rd

11372 Via Arboles Ct

11534 Jordan Bend Rd.

10311 Venenzia View Way

11492 So. 3420 W.

10311 Venenzia View Way

10345 Michaux Ct

10345 MICHAXN CT

5457 COPPER STONE DRIVE, SOUTH JORDAN

11524 FIELD HAVEN WAY

1113W 9970 SO

11284 S. Via Encantada Way

11323 S. 2700 W.

Loa Ut. 84747

SOUTH JORDAN CITY City Council Meeting

November 19, 2013

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Mckenzie Orsatt	11076 SO. 2700 WEST
Cheryl Neves	11454 S. 3420 W.
Donna Love	3314 W. NORDIC PEAK CT.
Sterling Jarvis	3229 W. Neidor Canyon dr.
Dalton Snow	3397 Canyon Meadow dr.
Adam Brooks	3286 Nordic Peak CT.
Matthew Esplin	11067 S. Copper Point Way
Jileen Ward	3525 Samee Ridge Dr.
Stevan Tingey	9966 So 1000 W
Ruth Ann Tingey	" "
Sherry Malshaw	2787 W 11450 S
Lebecca Smith	1064 Yworry Lane.
Pennia Heaton	9863 Newberry Cir
Marie Osterman	11534 Jordan Bend Rd.
Bill Shaffer	9875 Treasure Co. SJ
Jim Turner	9782 Shady Glen Ln SJ
Paul Fyfe Jensen Troop 1639	Founders Park Stake
Jill Gardner	3343 W Jordan Bend Rd SJ
Matt & Shauna Larson	11173 S. Via Bonito Dr.
Chante Vriens	10227 So. 1110 W. 84025
Mickel Vriens	10227 So. 1110 W
Kod Mills	738 W. MYSTIC CREEK WAY
Carolyn Mills	" " " " "
Mark & Kim Arroyo	1114 W. 10210 S.
Brian Anderson	1162 W SJ Parkway / Hindu Temple.
Soussab Sinha	
DAROLD OLSON	10388 S VENUEZIA Hill Way
Robert Paxton	1073 W. 10250 So.

SOUTH JORDAN CITY City Council Meeting

November 19, 2013

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Richard Morrey	11476 Jordan Bend Road . S.J.
Nathalie Moray	10234 S. 1110 W.
Craig Rabin	"
Amy Eckhardt	11645 S Union Station Cir.
George Warham	9 879 Treasure Cir
Frank "	" " "
Frank + Mrs Rudarmel	10213 S. 1000 W. SJ 8405
UNSA LEMOND	11717 Ann Arbor St.
Blake Shepherd	
Caden Miller	
Alisa Shepherd	
Tracy Miller	
MARTY MERRILL	1460 MILITARY WAY SEC UT
Lerald D. Braeka	9931 S. Chase Way, South Jordan, UT
Dicki Aiello	1067 W. 10250 So. SoJrdn.
RALPH AIELLO	" " " "
Carson Hilton	1494 W. Sky Scape Way
James Hiltz	"
Tom Lund	1098 W S.J. Pkwy
Richard Bytendorf	1062 W. 10125 S.
Stephen Koch	908 Palmer Vista Dr.
Jon Barnes	3566 Via Southeast Way
Connor Benjamin	9994 ORKNEY Circle
Gordon & Linda Stade	3279 W. Country Knoll RD
Kelly-Liz Burgon	10091 So. 1300 W.
KIM BURSTON	10201 S 1300 W
Carolyn Olson	10378 S. Venenzia Hill Way
Nicole Walbeck	1073 Shire Ridge Circle

November 19, 2013

South Jordan City Council
1600 West Towne Center Drive
South Jordan City, Utah 84095

RE: Request this letter be included in the official minutes
RE: Nicholas Cove Development , 1094 South 10400 West
R2013-48, R2013-49, Rezone Ordinance 2013-12-Z

Dear City Council,

Thank you for all you do in serving the residents of South Jordan City. This is a beautiful city with homes on one-third acre lots; it is a destination city where people have worked, planned and sacrificed to live in this friendly environment.

On the City Council Meeting Agenda for November 19, 2013 is listed the Nicholas Cove Development to be considered for approval. I have concerns regarding this development, as listed below:

1. According to the Nicholas Cove Development Agreement, the land zone will be changed from A-5 to R-M 8, with the developer maintaining six units an acre of single-family dwelling homes. This is a medium –high density development, without the road infrastructure to hold it. The main access road is Hindu-Temple Lane, which is a small road between two commercial buildings. To exit Hindu-Temple Lane onto South Jordan Parkway, a person can only turn right heading west because of the island in the middle of the road. This would also make it difficult for emergency vehicles to enter and exit this subdivision.
2. The Nicholas Cove Development Agreement states that the developer is responsible for creating a usable road along 10400 South. This is private property and may not happen.
3. The Nicholas Cove Development Agreement states that this development will “preserve and maintain the open and sustainable atmosphere desired by the citizens of the City”. Six units per acre is not open; it’s compact and a petition has been signed by over 300 South Jordan citizens in this area against this development and zone change. It is not wanted by the citizens in this area of South Jordan.
4. If the Nicholas Cove Development Agreement is signed, it is locked for ten years. If the road infrastructure problems are not resolved and the development is not completed, then the land sits unused for a decade, with citizens unable to say anything to change it.
5. The development does not provide playgrounds or places for children to play. So the children will play around the retail and office buildings or along 1000 West, which in places, does not have a sidewalk so they will be playing in the road.
6. Because there are no appropriate places planned for children to play in this development and it is so compact, families will move more often creating a high transient population and area.
7. With the increased number of children, our overcrowded schools will be even more overcrowded. It will cost money to build more schools. The Jordan School District requested more money from tax payers and they voted against it. Tax payers don’t want to pay higher taxes.

Attachment
B
11-19-13
C.C. Mtg

The Nicholas Cove Development will cost South Jordan City money in additional services, providing the needed road infrastructure and cause further overcrowding in our schools, which is not appropriate for quality education.

Changing the zones to P-O and C-C is preferred and needed. At the October 8, 2013, South Jordan City Planning Commission Meeting, Henry Cabal requested a Conditional Use Permit for Glover Plaza at 1078 West South Jordan Parkway to use retail space for office service.

Professional Office (P-O) and Commercial (C-C) will provide employment opportunities to individuals living nearby so they can walk to work.

Furthermore, Professional Office will bring in more tax money than the residential development with little cost to the city and its citizens.

I ask the South Jordan City Council to maintain a wise balance between residential and commercial zoning so the quality of living is not lowered in South Jordan and it can continue being a beautiful destination city.

Kind regards,



Sandra Bright

1092 West 10210 South
South Jordan, Utah 84095

Good evening. My name is Carol Brown and I live at 10221 South 1040 West. Thank you, Mayor Osborne and members of the City Council for the opportunity to speak tonight. We currently have 311 signed petitions to present tonight that show that a decisive majority of those who live by the proposed development strongly feel that the Professional Office zone is the best use of the property as far as the city, the neighbors, taxpayers, and the schools are concerned. When we went door-to-door with the petitions, only three people did not sign them. One wanted the zoning to remain the same but felt uncomfortable signing a petition, and only two people favored the development.

Our neighbors do not want the zoning changed for many reasons. First, we know that the commercial zone is the best zone for the city. On the South Jordan Master Plan, this property is zoned for Professional Office. The city and schools must have a strong commercial tax base, which provides long-term financial sustainability for the city and schools. Once we lose even one acre of commercial zoning, it is very difficult to reclaim that zoning elsewhere. This area is perfect for commercially zoned offices because it is close to office and commercial complexes to the north, west, and east.

Second, last month the owner of the commercial property adjacent to this property asked for and received approval from the Planning Commission for a variance so that he can lease his property for professional offices because there he said is a demand for office space in this area. Every office space in the complexes adjacent to the west and north of this proposed development is full, including those offices that do not face South Jordan Parkway. Less than two years ago, an office building was built within 205 feet directly west of the proposed Nicholas Cove development. Under these circumstances, it would be capricious and arbitrary for the city to change the zoning on the Master Plan from Professional Office to M-R-8.

Fourth, this development does not fit the neighborhoods that surround it, in which most homes are zoned R-2.5. The highest density in our area is Hidden Village, which, if you factor in the park, is closer to an R-3 zone. This proposed development would set an unacceptable precedence for our neighborhood and is not appropriate for our residential, low-density area.

Finally, this development would be an isolated island with only one entrance, Hindu Temple Lane. There is no left turn lane going east-bound on South Jordan Parkway to exit this development, and 104th South to 10th West from Nicholas Cove is privately owned, so this development lacks essential infrastructure for residents and emergency vehicles to enter and exit the development.

A decisive majority of the people in our neighborhoods ask that the zoning of this property remain Professional Office. Please listen to the voices of the people in your city and do what's best for the city, the taxpayers, the residents and the schools. We urge you to vote to maintain the current office zoning that is on the city's master plan for this property. Thank you.

of the people, by the people, for the people

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>Julie Holbrook</i>	Julie Holbrook	717 W. Mystic Creek Way
<i>Susan Taylor</i>	Susan Taylor	713 W. Mystic Creek Way
<i>Vandana Sharma</i>	Vandana Sharma	725 W. Mystic Creek Way
<i>Judy A. Gibson</i>	Judy A. Gibson	718 W. Mystic Creek Way
<i>Bob & Carolyn Mills</i>	Bob & Carolyn Mills	738 W. Mystic Creek Way
<i>Mal & Colleen Stoes</i>	Mal & Colleen Stoes	734 Mystic Creek
<i>Matt Hawkins</i>	Matt Hawkins	7116 Mystic Brook
<i>Anika Hoybjerg</i>	Anika Hoybjerg	10221 S. Mystic Falls So J
<i>Travis Robinson</i>	Travis Robinson	10217 Mystic Falls Way So J
<i>Nina Olsen</i>	Nina Olsen	10215 S. Mystic Falls Way
<i>Karen Wilson</i>	Karen Wilson	10211 Mystic Falls
<i>Greg Green</i>	Greg Green	10207 Mystic Falls Way
<i>Jessie Matjasic</i>	Jessie Matjasic	720 W. Mystic Falls Way
<i>Madison Irwin</i>	Madison Irwin	10206 Mystic Falls Way

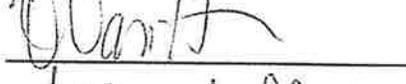
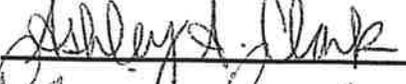
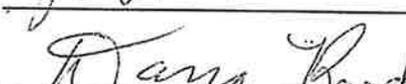
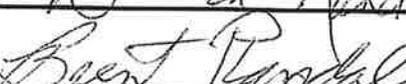
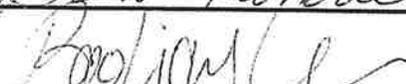
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

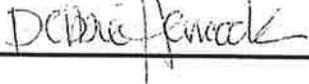
Signature	Printed Name	Address
	Sharlene West	10214 Mystic Falls Way
	Jill Moody	10212 Mystic Falls Way
	April Judd	10223 Mystic Falls Way
	Spencer Ferguson	719 W Mystic Creek Way
	Danielle VanHorssem	719 W. Mystic Creek Way
	Ashley A. Clark	705 Mystic Creek Way
	Patricia Budge	707 Mystic Creek
	Andrew Clark	705 Mystic Creek Way
	DANA RANDALL	968 Warm Creek Bay
	Brent Randall	968 Warm Creek Bay
	BAOLIANG CUI	694 Warm Creek Bay

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Wendy Quilter	1065 W. 10290 So.
	Don Quilter	1065 W. 10290 S.
	Denise Lewis	10222 S/1040 W
	Robert Lewis	10222 S 1040 W
	Beatriz Jones	1082 W 10125 S.
	MARK HANCOCK	10282 So 1000 W.
	Debbie Hancock	10282 So 1000 W.

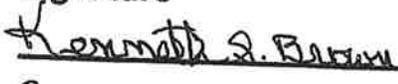
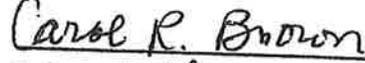
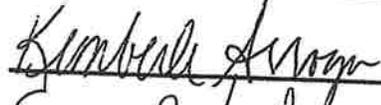
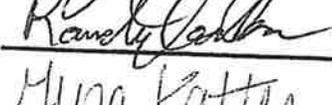
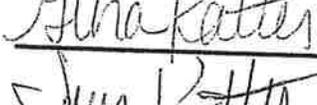
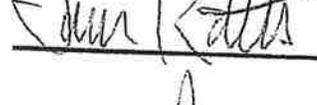
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Kenneth S. BROWN	10221 So. 1040 W. So. Jordan, UT
	Carol Brown	10221 S. 1040 W. So Jordan, UT
	Chante Vriens	10227 So. 1110 W. So Jordan 84095
	Kimbelle Arroyo	1114 W. 10210 S. So. Jordan 84098
	Susan Bytendorp	1062 W 10125 S So. Jordan
	STEVEN SEELEY	1122 W 10260 So. S. JORDAN
	Rebecca L. Smith	1064 W. 10250 S. S. Jordan
	Hayley Pettersson	1103 Snowflake Cir. S. Jordan
	Adam Pettersson	1103 Snowflake Cir S. Jordan
	Mary Wynne	10336 S 1000 W
	Randy Carlson	10372 So. 1000 W. So. Jordan
	Gina Katter	10328 S. Venezia Hill Way
	John Katter	10328 S. Venezia Hill Way
	Matthew Justice	1044 W. Venezia Hill Way

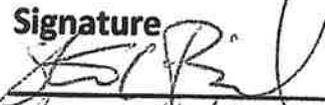
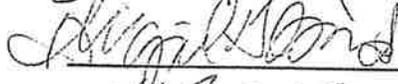
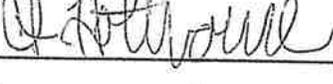
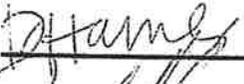
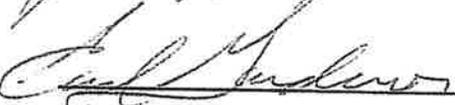
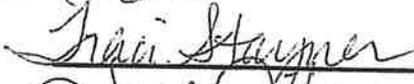
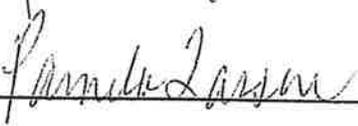
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Steve Baird	987 Harmony Rose Cir
	Abigail Baird	987 Harmony Rose Cir
	NATE VAN VALKENBURG	978 Harmony Rose Circle
	ADAM HOLTHOUSE	1084 Shire Ridge Cir
	Ashley Holthouse	1084 Shire Ridge Cir.
	Dana Hawes	1063 Shire Ridge Cir.
	Jared Hawes	1063 Shire Ridge Cir
	EARL GARDNER	1044 Shire Ridge Cir
	TRACI STAYNER	1056 Shire Ridge Cir
	Sharon Silkman	10341 S. Venetia View Way
	Jeff Pixton	112347 S Venetia View Way
	Chrissa Pixton	103417 S. Venetia View Way
	John Larsen	1035 W. Venetia View Way
	Pamela Larsen	1035 W Venetia View Way

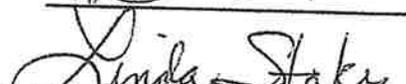
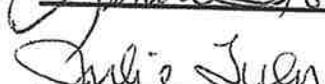
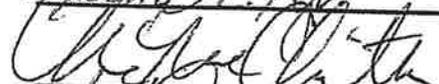
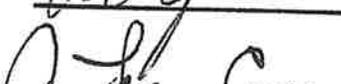
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	MONTE Black	10329 S LEGACY CV
	APRIL Black	"
	SARA BRUECK-NICHOLS	10360 Legacy Cove
	Dayna Nichols	10360 Legacy Cove
	Marilyn Hibbert	897 10375 So.
	Denise Lasater	887 W. 10375 So.
	GREG TAIT	906 W 10375 So
	Irene Tait	906 W 10375 S
	Linda Stokes	10908 Renegade View Ln
	Julie Tyler	10317 Springcrest
	Michael C. Tyler	10317 Springcrest
	RENEE Chitty	10314 Michawn Court
	Oheonard Chitty	10314 Michawn Ct.
	A. Lynn Cope	10326 Michawn Ct.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning



To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential Zoning. This proposed development with 54 units on 5.65 acres of property is unacceptable.

Signature	Printed Name	Address
<i>Susan S. Garduno</i>	SUSAN S. GARDUNO	9877 Dream Circle, S.J. UT
<i>James Garduno</i>	JAMES GARDUNO	9877 DREAM CIR. SJ UT
<i>Brent Thompson</i>	BRENT THOMPSON	9895 TREASURE CIR SJ UT
<i>Kim Thompson</i>	KIM THOMPSON	" " "
<i>Susan Mathison</i>	Susan Mathison	9911 Treasure Circle
<i>Hollie Poore</i>	Hollie Poore	10172 Knox Ct. South Jordan
<i>Andie Mathison</i>	Andie Mathison	9911 Treasure Circle
<i>Rebecca S. Wells</i>	Rebecca S. Wells	9921 Treasure Circle
<i>Athena Harward</i>	Athena Harward	9928 Treasure Circle
<i>Mark Mathison</i>	Mark Mathison	9911 Treasure Circle
<i>Dan Taylor</i>	Dan Taylor	9910s Treasure Circle
<i>Susan Taylor</i>	Susan Taylor	9910s. Treasure Circle
<i>Vicki Aiello</i>	VICKI AIELLO	1067W. 10250 So.
<i>Ralph Aiello</i>	Ralph Aiello	1067W 10250 So

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential Zoning. This proposed development with 54 units on 5.65 acres of property is unacceptable.

Signature	Printed Name	Address
<i>Paul Packard</i>	Paul Packard	9876 S. Dream Circle
<i>Laura Packard</i>	Laura Packard	9876 S. Dream Circle
<i>Brittany Packard</i>	Brittany Packard	"
<i>Brandon Packard</i>	Brandon Packard	9876 S. Dream Circle
<i>Glenda Parker</i>	Glenda Parker	9892 Dream circle
<i>Denton A. Parker</i>	DENTON A. PARKER	9892 DREAM CIRCLE
<i>Liza Yarisanta</i>	LIZA YARISANTA	9908 Dream Circle S.J.
<i>Brenda Bullough</i>	Brenda Bullough	9918 S. Dream Cir.
<i>Jeff Bullough</i>	Jeff Bullough	9918 S. Dream Cir.
<i>Mark Bullough</i>	Mark Bullough	9918 S. Dream Cir.
<i>Marquerite Shaffer</i>	Marquerite Shaffer	9878 S. Treasure Cir
<i>Bill Shaffer</i>	Bill Shaffer	9878 Treasure Cir
<i>Calvin L. Maxfield</i>	Calvin L. Maxfield	9894 Treasure Cir. South Jordan
<i>Doreen Maxfield</i>	Doreen Maxfield	9894 Treasure Circle
<i>John Nebeker</i>	John Nebeker	9920 Treasure Cir. South Jordan UT

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

South
Jordan
UT
8/4/07

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

(only coming)

Signature	Printed Name	Address
	Rebecca L. Smith	1064 Yworry Lane ST 84095
	Michael R. Smith	1064 W 10200 S. ST, UT 84095
	Ruth Geritsen-McKee	1048 W 10250 South
	Gabrielle Bradshaw	1048 W 10250 South
	Terry C. King	1051 W - 10250 S.
	Daniel King	" "
	Kay Geddes	1012 W - 10210 S, Jordan, UT
	Rosemary Bingham	1012 W - 10210 S. South Jordan
	Doug Bingham	1066 W - 10210 S South Jordan
	Rebecca Holland	1065 W 10210 South S. Jo
	David Holland	1065 W 10210 South S. Jo
	Steph Engle	10431-S-1000 W S. Jo

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

Susan Bytendorp Susan Bytendorp 1062 W 10125 S, SJ, UT

Thomas Bytendorp Thomas Bytendorp 1062 W 10125 S, SJ, UT

Austin Arntsen Austin Arntsen 1062 W 10125 S, SJ, UT

Scott Bytendorp Scott BYtendorp 1062 W. 10125 S

Richard Bytendorp Richard Bytendorp 1062 W. 10125 S. SJ. UT.

~~Michael Jones~~

~~Michelle Jones~~

Betty Jones Betty Jones 1082 W 10125 S SJ UT

~~Steve Jones~~

Steve Jones Steve Jones 1082 W 10125 S SJ UT

~~Eric Jones~~

~~Stephanie Jones~~

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Cheryl Knighton	1093 Snowflake Circle
	Mickey Vriens	10227 So 1110 W. SJC
	Troy Carver	10418 So 1110 W. SJC
	Jill Johnson	1091 W. 10210 S.
	Stacy Johnson	1107 W. 10210 So SJC
	TRAVIS JOHNSON	1091 W. 10210 S. SJC
	Julie Hunt	1078 W. 10210 S. SJC
	David Hunt	1078 W 10210 So SJC
	MATT STAYNER	1056 W SHIRE RIDGE CIR
	John Bright	1092 W 10210 So
	Cheryl Bright	1092 W 10210 S.
	Deborah Bright	1092 W. 10210 So.
	Sandra Bright	1092 W. 10210 S.
	Bobbi Widerberg	10206 S. 1110 W.
	Mait Widerberg	10206's 1110 W

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>Felicia Banner</i>	Felicia Banner	10362 Michael Ct. S.J.
<i>Robert Bowers</i>	Robert Bowers	10262 Michael Ct.
<i>Todd Harward</i>	TODD HARWARD	967 W 10375 S
<i>Keri Hanzelka</i>	Keri Hanzelka	967 W 10375 S So. Jordan, UT
<i>Alex Braili</i>	Alex Braili	1113 W 10260 S
<i>Rajna Leatham</i>	RAJNA LEATHAM	1113 N 10260 S
<i>Jennie Mortensen</i>	JENNIE MORTENSEN	1123 W 10260 S
<i>Cary Mortensen</i>	CARY MORTENSEN	1123 W 10260 S
<i>Cyndy Seeley</i>	CYNDY SEELEY	1127 W 10260 S
<i>Brian Anderson</i>	BRIAN ANDERSON	10247 S 1110 W
<i>Melinda Anderson</i>	Melinda Anderson	10247 S 1110 W
<i>Keith H. Abbott</i>	Keith H. Abbott	897 W 10375 S
<i>Marilyn H. Abbott</i>	Marilyn H. Abbott	897 W 10375 S
<i>Sheryl Shields</i>	Sheryl Shields	943 W 10375 S
<i>Kristy Dunyon</i>	Kristy Dunyon	11498 Tara Woods Ln

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

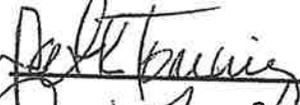
Signature

Printed Name

Address

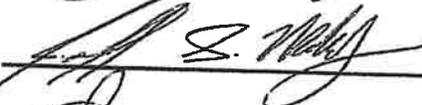
 Brady Smith 10124 S. 1000 W.

Ange Smith Angela Smith 10124 S. 1000 W.

 PATRICK K. TOMNEY 10118 S. 1000 W.

Jamie Tomney Jamie Tomney 10118 S. 1000 W.

Steve M. May Steven M. May 10090 So. 1000 W.

 JEFF S. MAREY 10090 So. 1000 West

 Glenn GIESBERGER 9106 Melody Ct.

Carole Carin Carole Carin 928 Melody CT

 GREGORY A. CAZIER 928 MELODY CT

Ryan Punford Ryan Punford 911 Melody CT

Greg White Greg White 987 Melody CT

Sunni White Sunni White 987 Melody Ct.

LeAnn Palmer LeAnn Palmer 10138 S 1000W SS CT

Marci Wilson Marci Wilson 10154 S. 1000 W

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

Judy Singleton Judy Singleton 917 W. 10400 S.

Chris Bauer Chris Bauer 933 WEST 10400 S.

Kent Kellersberger Kent Kellersberger 10354 S. 1000 West

Marilyn Liffert Marilyn Liffert 10268 S. 1000 West

Scott Soulier Scott Soulier 10281 S. 1000 West

Brian Soulier Brian Soulier 10281 So. 1000 West

Barbara Soulier Barbara Soulier 10281 So 1000 West

Courtney Little Courtney Little 943 Hollycrest Dr.

Wendy Little Wendy Little 931 W. HOLLYCREST DR

Michael Clark Michael Clark 936 W Hollycrest Dr.

Camille Anderson Camille Anderson 907 Hollycrest Dr.

Rene Anderson Rene Anderson 907 HOLLYCREST

Oscar Lopez Oscar Lopez 10395 SPRINGCREST LN

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

6:00 pm

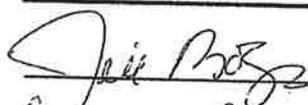
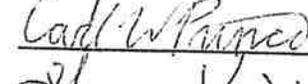
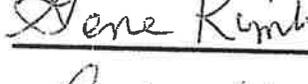
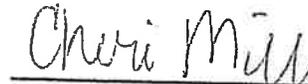
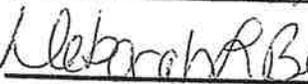
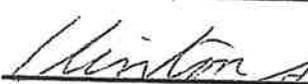
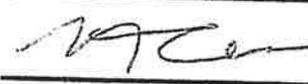
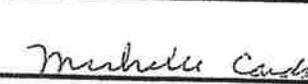
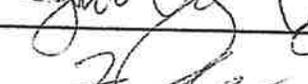
By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

	Jill Balz	911 W. Brookcrest Cir SJ.
	Cynthia Prince	901 Brookcrest Cir SJ
	Garry L. Prince	901 Brookcrest Circle
	Carl W. Prince	901 Brookcrest Circle
	Gene Kimber	950 Brookcrest Cir
	Diane Kimber	950 W. Brookcrest Cir
	Cheri Mills	10214 Brookcrest Cir.
	Deborah L. Bennion	10228 Brookcrest Cir
	Clinton Bennion	10228 Brookcrest Cir
	Andrew Cardon	988 Hollycrest Dr.
	Michelle Cardon	488 Hollycrest Dr
	April Black	10328 Legacy Cove
	Judy Chang	10319 Legacy Cove
	Hoang Le	10319 Legacy Cove

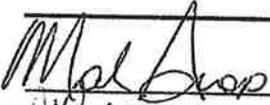
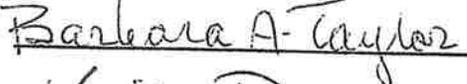
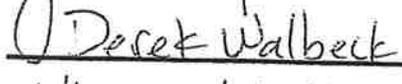
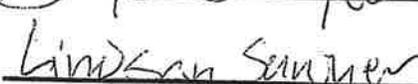
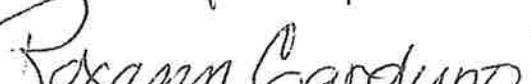
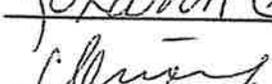
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Mark Accardo	1114 W 10210 S
	Jill Dekle	1019 W. Shire Ridge Cir.
	JEREMIAH DEKLE	1019 W. SHIRE RIDGE CIR.
	MATT ORME	1009 SHIRE RIDGE CIR.
	Courtney Orme	1009 Shire Ridge Cir.
	LARRY R. TAYLOR	1041 SHIRE RIDGE CIR
	Barbara A. Taylor	1041 Shire Ridge Cir.
	Jamilah Decker	1053 Shire Ridge Cir.
	Derek Walbeck	1073 Shire Ridge Cir
	Nicole Walbeck	1073 Shire Ridge Cir
	Serge Sawyer	1068 Shire Ridge Cir
	Lindsey Sawyer	1068 Shire Ridge Cir
	Roxann Garduno	1044 Shire Ridge
	Otgo Carter	1038 Shire Ridge

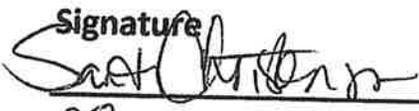
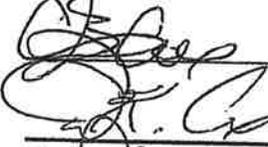
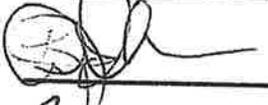
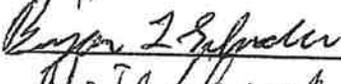
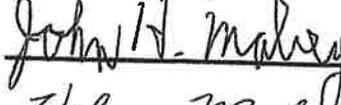
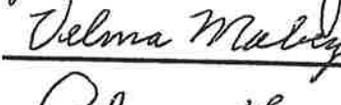
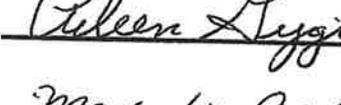
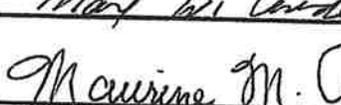
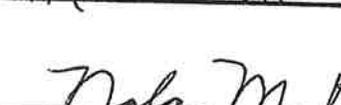
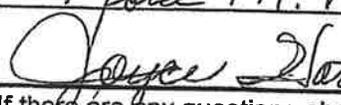
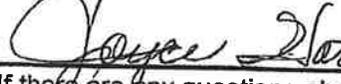
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Scott Christensen	9995 Florence Way
	Cynthia Cox	9973 Florence Way
	DAVID COX	9973 FLORENCE WAY
	KEN LABRUM	9915 FLORENCE WAY
	Bryan Schreiber	9870 Florence way
	Neil Strayhorn	9870 Florence way
	Robyn Moosavi	9850 Florence Way
	Robert C. Paxton	1073 W. 10250 So.
	JOHN H. MABEY	10049 S. 1300 W.
	VELMA MABEY	10049 S 1300 W
	Aileen Gygi	10025 So 1300 W
	Max W. Anderson	9993 So 1300 West
	Maurine Anderson	9993 So. 1300 W.
	Nola Reid	9945 So. 1300 W.
	Joyce HATT	1263 Sheldon Ln.

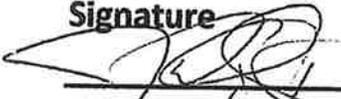
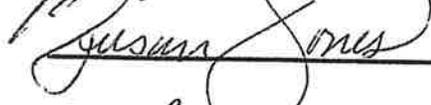
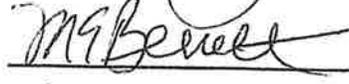
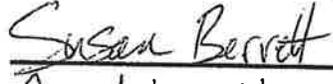
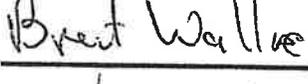
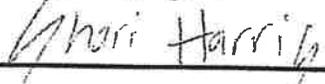
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	JASON CHALKLEY	928 W PALMER VISTA DR.
	Blake Hamilton	972 W Palmer Vista Dr.
	Michelle Koch	908 W. Palmer Vista Dr.
	Van + Sharon Palmer	890 W. Palmer Vista Dr.
	Bill Johnson	16157 S. 940 E South Jordan
	ROBERT WILLMORE	10158 S. 940 E, S.J.
	Susan Jones	912 978 Melody Ct.
	Mark Bennett	901 Melody Ct
	Susan Berrett	901 Melody Ct.
	Brent Wall	948 Melody CRET
	Vickie Wallace	948 Melody Ct. UT 84095
	Scott Nelson	971 Melody Ct
	Shari Harris	10311 Venenzia View Way
	Patrick Harris	10311 Venenzia View Way

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>Anna Florin</i>	anna.florin89@yahoo.com Anna Florin	801-446-1589 10331 Springcrest Ln.
<i>Lori Vance</i>	Lori Vance	10287 Springcrest Ln
<i>William Sipes</i>	W. LLIAM SIPES	16241 SPRINGCREST LN.
<i>Julie Tyler</i>	Julie Tyler	10317 Springcrest
<i>Danna Robinson</i>	Danna Robinson	10298 Springcrest
<i>Heather Johnson</i>	Heather Johnson	10328 Springcrest Ln
<i>Robin Thorn</i>	Robin Thorn	10342 Springcrest Ln.
<i>Ryan Thorn</i>	RYAN THORN	10342 Springcrest Ln.
<i>Vilate Van Leeuwen</i>	VILATE VAN LEEUWEN	10263 SPRINGCREST LN
<i>Jessica Savage</i>	Jessica Savage	892 W. Brookcrest cr.
<i>Anna Margaret Grow</i>	Anna Margaret Grow	914 W. Brookcrest Cir.
<i>Dennis Grow</i>	Dennis Grow	914 W. BROOKCREST CIR
<i>Cynthia Running-Thomson</i>	Cynthia Running-Thomson	926 W. Brookcrest Cir.

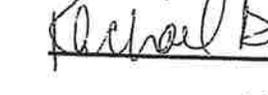
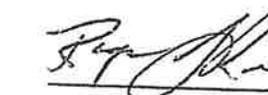
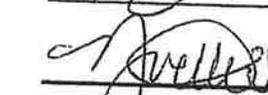
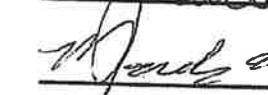
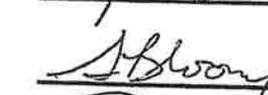
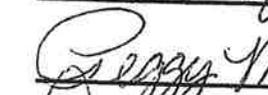
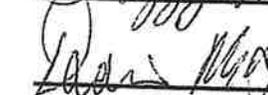
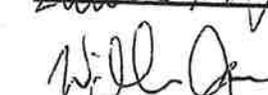
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Scott Rasmussen	991 W. 10375 So.
	Karen Bennian	955 W. 10375 So.
	Jessica Andersen	955 W. 10375 So.
	Kris Andersen	955 W. 1037 So.
	Donna Gedge	873 W. 10375 So.
	Ronald Gedge	873 W. 10375 So.
	Rachael Bloomfield	896 W 10375 S
	ROGER SHIELDS	943 W 10375 So.
	Yvette W. May	923 W. 10375 So.
	Mark A. May	923 W. 10375 So.
	Scott Bloomfield	896 W 10375 So.
	Peggy McGARRY	10344 Michaux Ct. So.
	Devin Mc Garry	10344 S. Michaux Ct.
	WILLIAM JAMES DISHMAN	10327 MICHAN CT.

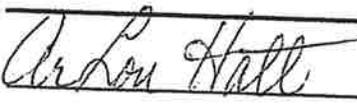
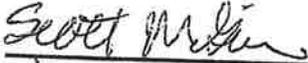
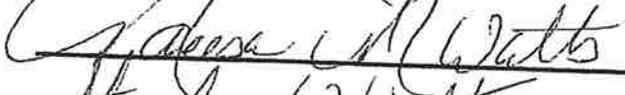
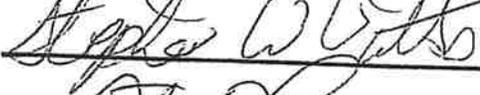
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	ARLON HATT	1060 West 10290 SO
	STAN HATT	1060 W 10290 S.
	SCOTT MCEWIN	10363 Legacy Cove
	Paul Zackrisson	10342 Legacy Cove
	Becky Zackrisson	10342 Legacy Cove
	John Zackrisson	10342 Legacy Cove
	Melvina Moyes	10349 Legacy Cove
	Edmund R Moyes	10349 Legacy Cove
	Maresa M. Watts	10349 Legacy Cove
	Stephen W. Watts	10349 Legacy Cove
	STAKE RIPPE	10308 Legacy Cove
	Carol Rippe	10308 Legacy Cove
	CAROL Rippe	10308 Legacy Cove

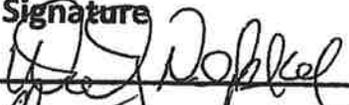
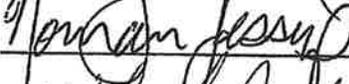
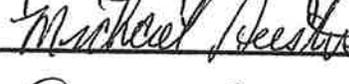
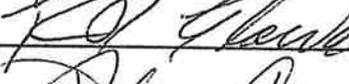
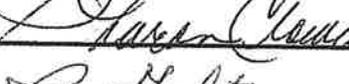
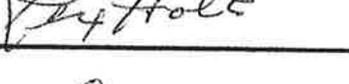
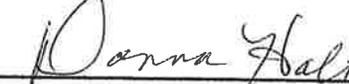
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential Zoning. This proposed development with 54 units on 5.65 acres of property is unacceptable.

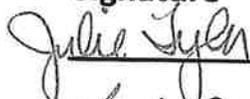
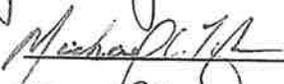
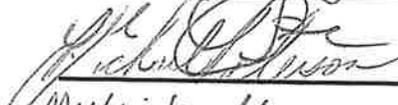
Signature	Printed Name	Address
	Whitney Wolkner	9920 Treasure Circle, S.J. UT
	Norman Jessup	9861 Treasure Cir S.J. UT.
	Michael Austin	1038 West 10400 South S.J. UT
	Joylene Austin	1058 W. 10400 So. S.J. UT.
	Richard Cloward	912 Hollycrest S Jordan UT
	Sharon Cloward	912 Hollycrest So Jordan UT
	REX HOLT	10291 So. 1230 W. S.J. UT
	Donna Holt	

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential Zoning. This proposed development with 54 units on 5.65 acres of property is unacceptable.

Signature	Printed Name	Address
	Julie Tyler	10317 Springcrest Lane
	Michael C. Tyler	10317 Springcrest Lane (890w)
	Erin Peterson	10226 Mystic Falls Way 84095
	Michael Peterson	10226 Mystic Falls Way 84095
	Melanie Beuchert	10209 Mystic Brook Way 84095
	Angylica Lopez	10357 Springcrest Ln. 84095

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

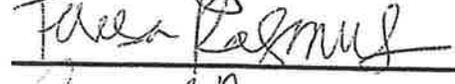
By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

	Dean Bybee	1038 W 10210 S
	Karen Bybee	1038 W 10210 S
	Teresa Rasmuson	^{991 W} 10375 S
	Craig Robin	10234 S 1110 W
	Natalie Robin	10234 S 1110 W, South Jordan 84075

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Nicholas Cove Development

My name is Hayley Pettersson, 1103 Snowflake Circle, This property, less than 3 acres, is currently Master Planned Professional Office and I am firmly against the rezone to (R-M-8) Residential Multi-family, 8 units per acre. Even with the attached development agreement it does not stipulate acceptable square footage requirements for this development. It does not require any open space. This parcel of land is surrounded by a residential property of 2 acres, a Hindu Spiritual Home, a Hindu Temple and office space. There is one road to enter and exit located directly off of 10600 S. This higher density housing does not fit in this part of the city.

I received in the mail a pamphlet, prior to the primary election in August; it's titled "From The Desk of Mayor Scott Osborne". It states and I quote Mayor Osborne "The previous City Council passed the 2010 General Plan which promotes higher density housing – including apartments – throughout the city. I disagree with the results, which places higher density next to low density. People move to South Jordan for the rural atmosphere in South Jordan proper, or the urban options in the Daybreak Planned Community." End quote. I concur with what the Mayor's assessment is. This same newsletter states (under Economic Development) "Businesses are racing to South Jordan."

These businesses need this current zone of Professional Office. South Jordan City will benefit more from the tax revenue of Professional Office than Residential. It is invaluable to our city. I have seen your words turn into actions. I am placing my trust in you to act on those words to make the right decision. Council Member's, please vote No to this rezone.

Thank you

Good evening. My name is Kenneth Brown, and I live at 10221 South 1040 West.

A few months ago, we formed a neighborhood group and decided to take petitions to each home in our area from Shields Lane to South Jordan Parkway and from the River Bottoms to 1300 West. I was one of the people who took petitions around. It took a lot of time because many of neighbors wanted to talk to us and tell us how strongly they opposed any zoning change of a property that is zoned for Professional Office north of South Jordan Parkway in our neighborhood. Some said that for years South Jordan leaders haven't represent the people and that I was wasting my time. However, they still wanted to sign the petitions and they want you to know that they do not support this zoning change.

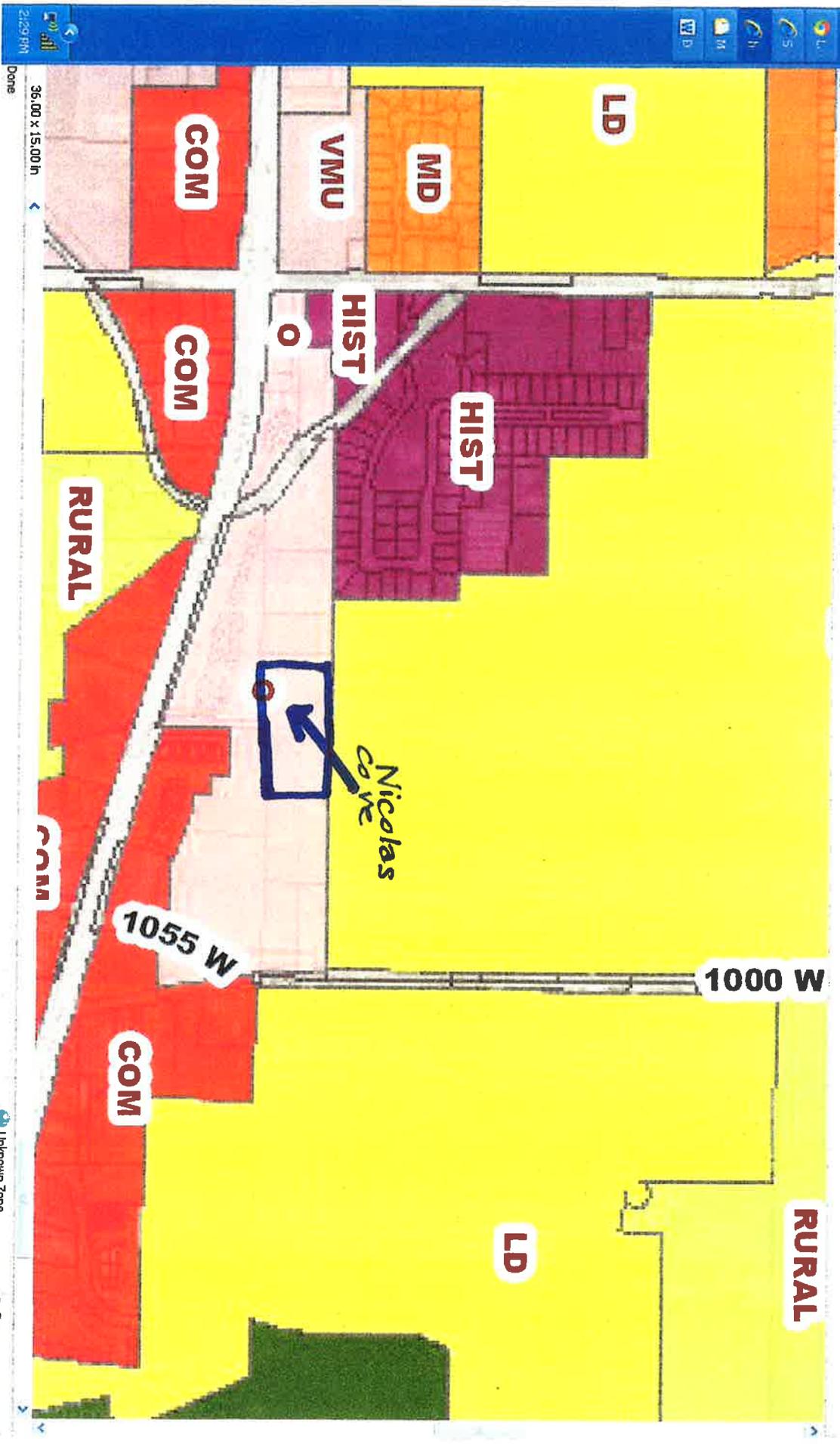
I believe that you will listen to us tonight and that you will do the right thing. I have confidence from your recent votes regarding Mixed Use Developments that you want to represent us well. The people have spoken. Every person that I visited told me how grateful they were that they could sign the petition and speak up for what they know is best for the city and for the neighborhood.

Let me show you the City Master Plan that you approved. (Show picture #1). As you can see, Nicholas Cove is zoned for Professional Office. That is a great zone for this property. If you drive down 10400 South going directly west from this property, you will see a beautiful office building that was built less than two years ago. (Show picture #2). It is beautifully landscaped and houses two businesses, Cowbell Partners and Chemex, LLC. It is less than two years old. I measured the distance between this property and Nicholas Cove. It is 205 feet from Nicholas Cove.

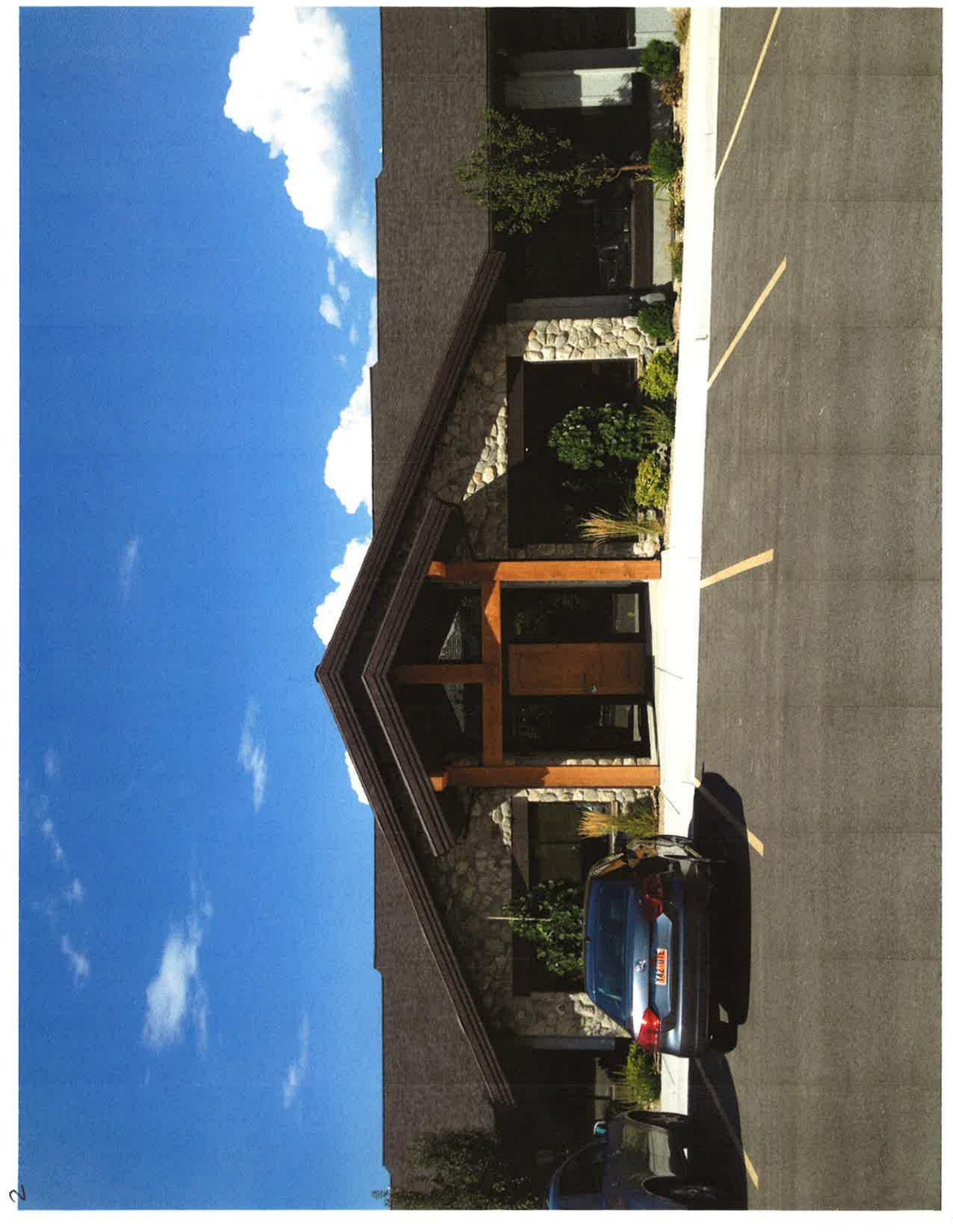
Let me show you a list of the 11 major subdivisions in our area. (Picture #3) As you can see, 8 of them are zoned R-2.5, 2 are zoned R-3, and one has a 4.83 density. However, if you add in the park, it's closer to an R- 3. It is wrong to put R-M-8 zoning in our neighborhood.

The people I talked to want you to know that it will be best for the city, the schools, and for everyone is South Jordan to keep this property zoned Professional Office. The schools these children would attend are already very overcrowded. We do not want to lose our commercial tax base because it funds our city and our schools. Residents do not want their taxes raised when they could have commercial buildings financing their schools.

Tonight you have the opportunity to show us that you have listened to the people of South Jordan. We have spoken up. We ask that you listen to us and vote "no" on the rezoning of this property.



Unknown Zone



- There are **11 major subdivision developments** within the study area, with the following attributes:

	Subdivision	Address	Year Recorded	Zone	Acreage	Lots	Lot Range Square Footage	Units per Acre
1	Temple View Estates	1200 West 9800 South	1992	R-2.5	15.928	37	14,500 – 35,962	2.32
2	Shire Ridge Estates	9900 South 1000 West	2008	R-2.5	5.276	13	12,000 – 24,117	2.46
3	Witherspoon Estates	9875 South 1000 West	1999	R-2.5	3.0122	7	14,583 – 21,402	2.32
4	Palmer Vista Estates #2	10190 South 1000 West	2003	R-2.5	4.6336	8	14,521 – 20,663	1.73
5	Ridgecrest Estates	10270 South 1000 West	1984	R-2.5	21.13	38	14,523 – 74,232	1.80
6	Wilshire Estates	10375 South 1000 West	1993	R-2.5	11.93	27	14,501 – 20,039	2.26
7	Oak Hills	10330 South 1000 West	2007	R-3	5.209	16	8,053 – 12,196	3.07
8	Meadow Moor Estates 1&2	10210 South 1000 West	1988, 1989	R-2.5	9.683	20	14,520 – 18,039	2.07
9	Temple Cove	1110 West 10210 South	2000	R-2.5	6.1619	15	14,520 – 14,691	2.43
10	Stone Haven	1190 West Mabey Lane	2012	R-3	6.91	19	8,000 – 9,138	2.75
11	Hidden Village	10300 South 1300 West	2012	MU 4.83 Historic	11.8	57	6,094 – 8,680	4.83
	Total				101.67	257	6,094 – 74,232	
	Average				9.24	23.36		2.55

- The 11 major **subdivision attributes** may be **summarized** as follows:
 - Subdivision plats have been recorded between 1984 and 2012.
 - Most of the subdivisions are zoned R-2.5.
 - The eleven developments comprise **101.67 acres** with an average subdivision size of **9.24 acres** per development.
 - The eleven developments comprise **257 lots** with an average number of **23.36 lots per subdivision**.
 - The **average density** (dwelling units per acre) for the 11 developments is **2.58**.
- A public **open house** was held a few years ago to introduce the cluster development concept to residents in the study area in an effort to preserve **permanent farmland/ open space**. This concept was rejected by a majority of the property owners with the

really quick, when asked ^{about the likelihood} ^{of any other building going in on} ^{this property} Mr. Warner ^{failed to mention that} ^{of a} brand new beautiful office building has been

Good Evening,
My name is Natalie Robin and I live at 10234 S 1110 W.

I own a home just north of this proposed development and I am here tonight asking you to stay on course with the Master Plan and leave this land zoned for Professional Office. In echoing the concerns of my South Jordan neighbors, I want to highlight the importance of preserving the character of our community by sticking with the development plans currently in place, which work and have already been properly integrated within our well-established and thriving neighborhood.

built w/in the last 2 years w/in 500 ft of this land.

The current zone is in harmony with the scale, density, and character of the area in which it is located. Keeping our commercial and professional office property is vital in order to maintain the essential services needed to grow and contribute to South Jordan's economic stability. This means keeping businesses properly positioned along our main corridors and near neighborhoods so people do not need to drive far for their service needs. Citizens want to spend our disposable income locally and support our city and we need to have the businesses in place so we can do just that. We must enhance our City's revenue sources by preserving the amount of office space within our city walls and not losing that important tax revenue to the cities on the other side of the freeway.

Bottom line is the applicant has failed to establish any real necessity for changing the zoning from commercial to residential, especially given the potential detrimental impacts to the City. Replacing the already extremely limited commercial property in our area with non-commercial, dense residential housing is just not sensible. Approving such a rezoning would be contrary to the City's long-term financial interests. Any short-term profit provided by the developer would quickly be swallowed up by the long-term costs waiting just around the corner.

Mr. Newton, if we don't put our professional offices and commercial along a major corridor, where else should we put it?

A city cannot thrive if there is not proper balance between business and residential. A well-planned city should provide a range of business services that are easily accessible and attractive and satisfy the needs of people who live and work in the community. Businesses generate the revenue for the city that is greater than the costs of providing services to their development, while residential developments do not.

Another important problem that needs be addressed is the traffic and safety hazards this development would face. Attempting to put a dense residential property in a space that is zoned for professional office and is already surrounded by professional offices building is like trying to put a square peg in a round hole. The current road infrastructure that is in place is meant to handle business office traffic. The only entrance going in and out of this proposed development is a small road that runs between two commercial office buildings. This would require the school children to walk through the busy business parking lots in order to get to and from the school buses. Also, with this proposed development being so isolated from any nearby neighborhoods or playgrounds, the children would naturally gravitate towards to business park to find space to play. Tonight I ask you to retain the quality of our South Jordan community and stick to the Master Plan.

You are not just members of the City Council, you are also OUR neighbors and we are all in this together. YOU hold the fate of our beautiful city in your hands. Our city's mission statement declares our unwillingness to compromise in securing a sustainable environment for future generations. Tonight I am asking you to honor the values in which our great city has been built. The city already has it right with the current Master Plan that provides the right balance of business and residential. So lets not lose sight of these priorities. We are South Jordan, we are the destination city, where people come to raise families and build successful businesses.

5

Roy Harward

11-19-2013 CC mtg - Attachment #

Commissioner Jones said As I thought through that issue I wondered where office space goes; we've got to have it and this is where it goes. It would be my recommendation to error on the side of caution. This is not a parcel that needs to be developed into this. We have had a lot of discussion about challenging issues in the City and this presents some challenges but it should be professional office.

Kevin my concern is not so much with the density or even the residential nature. My concern is that as a City we are selling a lot of commercial ground and switching it over to residential. That is a phenomenal mistake. If you look at 104th our major in road into the city We are losing too much of our tax base by compromising our commercial areas. Commercial doesn't bring kids that have to be put in schools. Please ~~reconsider~~ ^{re-eval} our master plan as a whole where we are going to put commercial and how we are going to support the citizens and the needs.

~~copy~~
Please deny this zoning request.

I WOULD LIKE TO EMPHASIZE THAT I WHOLE HARTEDLY AGREE WITH COMMENTS THAT HAVE BEEN PREVIOUSLY EXPRESSED AS OPPOSITION TO THE HIGHER DENSITY ZONING IN THE AREA NEAR 1055 WEST AND 10300 SOUTH.

I RECALL FROM MY SCHOOL DAYS OF LONG AGO, THAT WE WERE TAUGHT THAT ONE OF THE PRIMARY ROLES OF GOVERNMENT WAS TO PROVIDE A STABLE ENVIRONMENT UPON WHICH ONE COULD REASONABLY DEPEND UPON TO MAKE RATIONAL BUSINESS DECISIONS. (I AM DEFINING THE FINANCIAL COMMITMENT TO PURCHASE A HOME IN SOUTH JORDAN AS A BUSINESS DECISION.)

AS THE RESULT OF ATTENDING A SOME OF THE PLANNING AND ZONING COMMISSION MEETINGS, AND LISTENING TO THE SOUTH JORDAN RESIDENTS WHO VOICED PROBLEMS AND ISSUES THAT HAVE RESULTED FROM ZONING CHANGES, AS WELL AS SEEING CHANGES THAT HAVE OCCURRED AFTER 2007, IT IS MY OPINION THAT SOUTH JORDAN GOVERNMENT DOES NOT HAVE A VERY GOOD TRACK RECORD IN THE AREA OF PROVIDING THIS STABILITY, OR IN ADHEARING TO THE CONDITIONS UPON WHICH ZONING CHANGES WERE GRANTED. THIS SITUATION PRESENTS A NEGITIVE IMPACT ON THE QUALITY OF RESIDENTIAL LIFE, AND I FEAR IT WILL ULTIMATELY CARRY OVER AS A NEGITIVE IMPACT OF OUR PROPERTY VALUES.

BASED UPON ZONING REQUIREMENTS AND RESTRICTIONS THAT WERE IN PLACE AT THE LATTER PART OF 2007, MY SPOUSE AND I OPTED TO INVEST IN SOUTH JORDAN AS A PLACE TO HAVE OUR HOME. WE HAVE GROWN TO LOVE THE HOME, THE AREA, AND THE PEOPLE THAT MAKE UP OUR NEIGHBORHOODS. HOWEVER, BASED SOLELY UPON THE DIRECTION OF THE DEVELOPMENT THAT WE HAVE SEEN IN A SHORT PERIOD OF TIME, I NOW QUESTION IF SOUTH JORDAN WAS REALLY OUR BEST CHOICE.

COMMUNICATIONS FROM PLANNING COMMISSION MEETINGS AND FROM SOME ELECTED OFFICIALS HAVE ATTEMPTED TO CONVINC

US THAT THE PROPOSED HIGHER DENSITY DEVELOPMENTS REPRESENT A GREAT BUFFER ZONE BETWEEN THE EXISTING NEIGHBORHOODS AND EXISTING COMMERCIAL DEVELOPMENT.

~~NOW I HAVE HEARD NO OPPOSITION TO THE EXISTING RETAIL AND COMMERCIAL DEVELOPMENT, SO WHAT I SUGGEST IS THAT THE SIGNATURES IN OPPOSITION TO THIS ZONING CHANGE IS A STATEMENT THAT THIS TYPE OF HIGHER DENSITY DEVELOPMENT IS EXACTLY WHAT THE AREA RESIDENTS WANT TO BE BUFFERED AGAINST.~~

Request for South Jordan City Council to Vote Against Zoning the property on 10400 and 1110 West from Professional Office and Community Zoning to Mixed Village I

Attachment
J
11-19-13

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>ArLou Hatt</i>	ARLOU HATT	1060 West 10290 SO
<i>STAN HATT</i>	Stan Hatt	1060 W 10290 S.
<i>Scott McEwin</i>	SCOTT MCEWIN	10363 Legacy Cove
<i>Paul Zackrisson</i>	Paul Zackrisson	10342 Legacy Cove
<i>Beky Zackrisson</i>	Beky Zackrisson	10342 Legacy Cove
<i>John Zackrisson</i>	John Zackrisson	10342 Legacy Cove
<i>Melvina Moyes</i>	Melvina Moyes	10349 Legacy Cove
<i>Edmund R. Moyes</i>	Edmund R. Moyes	10349 Legacy Cove
<i>Mareesa M. Watts</i>	Mareesa M. Watts	10349 Legacy Cove
<i>Stephen W. Watts</i>	Stephen W. Watts	10349 Legacy Cove
<i>Stacey Rippe</i>	STACEY RIPPE	10308 Legacy Cove
<i>Carol Rippe</i>	Carol Rippe	10308 Legacy Cove
<i>Carol Rippe</i>	CAROL RIPPE	10308 Legacy Cove

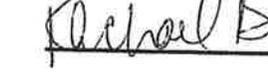
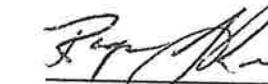
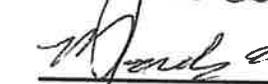
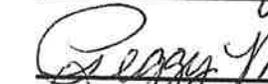
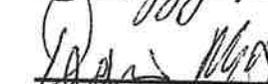
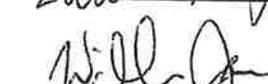
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Scott Kasamuson	991 W. 10375 So.
	Karen Bennian	955 W. 10375 So.
	Jessica Anderson	955 W. 10375 So.
	Kris Anderson	955 W. 1037 So.
	Donna Gedge	873 W. 10375 So.
	Ronald Gedge	873 W. 10375 So.
	Rachael Bloomfield	896 W 10375 S
	Roger Shields	943 W 10375 So.
	Yvette W. May	923 W. 10375 So.
	Mark A. May	923 W. 10375 So.
	Scott Bloomfield	896 W 10375 So.
	Peggy McGARRY	10344 Midawn Ct. So.
	Darin Mc Garry	10344 S. Midawn Ct.
	WILLIAM JAMES DISHMAN	10327 M IELFAW CT.

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>Anna Florin</i>	annaflorin??@Yahoo.com Anna Florin	801-446-1589 10331 Springcrest Ln.
<i>Lori Vance</i>	Lori Vance	10281 Springcrest Ln
<i>William Sipes</i>	W. William Sipes	10241 Springcrest Ln.
<i>Julie Tyler</i>	Julie Tyler	10317 Springcrest
<i>Danna Robinson</i>	Danna Robinson	10298 Springcrest
<i>Heather Johnson</i>	Heather Johnson	10328 Springcrest Ln
<i>Robin Thorn</i>	Robin Thorn	10342 Springcrest Ln.
<i>Ryan Thorn</i>	RYAN THORN	10342 Springcrest Ln.
<i>Vilate Van Leeuwen</i>	VILATE VAN LEEUWEN	10263 Springcrest Ln
<i>Jessica Savage</i>	Jessica Savage	892 W. Brookcrest Cr.
<i>Anna Margaret Grow</i>	Anna Margaret Grow	914 W. Brookcrest Cir.
<i>Dennis Grow</i>	Dennis Grow	914 W. Brookcrest Cir
<i>Cynthia Running-Thomson</i>	Cynthia Running-Thomson	926 W. Brookcrest Cir.

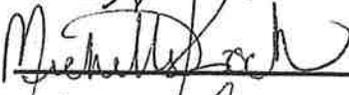
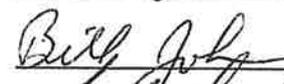
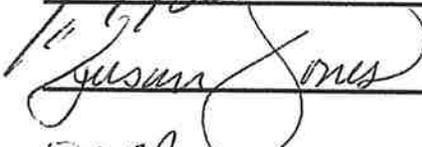
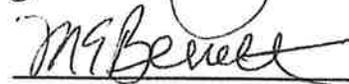
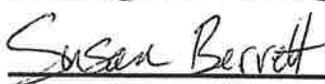
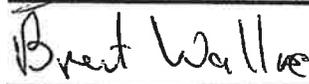
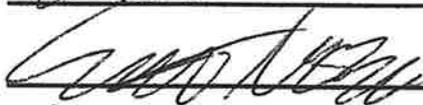
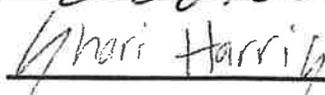
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	JASON QUIGLEY	948 W PALMER VISTA DR.
	Blake Hamilton	972 W Palmer Vista Dr.
	Michelle Koch	908 W. Palmer Vista Dr.
	Van + Sharon Palmer	890 W. Palmer Vista Dr.
	Bill Johnson	16157 S. 940 E South Jordan
	ROBERT WILLMORE	10158 S. 940 E. S.J.
	Susan Jones	978 912 Melody Ct.
	Mark Bennett	901 Melody Ct
	Susan Bennett	901 Melody Ct.
	Brent Wall	948 Melody Ct
	Vickie Wallace	948 Melody Ct. UT 84095
	Scott Nelson	971 Melody Ct
	Shari Harris	10311 Venenzia View Way
	Patrick Harris	10311 Venenzia View Way

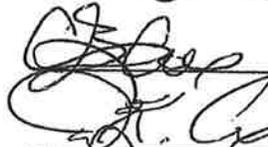
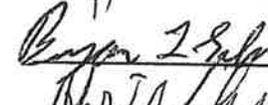
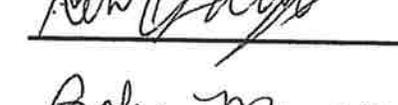
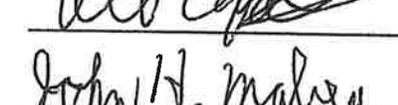
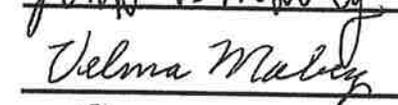
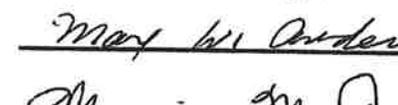
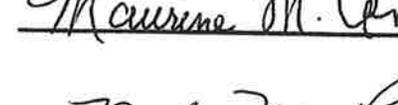
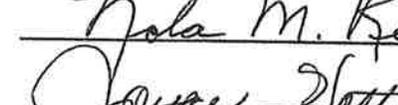
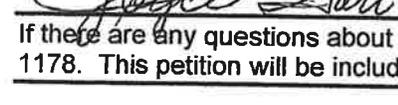
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Soren Christensen	9995 Florence Way
	Cynthia Cox	9973 Florence Way
	DAVID COX	9973 FLORENCE WAY
	KEN LARSON	9915 FLORENCE WAY
	Bryan Schrader	9870 Florence way
	NEIL STRAKER	9870 Florence way
	Robyn Moosavi	9850 Florence Way
	Robert C. Paxton	1073 W. 10250 SO.
	JOHN H. MABEY	10049 S. 1300 W.
	VELMA MABEY	10049 S 1300 W
	Aileen Gygi	10025 So 1300 W
	Max W. Anderson	9993 So 1300 West
	Maurine Anderson	9993 So. 1300 W.
	Nola Reid	9945 So. 1300 W.
	Joyce HATT	1263 Sheldahl Ln.

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

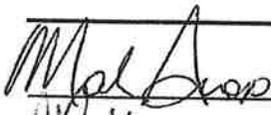
By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

 Mark Arroyo 1114 W 10210 S

 Jill Dekle 1019 W. Shire Ridge Cir.

 JEREMIAH DEKLE 1019 W. SHIRE RIDGE CIR.

 MATT ORME 1009 SHIRE RIDGE CIR.

 Courtney Orme 1009 Shire Ridge Cir.

 LARRY R. TAYLOR 1041 SHIRE RIDGE CIR.

Barbara A. Taylor Barbara A. Taylor 1041 Shire Ridge Cir.

Jamilah Decker Jamilah Decker 1053 Shire Ridge Cir.

Deset Walbeck Deset Walbeck 1073 Shire Ridge Cir.

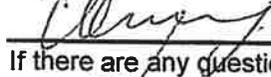
Nicole Walbeck Nicole Walbeck 1073 Shire Ridge Cir.

Serge Sawyer Serge Sawyer 1068 Shire Ridge Cir.

Lindsay Sawyer Lindsay Sawyer 1068 Shire Ridge Cir.

Roxann Garduno Roxann Garduno 1044 Shire Ridge

Otgo Carter Otgo Carter 1038 Shire Ridge

 Otgo Carter 1038 Shire Ridge

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

6:00 pm

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Jill Balz	911 W. Brookcrest Cir. SJ.
	Cynthia Prince	901 Brookcrest Cir SJ
	Garry L. Prince	901 Brookcrest Circle
	Carl W. Prince	901 Brookcrest Circle
	Gene Kimber	950 Brookcrest Cir
	Diane Kimber	950 W. Brookcrest Cir
	Cheri Mills	10214 Brookcrest Cir.
	Deborah L. Bennion	10228 Brookcrest Cir
	Clinton Bennion	10228 Brookcrest Cir
	Andrew Cardon	908 Hollycrest Dr.
	Michelle Cardon	988 Hollycrest Dr
	April Black	10328 Legacy Cove
	Judy Chung	10319 Legacy Cove
	Hoang Le	10319 Legacy Cove

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

Judy Singleton Judy Singleton 917 W. 10400 S.

Chris Bauer Chris Bauer 933 West 10400 S

Kent Kellerberger Kent Kellerberger 10254 S. 1000 West

Marilyn Liffert Marilyn Liffert 10268 S. 1000 West

Scott Soulier Scott Soulier 10281 S. 1000 West

Brian Soulier Brian Soulier 10281 So. 1000 West

Barbara Soulier Barbara Soulier 10281 So 1000 West

Courtney Little Duke Courtney Little Duke 943 Hollycrest Dr.

Dwight Little Duke Dwight Little Duke 931 W. Hollycrest Dr.

Michael Clark Michael Clark 936 W Hollycrest Dr.

Camille Anderson Camille Anderson 907 Hollycrest Dr.

Reid Anderson Reid Anderson 907 Hollycrest Dr.

Oscar Lopez Oscar Lopez 10395 Springcrest Ln

To: South Jordan City Council, Mayor, City Manager, and City Staff

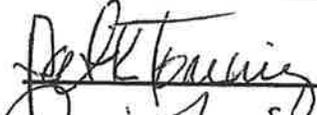
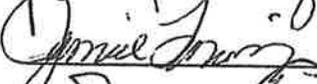
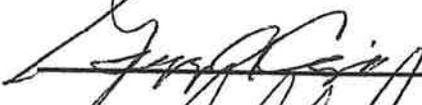
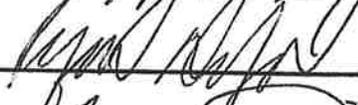
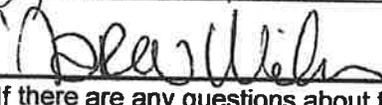
By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

	Brady Smith	10124 S. 1000 W.
Ange Smith	Angela Smith	10124 S. 1000 W.
	PATRICK K. TOWNEY	10118 S. 1000 W.
	Jamie Tomney	10118 S. 1000 W.
	Shawn M. May	10090 So. 1000 W.
	JEFF S. MAREY	10090 So. 1000 West
	Glenn GIESBERGER	916 Melody Ct.
Carole Carin	Carole Carin	928 Melody CT
	GREGORY A. CAZIER	928 MELODY CT
	Ryan Runkford	911 Melody CT
	Greg White	987 Melody CT
	Sunni White	987 Melody Ct.
LeAnn Palmer	LeAnn Palmer	10138 S 1000W SS CT
	Marci Wilson	10154 S. 1000 W

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>Felicia Banner</i>	Felicia Banner	10362 Michael Ct. S.W.
<i>Robert Bauer</i>	Robert Bauer	10362 Michael Ct.
<i>Todd Harward</i>	TODD HARWARD	967 W 10375 S
<i>Keri Hanzelka</i>	Keri Hanzelka	967 W 10375 S 80 Shadow Mt
<i>Alex Braili</i>	Alex Braili	1113 W 10260 S
<i>Rayna Leatham</i>	RAYNA LEATHAM	1113 N 10260 S
<i>Jennie Mortensen</i>	JENNIE MORTENSEN	1123 W 10260 S
<i>Cary Mortensen</i>	CARY MORTENSEN	1123 W 10260 S
<i>Cyndy Seeley</i>	CYNDY SEELEY	1123 W 10260 S
<i>Brian Anderson</i>	BRIAN ANDERSON	10247 S 1110 W
<i>Melinda Anderson</i>	Melinda Anderson	10247 S 1110 W
<i>Keith H. Hobert</i>	Keith H. Hobert	897 W 10375 S
<i>Marilyn Kibbert</i>	Marilyn Kibbert	897 W 10375 S
<i>Sheryl Shields</i>	Sheryl Shields	943 W 10375 S
<i>Kristy Dunyon</i>	Kristy Dunyon	11498 Tara Woods Ln

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Cheryl Knighton	1090 Snowflake Circle
	Micky Vriens	10227 S 1110 W. SJC
	Troy Gaenke	10418 So. 1110 W. SJC
	Jill Johnson	1091 W. 10210 S.
	Stacy Johnson	1102 W. 10210 So SJC
	TRAVIS JOHNSON	1091 W. 10210 S. SJC
	Julie Hunt	1078 W. 10210 S. SJC
	David Hunt	1078 W 10210 So SJC
	MATT STAYNER	1056 W SHIRE RIDGE CIR
	John Bright	1092 W 10210 So
	Cheryl Bright	1092 W 10210 S.
	Deborah Bright	1092 W. 10210 So.
	Sandra Bright	1092 W. 10210 S.
	Bobbi Widerberg	10206 S. 1110 W.
	Matt Widerberg	10206 S 1110 W

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

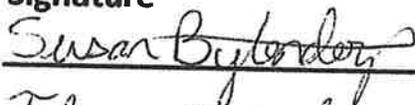
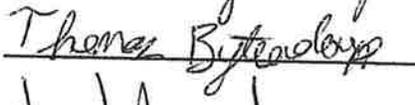
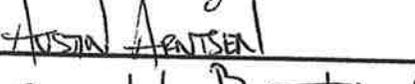
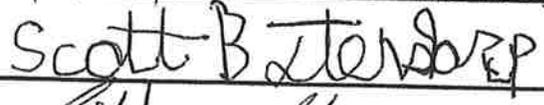
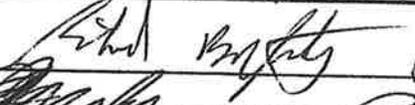
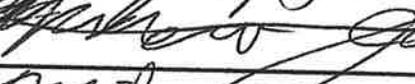
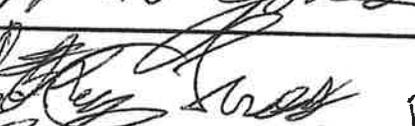
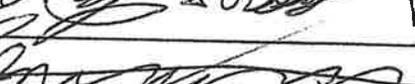
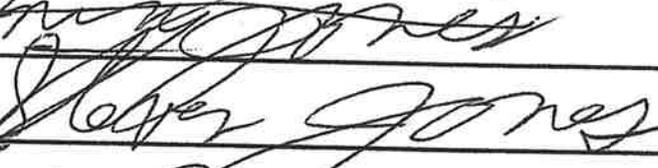
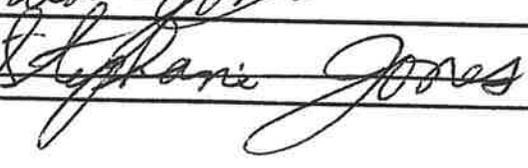
Carol Brown
Roy Harward

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Susan Bytendorp	1062 W 10125 S, SJ, UT
	Thomas Bytendorp	1062 W 10025 S. SJ, UT
	Austin Arntsen	1062 W 10125 S, SJ, UT
	Scott BYtendorp	1062 W. 10125 S.
	Richard Bytendorp	1062 W. 10125 S. SJ. UT.
		
		
	Betty Jones	1082 W 10125 S SJ UT
		
	Steve Jones	1082 W 10125 S SJ UT
		
		

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

(Only coming)

Signature	Printed Name	Address
	Rebecca L. Smith	1064 Ywarry Lane, SJ
	Michael R. Smith	1064 W 10250 S. SJ, UT 84093
	Ruth Gerntsen-McKau	1048 W 10250 South
	Gabrielle Brada	1048 W 10250 South
	Terry C. King	1051 W. 10250 S.
	Daniel King	" "
	Dale Geddes	1012 W. 10210 S. Jordan, UT
	Kay Geddes	1012 W. 10210 S. South Jordan
	Rosemary Bingham	1066 W. 10210 S. South Jordan
	Doug Bingham	1066 W. 10210 S. South Jordan
	Rebecca Holland	1065 W 10210 South
	David Holland	1065 W. 10210 South SJ
	Steph Engle	10431-S-1000 W SJ

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential Zoning. This proposed development with 54 units on 5.65 acres of property is unacceptable.

Signature	Printed Name	Address
<u>Paul Packard</u>	Paul Packard	9876 S. Dream Circle

<u>Laura Packard</u>	Laura Packard	9876 S. Dream Circle
----------------------	---------------	----------------------

<u>Brittany Packard</u>	Brittany Packard	"
-------------------------	------------------	---

<u>Brandon Packard</u>	Brandon Packard	9876 S. Dream Circle
------------------------	-----------------	----------------------

<u>Glenda Parker</u>	Glenda Parker	9892 Dream Circle
----------------------	---------------	-------------------

<u>Denton A. Parker</u>	DENTON A. PARKER	9892 DREAM CIRCLE
-------------------------	------------------	-------------------

<u>Liza Yarisants</u>	Liza Yarisants	9908 Dream Circle S.J.
-----------------------	----------------	------------------------

<u>Brenda Bullough</u>	Brenda Bullough	9918 S. Dream Cir.
------------------------	-----------------	--------------------

<u>Jeff Bullough</u>	Jeff Bullough	9918 S. Dream Cir.
----------------------	---------------	--------------------

<u>Mark Bullough</u>	Mark Bullough	9918 S. Dream Cir.
----------------------	---------------	--------------------

<u>Marquerite Shaffer</u>	Marquerite Shaffer	9878 S. Treasure Cir
---------------------------	--------------------	----------------------

<u>Bill Shaffer</u>	Bill Shaffer	9878 Treasure Cir
---------------------	--------------	-------------------

<u>Calvin L. Maxfield</u>	Calvin L. Maxfield	9894 Treas. Cir. South Jordan UT
---------------------------	--------------------	----------------------------------

<u>Doreen Maxfield</u>	Doreen Maxfield	9894 Treas. Cir.
------------------------	-----------------	------------------

<u>John Nebeker</u>	John Nebeker	9920 Treasure Cir. South Jordan UT
---------------------	--------------	------------------------------------

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

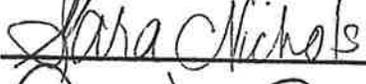
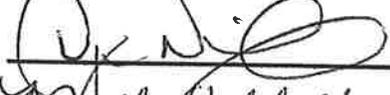
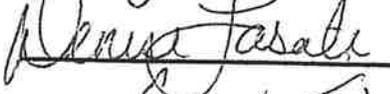
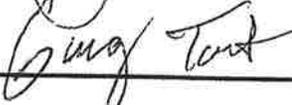
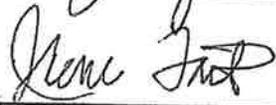
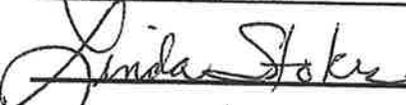
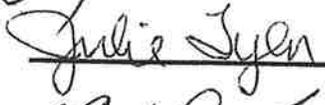
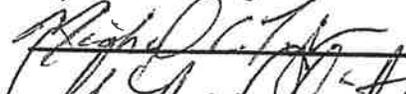
South
Jordan
UT
8/4/97

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

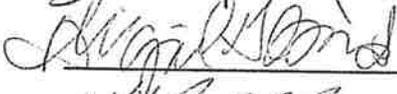
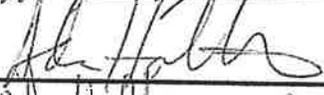
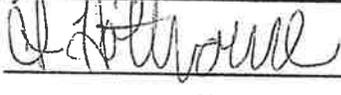
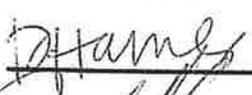
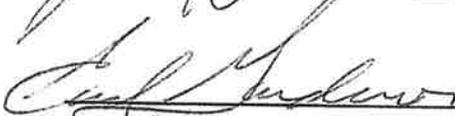
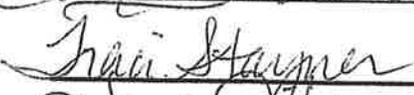
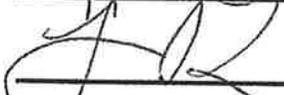
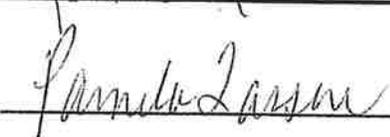
Signature	Printed Name	Address
	MONTE BLACK	10329 S LEGACY CV
	APRIL BLACK	"
	SARA BRUECK-NICHOLS	10360 Legacy Cove
	Dayna Nichols	10360 Legacy Cove
	Marilyn Hibbert	897 10375 So.
	Denise Lasater	887 W. 10375 So.
	GREG TAIT	906 W 10375 So
	Irene Tait	906 W 10375 S
	Linda Stokes	10908 Renegade View Ln
	Julie Tyler	10317 Springcrest
	Michael C. Tyler	10317 Springcrest
	RENAE CHITTY	10314 Michann Court
	Leonard Chitty	10314 Michann Ct.
	A. Lynn Cope	10326 Michann Ct.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Steve Baird	987 Harmony Rose Cir
	Abigail Baird	987 Harmony Rose Cir.
	NATE VAN VALKENBURG	978 Harmony Rose Circle
	ADAM HOLTHOUSE	1084 Shire Ridge Cir
	Ashley Holthouse	1084 Shire Ridge Cir.
	Dana Hawes	1063 Shire Ridge Cir.
	Jared Hawes	1063 Shire Ridge Cir
	EARL GARDNER	1044 Shire Ridge Cir
	TRACI STAYNER	1056 Shire Ridge Cir
	Sharon Silkman	10341 S. Venetia View Way
	Jeff Pixton	10347 S Venetia View Way
	Chrissa Pixton	10347 S. Venetia View Way
	John Larsen	1035 W. Venetia View Way
	Pamela Larsen	1035 W Venetia View Way

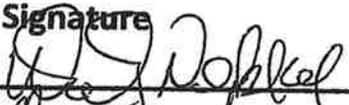
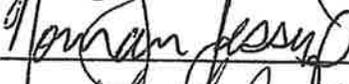
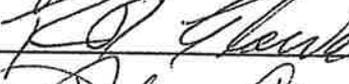
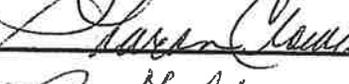
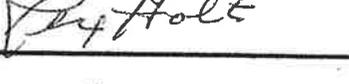
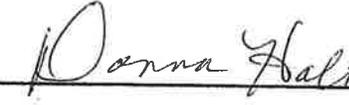
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential Zoning. This proposed development with 54 units on 5.65 acres of property is unacceptable.

Signature	Printed Name	Address
	Whitney Wotken	9920 Treasure Circle, S.J. UT
	Norman Jessup	9861 Treasure Cir S.J. UT.
	Michael Austin	1038 West 10400 South S.J. UT
	Joylene Austin	1058 W. 10400 So. S.J. UT.
	Richard Cloward	912 Hollycrest S Jordan UT
	Sharon Cloward	912 Hollycrest So Jordan UT
	REX HOLT	10291 So. 1230 W. S.J. UT
	Donna Holt	

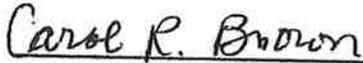
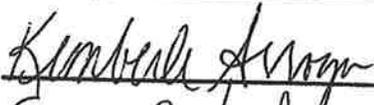
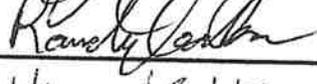
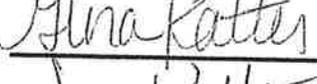
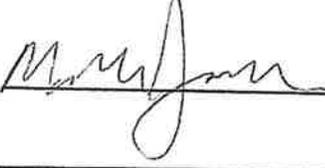
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Kenneth S. BROWN	10221 So 1040 W So Jordan, UT
	Carol Brown	10221 S. 1040 W. So Jordan, UT
	Chante Vriens	10227 So. 1110 W. So Jordan 84095
	Kimball Arroyo	1114 W. 10210 S. So. Jordan 84095
	Susan Bytendorp	1062 W 10125 S So. Jordan
	STEVEN SEELEY	1122 W 10260 So. S. JORDAN
	Rebecca L. Smith	1064 W. 10250 S. S. Jordan
	Hayley Petterson	1103 Snowflake Cir. S. Jordan
	Adam Petterson	1103 Snowflake Cir S. Jordan
	Mary Wynne	10336 S 1000 W
	Randy Carlson	10372 So. 1000 W. So. Jordan
	Gina Katter	10328 S. Venenzia Hill Way
	John Katter	10328 S. Venenzia Hill Way
	Matthew Justice	1044 W. Venenzia Hill Way

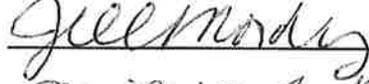
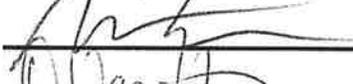
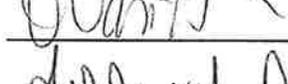
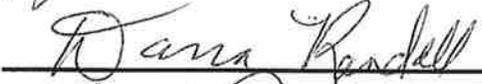
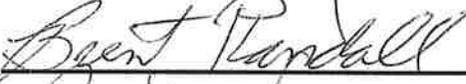
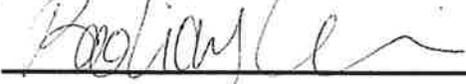
If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
	Sharlene West	10214 Mystic Falls Way
	Jill Moody	10212 Mystic Falls Way
	April Judd	10223 Mystic Falls Way
	Spencer Ferguson	719 W Mystic Creek Way
	Danielle VanHorsen	719 W. Mystic Creek Way
	Ashley A. Clark	705 Mystic Creek Way
	Patricea Budge	707 Mystic Creek
	Andrew Clark	705 Mystic Creek Way
	DANA RANDALL	968 Warm Bay
	Brent Randall	968 Warm Creek Bay
	BAOLIANG CUI	694 Warm Creek Bay

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

By signing this instrument, I agree and represent that I have read, understand and agree with the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature	Printed Name	Address
<i>Jule Holbrook</i>	Jule Holbrook	717 W. Mystic Creek Way
<i>Susan Taylor</i>	Susan Taylor	713 W. Mystic Creek Way
<i>Vandana Sharma</i>	Vandana Sharma	725 W. Mystic Creek Way
<i>Judy A. Gibson</i>	Judy A. Gibson	718 W. Mystic Creek Way
<i>Rod & Carolyn Mills</i>	Rod & Carolyn Mills	738 W. Mystic Creek Way
<i>Mat & Catherine Stas</i>	Mat & Catherine Stas	734 Mystic Creek
<i>Matt Hawkins</i>	Matt Hawkins	716 Mystic Brook
<i>Anika Hoybjerg</i>	Anika Hoybjerg	10221 S. Mystic Falls Way, SOJ 84075
<i>Travis Robinson</i>	Travis Robinson	10219 Mystic Falls Way, SOJ
<i>Nina Olsen</i>	Nina Olsen	10219 S. Mystic Falls Way
<i>Karen & Carol Wilson</i>	Karen & Carol Wilson	10211 Mystic Falls
<i>King Green</i>	King Green	10207 Mystic Falls Way
<i>Jessie Matjaich</i>	Jessie Matjaich	720 W. Mystic Falls Way
<i>Madison Irwin</i>	Madison Irwin	10206 Mystic Falls Way

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Request for South Jordan City Council to Vote Against Zoning the property on 10400 South between 1000 and 1110 West from Professional Office and Community Zoning to Mixed Village Residential Zoning

To: South Jordan City Council, Mayor, City Manager, and City Staff

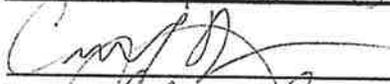
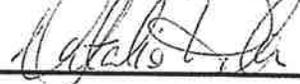
By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

We, the undersigned owners of property affected by the requested zoning change, ask the City Council members to vote "no" on August 6th on rezoning the land between 10400 South and 1000 and 1110 West from Professional Office and Community Zoning to Village Mixed Residential (VMR) Zoning. VMR does not have a density stipulation and does not prescribe the percentage of open space. VMR zoning is unacceptable zoning for our neighborhood in South Jordan.

Signature

Printed Name

Address

	Dean Bybee	1038 W 10210 S
	Karen Bybee	1038 W 10210 S
	Teresa Rasmuson	^{991 W} 10375 S
	Craig Robin	10234 S 1110 W
	Natalie Robin	10234 S 1110 W, South Jordan 84095

If there are any questions about this petition, please call Carol Brown, 801-571-3670 or Roy Harward, 801-918-1178. This petition will be included in the public record at the August 6th City Council Meeting.

Attachment K
11-19-13
C.C. Mtg.

Michael and Rebecca Smith
1064 Yworry Lane, South Jordan, UT
801-253-3373

October 8, 2013

To the members of the South Jordan City Council:

Mayor: Scott Osbourne

Council Member: Mark Seethaler

Council Member: Brian Butters

Council Member: Larry Short

Council Member: Steve Barnes

Council Member: Chuck Newton

Mayor Osbourne and Council Members,

Thank you for taking the time to receive public comment on the proposed Nicholas Cove and Garbett developments in my neighborhood. My specific thanks to Councilman Mark Seethaler. Thank you for taking the time to field our questions and emails over these last few months. I appreciate your efforts to hear your constituents.

I also applaud the Planning Commission, which patiently held two public hearings on these proposed developments. As a resident who has spent many hours discussing this issue with neighbors and circulating petitions, I can honestly say I'm representing the voice of at least ten or twenty others in my remarks tonight. I was pleased that the Planning Commission chose not to recommend that these developments move forward as they were conceived at the time. I hope that this council will also choose not to move them forward now.

Over 100 years ago, French economist Frederic Bastiat made some astute observations that I'd like to bring to your attention today, which serves as framework for my remarks. He said:

In the department of economy, an act, a habit, an institution, a law, gives birth not only to an effect, but to a series of effects. Of these effects, the first only is immediate; it manifests itself simultaneously with its cause—it *is seen*. The others unfold in succession—they *are not seen*: it is well for us if they are *foreseen*. Between a good and a bad economist this constitutes the whole difference—the one takes account of the *visible* effect; the other takes account both of the effects which are *seen* and also of those which it is necessary to *foresee*. Now this difference is enormous, for it almost always happens that when the immediate consequence is favorable, the ultimate consequences are fatal, *and the converse*. Hence it follows that the bad economist pursues a small present good, which will be followed by a great evil to come, while the true economist pursues a great good to come, at the risk of a small present evil.

Frederic Bastiat: "That which is Seen and that which is Not Seen."

In other words, a good economist considers not only the immediate positive effects of any decision, but

also considers carefully the real but unseen future effects of that course. In the context of sound economic principles, the proposed Garbett and Nicholas Cove developments fail Bastiat's test in a number of ways. I hope to illuminate some of the potential effects that are as yet unseen, but will surely come about, based on what this governing body determines at the end of the debate.

First are the immediate and seen effects of the two courses before you:

If you decide to approve the proposed developments, who will benefit? Certainly the property developers. With medium to high density, high quality, high priced, high quality, high priced, high quality reference to future and unseen effects of their developments. Many of my colleagues have mentioned much of what I will mention here.

1. These developments don't provide green space or sufficient parking for residents and their visitors.
2. Young children, who are among the future residents, need a place to safely run and play. This will not change with the fact that no green or play spaces will be provided for them. Which means they will find unconventional spaces to play, which could mean parking lots and streets.
3. Young families will purchase one of these townhomes, with high expectations for a better quality of life, and access to good schools. Not all will have anticipated the unseen effects of increasing traffic, crowding, to the physical and social space of strangers.
4. ~~When they have no children, they will have no office space available.~~
5. When holidays come, fire hazards will abound, as friends and relatives park in designated fire lanes and all surrounding streets.
6. When children are grown, the new owners will have to choose to sell, rent, or move out, or rent their townhome to someone else. The new renter or owner, with new expectations, may then also be disappointed. Here begins the cycle of moving in and moving out, a pattern of transience and instability, which lowers the quality of life for residents who choose to remain, or can't afford to leave.

My reply is to paint picture in your minds. Looking three years into the future, to 2016. Mr. Ballstaedt and Garbett homes have achieved the zoning change, completed the project, and want their way with a fine profit. They feel good, having ~~provided 54 affordable new homes that will give many people a place to live.~~ They've moved on to the Planning Commission and the City Council, as they always do.

It is Christmas Day 2016, and the townhomes are newly filled. The new residents are enjoying the ~~together.~~ Cars are parked in every conceivable space nearby, including all of 1000 West, surrounding roads, and the parking lots to the South, as well as any spaces that are normally reserved for emergency vehicles.

When a cooking fire breaks out in the kitchen of one of the townhomes, and quickly spreads to neighboring units, how will one fire truck, let alone three in the case of a big fire, get through to do their

jobs? Is Jacob Ballstaedt there to make sure that the fire lanes have been kept clear? Are city council commissioners or planning commissioners present there? We will be there to help. In the final accounting, who will take the bigger hit, insurance companies that have to pay for the damage, or the residents who are denied coverage because of this development in the early stages, where not to provide adequate parking and green spaces to allow for holiday visitors.

These are effects of development that must be foreseen. I don't know how it came to be that the Planning Commission could not address these larger concerns. There seems to fall to the developer's stewardship, from where the planning commission is not supposed to be. It is unrealistic. But the fact is that there are at least 7 to 10 holidays each and every year that consistently create this kind of a scenario in high density developments across our city, and across our valley. Multiple reported instances occur when no emergency vehicles can pass through, for the lack of adequate parking spaces. This is unacceptable and unnecessary. Please consider carefully what this kind of development brings about in the lives of permanent residents, long after the project is completed. Thank you, and I am opposed to the zone change being discussed in this meeting.

VICKI AIELLO
1067 WEST 1

Attachment L
11-19-13

Prepared Statement for Record.
Talking Points for Garbett:

Thank you Mayor Osborne and members of the City Council for allowing us to express our concerns tonight regarding the rezoning of the property at 10490 South and 1000 West from Office and Commercial to Village Mixed Residential.

After visiting the Garbet Townhomes at the District, I have concluded that while the Townhomes are a good fit for the District, I believe they are an equally bad fit for the proposed site at 1055 West Jordan Parkway.

The city's General Plan on Land Development states that: "In order to preserve a semi-rural character in a portion of the City, continued rural residential development with a maximum density of 1.8 units per acre should be encouraged." (Goal LU-2; Policy Lu2.3) The proposal to change the existing zoning appears to contradict this statement. The General Plan further states that "Through proper planning and implementation, the application of the land use element will:

- **Reduce traffic congestion**
- **Preserve open space**
- **Reduce infrastructure cost**
- **Maintain overall vitality**
- **Enhance the quality of life**
- **Respect diversity**
- **Strengthen community character"**

With this in mind, the following reasons highlight the problems with the proposed zoning for this area:

1. The infrastructure in place for this neighborhood is not adequate to support the additional demand of a higher density development. The introduction of a new car wash located on the corner of 1000 West and South Jordan Parkway has already further compromised this active street past its maximum utility. Tenth West is the only inroad to the existing homes in this area, and it serves as a corridor for commuters migrating from Shields to points south and west. This is a residential area, and we must consider the safety of children that will most certainly come in direct contact with 1000 west because it is a neighborhood street.

up to 36 units - Density - 6.5 units per acre.

2. The footprint for existing homes in this area was approved and established many years ago. It is based on respecting the rural history of the area. With this in mind, the surrounding residential area is zoned for single family homes on large lots designed to keep the rural feeling that so many in other cities envy. The majority of the existing homes in the area are traditional style, some are all brick, and others are stucco with brick and rock faces. The Garbet homes are far more contemporary and simply do not fit the footprint established in the existing neighborhoods. They will not be an appropriate buffer from the existing residential to the North and the businesses and offices located to the South, many of which also have traditional brick and rock fronts.

3. There are serious challenges with the parcel in question because it is very small, 5.6 acres, and located behind a strip mall, and lacks the infrastructure to adequately support the proposed development.

4. Open space receives a lot of attention in today's developments; however, this proposed development does little or nothing to encourage the concept of Open Space. According to city standards regarding Environmental Sustainability, "The City seeks a healthy & sustainable environment. A sustainable environment is NOT one necessarily free of development, but develops with consideration to economic, social and environmental issues. The Bruntland Commission defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

This 5.6 acre plat of ground will challenge those very principles. There is no room for a children's play area, park or green space within the proposed community. It will be hard pressed to provide space for off street parking for second or third vehicles owned by residents. These challenges speak to the quality of life so important to all of us, current residents and future residents as well.

5. At a previous planning committee meetings we were informed that this area would be a poor fit for office or commercial development due to a saturated market for office space, yet we have learned that Mulligan's may be replaced by just such a development. Rather than lose the aesthetic value of open green space provided by Mulligan's, you are encouraged to use this property already zoned for Office development. This Office area already has an established "footprint" to compliment the rural and historical nature of the existing neighborhood.

6. As residents of this area, we understand that growth and new development are inevitable and necessary, but as citizens of South Jordan, what we also expect developments that will preserve the existing neighborhoods and allow them to maintain their beauty and integrity. It is this character that is so admired in our city, and through this preservation, our city will continue to attract new residents to claim South Jordan as their "destination city".

7. As you look into the future, picture South Jordan, a responsibly and beautifully planned city that has not compromised its history, charm and desirability for the sake of simply building fast, temporary and cheap merely to fill small spaces such as the proposed site.

November 19, 2013

South Jordan City Council
1600 West Towne Center Drive
South Jordan City, Utah 84095

RE: Request this letter be included in the official minutes
RE: Garbett Homes Development , 10490 South 1000 West
R2013-46, R2013-38, Rezone Ordinance 2013-11-Z

Dear City Council,

Thank you for all you do in serving the residents of South Jordan City. This is a beautiful city with homes on one-third acre lots; it is a destination city where people have worked, planned and sacrificed to live in this friendly environment.

On the City Council Meeting Agenda for November 19, 2013 is listed the Garbett Homes Development to be considered for approval. I have concerns regarding this development, as listed below:

1. According to the Garbett Homes Development Agreement, the land zone will be changed from P-O and C-C to VMR, with the developer maintaining "Single Family Homes" and "Single Family Cottage Homes". This is a medium density development, without the road infrastructure to hold it. The main access road is Hindu-Temple Lane, which is a small road between two commercial buildings. To exit Hindu-Temple Lane onto South Jordan Parkway, a person can only turn right heading west because of the island in the middle of the road. This would also make it difficult for emergency vehicles to enter and exit this subdivision.
2. The Village Mixed Residential (VMR) zone does not match the surrounding area containing low density neighborhoods, offices and retail buildings. It would work better in the Daybreak area of South Jordan.
3. The VMR zoning regulations are vague and do not provide density restrictions.
4. A petition has been signed by over 300 South Jordan citizens in this area against this development and zone change. This type of development is not wanted by the people living in this area.
5. The development does not provide playgrounds or places for children to play. So the children will play around the retail and office buildings or along 1000 West, which in places, does not have a sidewalk so they will be playing in the road.
6. Because there are no appropriate places planned for children to play in this development and it is so compact, families will move more often creating a high transient population and area.
7. With the increased number of children, our overcrowded schools will be even more overcrowded. It will cost money to build more schools. The Jordan School District requested more money from tax payers and they voted against it. Tax payers don't want to pay higher taxes.

The Garbett Homes Development will cost South Jordan City money in additional services, providing the needed road infrastructure and cause further overcrowding in our schools, which is not appropriate for quality education.

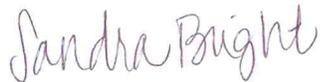
Maintaining the zones P-O and C-C is preferred and needed. At the October 8, 2013, South Jordan City Planning Commission Meeting, Henry Cabal requested a Conditional Use Permit for Glover Plaza at 1078 West South Jordan Parkway to use retail space for office service.

Professional Office (P-O) and Commercial (C-C) will provide employment opportunities to individuals living nearby so they can walk to work.

Furthermore, Professional Office will bring in more tax money than the residential development with little cost to the city and its citizens.

I ask the South Jordan City Council to maintain a wise balance between residential and commercial zoning so the quality of living is not lowered in South Jordan and it can continue being a beautiful destination city.

Kind regards,

A handwritten signature in cursive script that reads "Sandra Bright".

Sandra Bright
1092 West 10210 South
South Jordan, Utah 84095



MICHAEL B. MILLER
602 EAST 300 SOUTH
SALT LAKE CITY, UTAH 84102
801.355.9594
801.359.1246 FAX
MBM@VF-LAW.COM
Admitted to practice in:
Utah

U10040

November 15, 2013

The City of South Jordan
c/o Ryan Loose, Assistant City Attorney
1600 West Towne Center Drive
South Jordan, Utah 84095

Re: Reunion Village Project; South Jordan, Utah; Emergency Access Easement

Dear Ryan:

I serve as legal counsel to the Reunion Village Property Owners Association, Inc. (“Association”). The Association is managed and governed by their duly elected Board of Directors (“Board”). The Board recently contacted me with questions regarding an adjoining vacant parcel of land to the East of Reunion Village (the “Parcel”). Apparently, the owner of the Parcel (the “Developer”) has plans to develop the Parcel, but is looking for another emergency access into and out of the Parcel so it can comply with South Jordan’s municipal code.

As you are aware, Reunion Village is a gated community with private roads. As the owner of the private roads, the Association is solely responsible for their maintenance and repair and all associated costs. Since Reunion Village owns and maintains its private roads, the only way for the Developer to obtain legal access, whether for emergency or non-emergency purposes, into and through Reunion Village would be via an existing easement or a new easement created by and between the Association and the Developer.

First, there is no existing easement. There is no language in the Reunion Village Plats, the current Declaration of Covenants, Conditions and Restrictions for Reunion Village, or any other Reunion Village governing document that could be construed to create an access easement, whether for emergency or non-emergency purposes, for: (1) any adjoining property, including the Parcel, or (2) South Jordan or another municipality for the purpose of servicing or accessing an adjoining property, including the Parcel.

Second, the Association is not interested in granting the Developer or its Parcel an access easement. The Association does not want to allow additional traffic onto and through its private roads.

November 15, 2013

Page 2

In conclusion, the Developer will need to consider and locate other emergency access means. If you have further questions regarding this matter, please feel free to call or email me. If you believe I have overlooked information, please let me know and I will consider it.

Sincerely,

VIAL FOTHERINGHAM LLP

A handwritten signature in cursive script that reads "Michael B. Miller". The signature is written in black ink and is positioned centrally below the company name.

Michael B. Miller

\$51/42

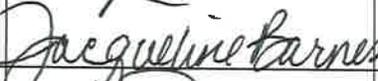
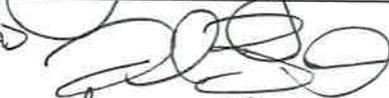
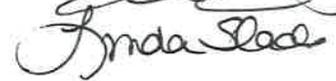
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Darryl Barnes		3299 Country Knoll Rd. South Jordan, UT 84095	darunr@me.com 636-577-1646	11/16/13
Jacque Barnes		3299 Country Knoll Rd S Jordan 84095	" "	" "
LON PERRY		3274 Country Knoll Rd. SJ 84095	lauralouperry@hotmail.com 801-446-3274	16. Nov 2013
LEE BUTTERFIELD		3288 COUNTRY KNOLL RD. SO JORDAN, UT 84095	lee-butterfield@hotmail.com	11/16/2013
Linda Slade		3279 Country Knoll Rd	Slademom1 at msu	11/16/2013

To: South Jordan City Council and Planning Commission

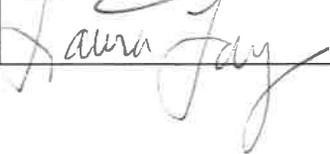
Pg 2/42

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Liz Daw		3214 W 11340 S	801-446-6253	11-16-13
Matt Seave		1356 S. 3275 W	801 898 2133	11-16-13
Laura Lay		11339 So. Stoker Cir	801-414-9338	11-16-13

3/42

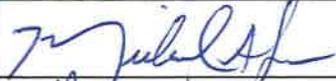
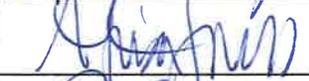
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
MICHAEL JONES		11488 S. Black Hawk	Alisa.jones@aol.com	11/16/13
ALISA JONES		11488 S. Black Hawk	801-259-6471	11/16/13
Stacey Navin		3512 Via Esperanza way	801-505-1300	11/18/13

4/42

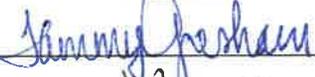
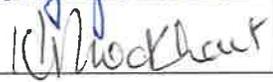
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
H Phillip Gresham		11361 Soldier Crk	801-282-8196	11-5-13
Tammie Gresham		11361 Soldier Creek	801-282-8196	11-8-13
Heather Blockhout		3397 Slate View	801 870 3257	11-11-13

5/42

To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Carri Newbold		11458 ⁸⁴⁰⁹⁵ S. Jordan Bend Rd.	carriannewbold@hotmail.com	10/11/13
Allison Ross		3773 W. Jordan Bend Rd.	allison.ross@live.com	10/11/13
Peter Newbold		11458 Jordan Bend Rd.	devetnewbold@gmail.com	10/11/13

6/42

To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Ed Rock		3271 Blackhawk	EdRockKmagician@ychoo	11/9/13
Allison Cox		11232 S. Copper Point Way	PINKdinkies30@gmail.com	11/9/13
Shyam Padmanabhan		11218 S Copper Point Way	snp226@optonline.net	11/9/13

7/42

To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Leesa Leonard	<i>Leesa Leonard</i>	11717 Anthem Ct	leesa.leonard@comcast.net	10/23/13
DARIN LEONARD	<i>Darin Leonard</i>	11717 ANTHEM CT	DLEONARD@TANNERCO.COM	10/23/13
Austin Leonard	<i>Austin Leonard</i>	11717 Anthem CT	austin.leonard@comcast.net	10/23/13

8/42

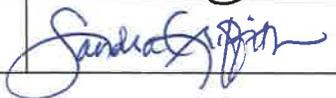
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Paul D Averett		11112 Via Encantada Way	801-280-0053 paul@averettcpa.com	10-20-13
GARRI CUNNINGHAM		3553 VIA ESPERANZA WAY	801-512-2049 g_countryhem@yahoo.com	10-20-13
Sandra Griffith		11123 So. Mesa Vista Ct.	801-253-0303 asgriffith92@comcast.net	10/20/13

9/42

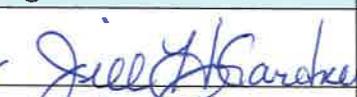
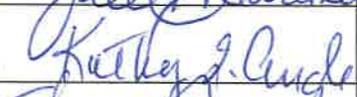
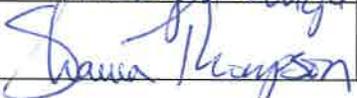
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Jill H. Gardner		3343 W Jordan Bend Rd	sicgardners@comcast.net 801-208-9515	10/14/13
Kathy I Angle		3359 W Jordan Bend Rd	801-302-9459	10/14/13
Shauna Thompson		3315 Jordan Knoll Cir	801-382-1765	10/14/13

10/42

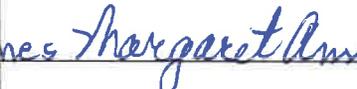
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Margaret Ann Barnes		3566 Via Sudeste	annbarnes99@yahoo.com 801-828-0322	10-19-2013
Donald W. Barnes		3566 Via Sudeste Way	heydon@yahoo.com 801-828-0321	10-19-2013
GREG STEINLIE		3512 VIA SUDESTE WAY	801-415-9695	10-19-2013

11/42

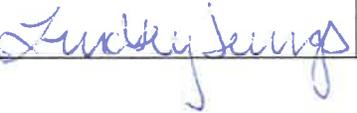
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Marie Osterman		11534 JORDAN BEND RD	marie 4456@gmail.com	10/12/13
Carl R. Osterman		11534 Jordan Bend RD	marie 4456@gmail.com	10/12/13
Lindsay Jennings		11372 SW Arbores	rtuesday@jwc.com	10-14-13

12/42

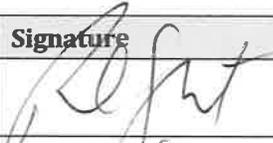
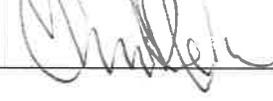
To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Randy Shurtz		3294 Country Bluff	801-446-6308	10-15-13
Natalie Stevins		3291 Country Bluff	801-455-2412 <small>NatalieStevens27@xalw.com</small>	10/15/13
Chris Barker		3276 Country Bluff Rd.	801-450-8919	10/15/13

13 | 42

To: South Jordan City Council and Planning Commission

From: Residents of South Jordan

As residents, home owners, and voters in South Jordan, we strongly oppose the spread of high density housing, village mixed use (VMU) housing, and commercial development into our neighborhoods. We want strong communities and residential development, and we ask that you oppose all efforts to weaken our community and diminish our property values.

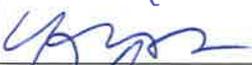
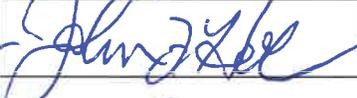
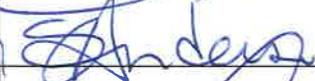
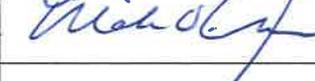
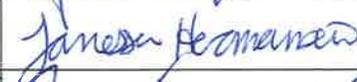
Therefore, we the undersigned residents of South Jordan urge the South Jordan City Council and Planning Commission

- 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial.
- 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W.
- 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Brad Neves		11454 S 3420 W	801-633-6996	10/15/13
Miki Myers		11455 S 3420 W	801-706-6667	10/15/13
Ron Myers		11455 S 3420 W	801-706-6667	10/15/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

14/42

Printed Name	Signature	Address	Email/Telephone	Date
Cheryl Neves		11454 S. 3420W ^{So. Jordan}	801-208-9289	10/14/13
MAX NEVES		11454 S 3420 W ^{South Jordan}	801-208-9289	10/14/13
Hayley Neves		11454 S 3420 W ^{So. Jordan}	801-557-8780	10/14/13
Jon Holmgren		11472 S 3420 W ^{S. Jordan}	801-556-2692	10/15/13
LESLIE HOLMGREN		11472 S. 3420 W. ^{So. Jordan}	801-982-0208	10-15-13
JONATHAN HOLMGREN		11472 S. 3420 W. ^{SOUTH JORDAN}	801-916-9783	10/15/13
Shanna Anderson		11491 S. 3420 West	801-518-4530	10-15-13
Mark Anderson		11491 S. 3420 West	801-231-3171	10/14/13
Scott Hermanson		3404 W. 11520 S.	801-557-5395	10/15/13
Jessica Hermanson		" "	801-641-0167	10/15/13
Janessa Hermanson		" "	801-641-5076	10/15/13
Rebecka Anderson		11557 S. 3420 W.	801-282-9777	10/15/13
Jennifer Ellison		11577 S. 3420 W.	801-260-0707	10/15/13
Tim Ellison		11577 S 3420 W	801-260-0707	10/15/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

15/42



Printed Name	Signature	Address	Email/Telephone	Date
Staci Vittetoe	<i>Staci Vittetoe</i>	3427 Via Encantada Way	svittetoe@gmail.com	10/20/13
Tee D. Smith	<i>Tee D. Smith</i>	11322 Via Bonito Dr. S.J 84095	tedsmith1951@earthlink.net	10/20/13
Demelle Darke	<i>Demelle Darke</i>	3558 Via Belloct. S.J.	dttdarke@hotmail.com	10/20/13
Stephen Hansen	<i>Stephen Hansen</i>	11217 Via Encantada Way S.J 84095	stephenhansen@comcast.net	10-20-13
Dennis A. Stewart	<i>Dennis A. Stewart</i>	11155 So Lucas Ln	DLStewart09@gmail.com	10/20/13
Jeff Dexter	<i>Jeff Dexter</i>	11173 Via Encantada Way	JDexter130@msn.com	10-20-13
Bonnie Gorney	<i>Bonnie Gorney</i>	11311 Via Bonito Dr.		10/20/13
ARAB GRILL	<i>ARAB GRILL</i>	3512 W DELSO LN		10/20/13
Ryan Johnson	<i>Ryan Johnson</i>	11223 Via Encantada Way	johnsonhg2@comcast.net	10/20/13
Skylar Jennings	<i>Skylar Jennings</i>	11372 S. Via ARBOLES CT	rtuesday@juno.com	10/20/13
Nathan Peterson	<i>Nathan Peterson</i>	3533 W. Via Bello Ct	nathanapeterson@gmail.com	10/20/13
BEATRIZ M NIETO NICOLE PEMPETIN	<i>BEATRIZ M NIETO NICOLE PEMPETIN</i>	11306 S. VID BONITO DRIVE	Beatrizmr@me.com	10/20/13
Linda Stewart	LINDA STEWART	11155 So Lucas Ln	dlstewart09@gmail.com	10/20/13
Brett Yardon	<i>Brett Yardon</i>	3544 W. Via Bulls Ct.	yardonb@gmail.com	10/20/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
amy allred	amy allred	11301 Portabella Rd	amyallredfamily@gmail.com	11-19
Manoj Verma	Manoj Verma	11291 Portabella Rd	verma_manoj@yahoo.com	11-19 19-Nov-13
Michelle McOmie	Michelle McOmie	11277 So. Portabella Rd	801-302-1307	Nov. 19-2013
Kelly Kulla	Kelly Kulla	11229 So Portabella	801 503 8818	11/19/13
Scott Draper	Scott Draper	1858 portabella Rd	801 253 - 8582	11/19/13
Betsy Payne	Betsy Payne	1896 W. Portabella Rd	801-302-5553	11/19/13
Tara Brumble	Tara Brumble	1914 W Portabella Rd	tara.brumbke@gmail.com	11-19-13
D. NUNO	D. Nuno	11248 Pervenche Ln	307-231-3355	19-NOV-2013
Lindsay Pettit	Lindsay Pettit	11262 Pervenche Ln	801-548-0915	11/19/13
Callie James	Callie James	11308 Pervenche Lane	801-369-7071	11/19/13
Thomas A. Kerby	Thomas A Kerby	11372 Pervenche Ln	801-601-8598	11/19/13
Breanne Koncurat	Breanne Koncurat	1893 Pervenche Lane	sbkoncurat@yahoo.com	11-19-13
My Thi Vu	My Thi Vu	11309	801-955-4619	
Becky Anders	Becky Anders	11237 Pervenche	801-983-9296	11-19-13

16/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Mendi Woodruff	M. Woodruff	11442 Jordan Bend Rd.	mendi.woodruff@gmail.com	10-15-13
Steve Woodruff	Steve Woodruff	11442 Jordan Bend Rd	steve.woodruff@riotinto.com	10-15-13
Lynette Van Ouden	Lynette Van Ouden	11442 Jordan Bend Rd	gfalls24@hotmail.com	10/15/13
Mike Van Ouden	Mike Van Ouden	11442 Jordan Bend Rd	mikevo@comcast.net	10/15/13
Kori Johansen	Kori Johansen	11538 S. Field Haven Way	ericjohansen@comcast.net	10-17-13
Eric Johansen	Eric Johansen	11538 S. Field Haven Way	r.ericjohansen@comcast.net	10-17-13
Jean Pollitt	Jean Pollitt	11144 S. Heather Grove Ln	jumpollitt@comcast.net	10-17-13
Tracy Clem	Tracy Clem	3238 Field Bick CT	tracyclem142@gmail.com	10-17-13
Brett Christiansen	Brett Christiansen	11483 Field Haven Way	brettmchristiansen@gmail.com	10/17/13
Holly Christiansen	Holly Christiansen	11483 Field Haven Way	hollychristiansen@gmail.com	10/18/13
Lee Nielson	Lee Nielson	11494 Field Haven Way	lee@medicinetv.com	10/15/13
Kris Rutkoski	Kris Rutkoski	11447 Country Knoll Rd	Krutkoski@gmail.com	10/22/13
Allen Jones	Allen Jones	11447 Country Knoll Rd	allglassjones@gmail.com	10/22/13
Eaton Rutkoski	Eaton Rutkoski	11447 S. Country Knoll Rd.	eatonrutkoski@gmail.com	10/22/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Kim Peters		3374 Country Bluff Rd	Kimmo.peters@gmail.com	10/11/13
Sabrina Peters		3374 Country Bluff Rd	Sabrina.c.tko.com	10/11/13
Travis Peters		3374 Country Bluff Rd	travis.peters@kinkadee.com	10/11/13
Kim Douglas		11566 Jordan Bend rd.	Kdouglas@firststar.com	10/11/13
David Ross		3373 Jordan Bend rd	1963single@live.com	10/11/13
Khamphay Roesser		3323 W. Jordan Bend	Khamphayr@yahoo.com	10/11/13
Margaret Roesser		3323 W. Jordan Bend	margetr@hotmail.com	10/11/13
RALF Holtkamp		3332 Jordan Bend	_____	_____
Maria Tegener		11553 Jordan Bend	clark.fischer@comcast.net	10/11/13
Cindy Morrey		11476 JORDAN Bend Rd	cmorrey@comcast.net	10/12/13
Richard Morrey		11476 Jordan Bend Rd	remorrey@gmail.com	10/12/13
Phillip T Patten		11508 Jordan Bend Rd	phil.patten@hotmail.com	10/12/13
Mandy Patten		11508 Jordan Bend Rd	mandyp626@hotmail.com	10/12/13
Tuionu Malakai		11467 Jordan Bend rd	tuionu@parutah.com	10/15/13
Milika Malakai		11467 Jordan Bend rd	milikum@comcast.net	10/15/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
NOLAN BELLON		11495 S JORDAN FARMS RD.	nbellon87@msn.com	10/15/2013
Douglas Adams		11471 S Jordan Farm Rd		10/15/2017
DAVID BURIA		11465 S JORDAN FARMS	801 254-6463	10/15/2013
Randy Hall		1145150 Jordan Farms	801-580-7973	10/15/13
Kathryn Stone		11433 S. J Farms	824-8802	10/15/13
Gregory Gardner		3343 W Jordan Bend Rd	801-635-8264	10/15/13
Cristene Winn		1527 Jordan Farms Rd	801-446-6531	10.16.13
Julie A. Painter		3183 Blaze Meadows Rd.	801-302-2275	10-16-13
Bill Painter		3183 Blaze Meadows Rd	801-302-2275	10-16-13
Pam Nate		11517 Field Haven Way	801-446-1585	10/16/13
Gaylen Nate		11517 Field Haven way	801-446-1585	10/16/13
David W Winn		11527 Jordan Farms Rd	801-446-6531	10/16/13
Teresa Bunya		11465 Jordan Farms	801-254-6463	10/16/13
Sherril Rouse		3243 Field Brook Ct	801-253-8180	10/19/13

19/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Skyler Jennings	<i>[Signature]</i>	11372 S. Via Arboles Ct S. Jordan UT 84095	skyler.jennings@hsc.utah.edu	10/15/13
Hanh Truong	<i>[Signature]</i>	11039 S. Via Encantada Way S. Jordan UT 84095	hanhla@msn.com	10/15/13
Kirstin Rydall	<i>[Signature]</i>	11062 So. 2740w. So. Jordan, UT 84095	Kirstinrydall@hotmai.com	10/15/13
Dixie Alldredge	<i>[Signature]</i>	3344 W Country Bluff So. Jordan, UT 84095		10/15/13
Jean Bellin	<i>[Signature]</i>	11495 S. Jordan Farms Rd		10/15/13
Pam Adams	<i>[Signature]</i>	11474 S. Jordan Farms Rd		10/15/13
Laura Christensen	<i>[Signature]</i>	3259 W. Country Bluff Rd	lccloens@gmail.com	10/15/13
Angela Beestey	<i>[Signature]</i>	11535 Jordan Blvd		
Nancy Suedler	<i>[Signature]</i>	11535 Jordan Blvd Rd.	nsuedler@yahoo.com	10/16/13
Bryan Suedler	<i>[Signature]</i>	11535 Jordan Blvd Rd		10/16/13
Scott Simmons	<i>[Signature]</i>	11516 Jordan Farms Rd	Lorrie and Scott@msn.com	10-16-13
Lorrie Simmons	<i>[Signature]</i>	11516 Jordan Farms Rd	Lorrieandscott@msn.com	10/16/13
Cora Eike	<i>[Signature]</i>	11567 Jordan Farms Rd	CEike1124@comcast.net	10-19-13
Chuck Eike	<i>[Signature]</i>	11567 Jordan Farms Rd	ceike1124@comcast.net	10-19-13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

20 | 42

Printed Name	Signature	Address	Email/Telephone	Date
Gina Anderson		3322 Jordan Knoll Cir	ganderson3322@msn.com	10/14
Nathan Anderson		"	nanderson@maru.com	10/14
Todd Decker		3316 Jordan Knoll Cir	Todd@cred3.com	10/14
Kristy Nelson		" " " "	Kristynelson@yahoo	10/14
Trent Beesley		3278 Jordan Knoll Cir	T.beesley@hotmail.com	10/14
Stacy Felts		3289 W Jordan Knoll Cir	Feltsiang@MN.com 801-971-1782	10/14/13
Jamin Thompson		3315 Jordan Knoll Cir	Jxthom@aol.com	10/14/13
Phillip Gardner		3343 Jordan Bend Rd	gardner29@comcast.net	10/14/13
Scott Gardner		"	801.208.9575	10/14/13
Wendy Allred		11539 So Jordan Farms Rd.	801-253-5849 wendy.allred@comcast.net	10/15/13
		11539 S. JORDAN FARMS	801-253-5849	10/15/13
Julie Rustad		11511 S Jordan Farms Rd	801-230-0737	10/15/13
McKenzie Rustad		11511 S Jordan Farms Rd	801-231-0824	10/15/13
David Rustad		11511 S Jordan Farms Rd	3853-946-8961	10/15/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Carolee Mecham		11718 S. Anthem Ct	caroleemecham@msn.com	10/31/13
Hailie Gnover		3303 Waterbridge Cv.	hailiebc@hotmail.com	10/31/13
Jay Mecham		11718 S Anthem Ct	jaymecham@hotmail.com	10/31/13
Alysha Ririe		11731 S. Anthem Ct.	alysha.ririe@outlook.com	10/31/13
Brian Weston		11793 S Anthem Ct	bkweston@gmail.com	10/31/13
Brynn Nufer		3528 Artistic Cir.	brynn.nufer@gmail.com	10-31-13
Kim Barlocker		11756 History Dr	kimjbar8@gmail.com	10-31-13
Bette Barlocker		11756 History Dr	Bette.AGENT@gmail.com	10-31-13
Janalyn White		11603 S. Kemper Cir	janalynwhite@hotmail.com	10/31/13
Mary Jane Smith		11724 Anthem Ct	Smme3733@yahoo	10/31/13
Charles M. Smith		11724 Anthem Ct	Smme3733@yahoo	10/31/13
Kameron Uchala		11724 Anthem Ct.	Kameronuchala@yahoo	10/31/13
Tom Nufer		3528 Artistic Cir	tfnufer@gmail.com	10/31/13
Jodie Hughes		11676 Kemper Cir.	Jann.Jodie.Hughes@yahoo	11-7-13

22/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
JANEAN ELLIS	Janean Ellis	11923 ANTHEM CT SOUTH JORDAN, UT	385-226-6034	10/24/13
James Larsen	James Larsen	3375 Waterwheel Ct ^{South} Jordan	801- 888 4-2611	10/24/13
Lori Larsen	Lori Larsen	3375 Waterwheel Ct ^{South} Jordan, UT	801-518-2488	10/24/13
Michael Peppinger	Michael Peppinger	11768 Monument Cir ^{So Jordan}	801 446-0945	10-25-13
Charlene Peppinger	Charlene Peppinger	11768 Monument Cir ^{So Jordan}	801 446-0945	10-25-13
KYLIE DEVEY	Kylie Devey	3536 W. Artistic Cir ^{So. Jordan}	Kylie.devey@gmail.com	10/31/2013
Gaylene Thomas	Gaylene Thomas	3536 W. Artistic Cir ^{So. Jordan}	gaythomas4@gmail.com	10-31-13
Sarah Devey	Sarah Devenberg	3544 Artistic Cir. ^{So. Jord}	801-446-4974	10-31-13
Colleen Larsen	Colleen B. Larsen	3544 Artistic Circle	801-446-4979	10-31-13
Justin Devenberg	Justin Devenberg	3544 W Artistic Cir ^{So Jordan}	801-446-4976	10/31/13
Scott Thomas	Scott Thomas	3536 W. Artistic Cir. ^{So. Jo.}	801-254-9149	10/31/13
Jeff Ririe	Jeffrey Ririe	11731 S. Anthem Ct/So Jo	801-253-1166	10/31/13
Debbie Ririe	Debbie Ririe	11731 S. Anthem Ct. ^{So Jo}	801-253-1166	10/31/13
Karen Weston	Karen Weston	11793 S. Anthem Ct ^{So Jo}	801-302-7920	10/31/2013

Printed Name	Signature	Address	Email/Telephone	Date
Amy Pfeffer		11447 S. Bountif Knoll	aggie.amy07@yahoo	10/22/13
Kate Young		3242 Country Bluff Rd	KYoung02@yahoo	10/22/13
Jodee Packer		11466 S. 2950 W.	jodeePacker@gmail.com	10/22/13
Derek Smith		11487 S. 2950 W.	mail@derekandmichelle.com	10/22/13
Michelle Smith		11487 S. 2950 W.	michelle@derekandmichelle.com	10/22/13
Leilani Brecht		3319 Country Knoll Rd	leilani.brecht@jordan district.org	10/24/13
Richard Brecht		3319 Country Knoll Rd	r.brecht2@granite schools. org	10/24/13
Lexie Brecht		3319 Country Knoll Rd	butterfly-kisses_254 @hotmail.com	10/24/13
Jeri Lamborne		11545 S. 3600 West	jerilamborne@yahoo.com	10/30/13
Louis G Welch		11527 ^{SO} 3600 ^W	507-272-0426	11/30/13
Kelly Zenger		3228 W. 11340 S.	801-635-6749	Nov 11/13
Sheldon Kuttel		11353 So Stokes Cove Corbin Gavin Zimmon.com	801-302-8228	11/8/13
JOHN STEVENS		11369 So. Stokes Cove	801-231-7425	11/8/13

24/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
DANIEL HARRIS		11263 VIA ENCANTADA WAY So Jordan, UT 84095	danharris@hotmail.com 801-254-4967	10/20/13
Russ Wheelwright		11027 So Grocilmay Ln So Jordan UT 84095	Russwheelwright@gmail.com 801-860-1003	10/20/13
Kevin Gilbert		11112 S. MESA VISTA CT So Jordan UT 84095	Kgilbertent@gmail.com (801) 253-1654	10/20/13
Jonathan Wood		3447 W. Via Felicidad Way South Jordan UT 84095	Jonathan@punditdistribution.com (801) 652-3353	10/20/13
JOSH HOLMGREN		11239 S. VIA BENTON DR. So. Jordan, UT 84095	Josh.holmgren@abco.com	10/20/13
Aaron Griffith		11223 MESA VISTA CT. So Jordan, ut. 84095	agriffith@bochireinsurance.com 801-809-2240	10/20/13
DELBERT ROBINSON		3474 VIA ENCANTADA WAY So JORDAN, UT. 84095	MISTWATERJUNK.COM 720 273 9871	10-20-13
T. CYNDY WOODS		11017 VIA ENCANTADA WAY So Jordan UT. 84095	801 254 4291	10/20/13
DARWIN CHENEY		3378 Creekstone Circle So. Jordan, UT 84095	darwincheney@yahoo.com 801-208-2655	10/20/13
Blain Boelter		10992 Via Encantada Way S.J. Ut 84095	blainboelter@me.com 801-567-9379	10/20/13
Kenyon Porter		11268 Via Encantada Way S.J. UT 84095	kenyon.porter@gmail.com 801-254-4438	10/20/13
DAVE YOUNG		11191 VIA ENCANTADA WAY So. J. UT 84095	DAVID.YOUNG@COMCAST.NET 801-676-9900	10/20/13
Connie Bailey		4825 W. 3745 W. Wild Acres	bretbailey1@gmail.com	10/20/13
Amy Boelter		10992 Via Encantada Way S.J. UT 84095	abboelter@msn.com	10/20/13

25 / 42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Doris Prussa	<i>Doris Prussa</i>	3243 Field Brook Ct	nanadtp@msn.com 801-253-8180	10/19/13
CHARLEVE LEITER	<i>Charlene Leiter</i>	11469 Field Haven Way	charleite@yahoo.com	10/19/13
TOM LEITER	<i>Tom R. Leiter</i>	11469 Field Haven Way	tr11275@comcast.net	10/19/13
Jill Teeple	<i>Jill Teeple</i>	11451 S. Tara Woods Ln	jillteeple@gmail.com	10/26/13
Troy Teeple	<i>Troy Teeple</i>	11451 S. Tara Woods Ln	tteeple@gmail.com	10-26-13
Calee Richards	<i>Calee Richards</i>	3239 Garden Brook Pl	caleecanne@gmail.com	10-27-13
Jenifer Smith	<i>Jenifer Smith</i>	3186 Blaze Meadows	teasmitty9@msn.com	10-30-13
Kellie Stevenson	<i>Kellie Stevenson</i>	11563 Field Haven Way	stevensunkellie@gmail.com	10/30/13
Paul Martin	<i>Paul Martin</i>	3262w 11340 So.	Paul.Martin@SLCC.EDU	
Susan Rugg	<i>Susan Rugg</i>	11523 S 3600 W	susan_rugg@yahoo.com	
GORDON SLADE	<i>Gordon Slade</i>	3279w Country Knolls Rd	G_SLADE@MSU.COM	
DISTIN STONE	<i>Distin Stone</i>	2983 W - 11400 S	dstins@livertonmotor.com	11-17-13
R. Coles	<i>R. Coles</i>	2747 W 11400 So	801-2540648	11-17-13
IVAN NAVINCORA	<i>Ivan Navincora</i>	352 VIA ESTERAZA NW	801 8079766	11/18/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Stephanie Jorgensen		11483 Jordan Bend Rd.	jorgensenstephanie@gmail.com	11-9-13
Amy Janisch		11467 Country Knolls Rd	amyjanisch@yahoo.com	11-8-13
Laura Perry		3274 Country Knoll Rd	lauralouperry@hotmail.com	11-9-13
Nancy Osmond		11466 Country Knoll Rd.	nosmond@comcast.net	11-9-13
Trista Tempert		11446 Country Knoll Rd.	tristatempert@gmail.com	11-10-13
Jim Scadlock		11757 S Jordan Farms Rd	scaddyman@hotmail.com	11/19/13
Ray Kelly		11745 S Jordan Farms	RFKelly3@aol.com	11-18-13
Joseph A. Shaw		11671 S. Jordan Farms Rd.	SBC Global.net JoeShawDrums@	11-18-13
Verna Shaw		11671 S. Jordan Farms Rd.	Vernaraeshaw@yahoo.com	11/18/13
Candace Madill		11806 S. 2865 W.	jambayy@hotmail.com	11/18/13
Delpha Murray		1124850 2865 W		11/18/13
John Grant		1137750 2865 W.		
TOAN LA		11386 S. 2270 W.	TOKENGOLF@YAHOO.COM	11/18/13
Mai Phuong		" "	" "	

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
David H. Strong	<i>David H. Strong</i>	11757 So. Anthem Ct.	801-906-9410	11-7-13
Brett Talbot	<i>Brett Talbot</i>	11769 S. Monument Cir	801-898-9094	11/7/13
John Hughes	<i>John Hughes</i>	11676 S. Kemper Circle	801-302-0981	11/7/13
Tami Tenn	<i>Tami Tenn</i>	3307 Creekstone Cir.	801-778-2585	11/7/13
DAVID MUNFORD	<i>David Munford</i>	11743 So Anthem Cir	801-253-9495	11-7-13
SHARON WEEKS	<i>Sharon Weeks</i>	11754 So Monument	801-253-7172	11-7-13
Lanessa Hancock	<i>Lanessa Hancock</i>	11718 So Monument Cir	801-254-7171	11-7-13
Jolise Kay	<i>Jolise Kay</i>	11721 Monument Cir	801-254-7801	11-7-13
Steve Nelson	<i>Steve Nelson</i>	11737 S Monument Cir.	801-232-9398	11-7-13
Lan Niel	<i>Lan Niel</i>	11737 S Monument	801-859-1737	11-7-13
Angela Talbot	<i>Angela Talbot</i>	11769 Monument	801-800-9094	11-9-13
Joe Carlin	<i>Joe Carlin</i>	11691 History Dr	801-254-5646	11-9-13
Kristi Jensen	<i>Kristi Jensen</i>	11643 S History Dr	801-254-2259	11-9-13
Kevin Jensen	<i>Kevin Jensen</i>	11643 S History Dr.	801-254-2259	11-9-13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Heath Hansen		11348 S Via Arroyos Ct S UT 84095	801 599 7523	10/24/13
Kristen Anderson		11348 Via Bonito Dr South Jordan, UT 84095	801-891-4260	10/24/13
Usha Yaras		11367 Via Arden Ct South Jordan UT	801-647-5469	10/24/13
Caroline Sargent		11334 So Via Bonito So. Jordan	801-254-1007	10/25/13
Crystal Twitchell		3367 Canyon meadow Drive	801 676 9226	10/29/13
Phil Bowley		11293 SCOTT VIEW Dr. ^{SJ}	801-560-9078	10/29/2013
Melanie Grant		3414 W 11400S ^{SJ UT} 84095	grant296@msn.com	10/29/2013
De'aree Collins		11202 Via Encantada ^{SJ UT}	801-253-2642	11/7/13
Kimberly Gilett		11125 Mesa Vista	801-253-1634	11/7/13
Jeff Vincent		11061 UA ENCANTADA way	801-664-0409	11/9/13
Kristine Sampson		11057 Via Encantada Way	801-780-0810	11/9/13
Pamela Maddock		11242S Black Hawk	801-999-4908	11/9/13
L BRET WARE		11213 Black Hawk	801-792-1398	11/9/13
Ameel Rock		3271 Black Hawk Dr.	801-282-4868	11/9/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

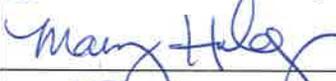
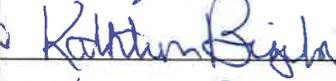
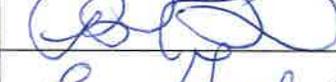
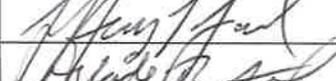
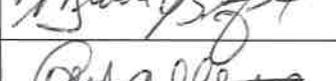
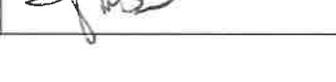
Printed Name	Signature	Address	Email/Telephone	Date
Julie Young		3297 W. Soldier Creek Rd.	801-302-525 youngj485@umn.edu	11/9/13
Collin McDonald		3284 W. Black Hawk Dr.	801-910-9768	11/9/13
Jeff Young		3297 W. Soldier Creek Rd.	801-302-1525	11/9/13
FRANK LIPTON		11400 S 3600 W	801-254-3134	11/12/13
Marilyn Fitzgerald		3250 W 11400 S	801-254-3068	11/9/13
Julie Fitzgerald		3246 W 11400 S	801- 254 633-0376	11/9/13
Cindy Wagstaff		3248 W 11400 S	801-254-1550	11/9/13
Marisa Singer		11294 Soldier Creek Ln	395-232-1490	11/9/13
Laura Singer		11294 Soldier Creek Ln	801-641-6086	11/9/13
James Burke		11319 S. Soldier Creek Ln	801-623-8846	11/9/13
Kathryn Burke		11319 S. Soldier Creek Ln	801-633-0469	11/9/13
Andrew Burke		11317 S Soldier Creek	801-898-4335	11/9/13
Matthew Burke		11319 S. Soldier Creek	801-633-0854	11/9/13
Penny Saurich		11266 S. Soldier Creek	801-432-7883	11/9/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Heidi Johnson	<i>Heidi Johnson</i>	11631 History Dr. S. Jr	hjohnson@firehousesubs.com 801-910-8055	11/9/13
Jeff Johnson	<i>Jeff Johnson</i>	11631 History Dr	jjohnson@firehousesubs.com	11/9/13
BRAD Smith	<i>Brad Smith</i>	3546 Union Station	bradsmith55@gmail.com	11.9.13
Brad Dillon	<i>Brad Dillon</i>	11638 Jordanair Dr.	braddillon@comcast.net	11/9/13
Robert Calacino	<i>Robert Calacino</i>	11732 S. History Dr	rcalacino@gmail.com	11/9/13
Lynn Rasmussen	<i>Lynn Rasmussen</i>	11682 History Dr.	lrasnussen@mac.com	11-9-13
Halle Wiele	<i>Halle Wiele</i>	11682 History Dr		11-9-13
Zach Rasmussen	<i>Zach Rasmussen</i>	11682 history Dr.	zachrasmussen777@gmail.com 385-214-0516	11-9-13
Geraldine Mumbert	<i>Geraldine Mumbert</i>	117735. Anthem Ct	geri@designartslc.com 801-253-9495	11-9-13
Amy Eckhardt	<i>Amy Eckhardt</i>	11648 S. Union Station	codyamyad@comcast.net 801-446-7133	11/9/13
Cody Eckhardt	<i>Cody Eckhardt</i>	11648 S. Union Station	codyamyad@comcast.net 801-446-7133	11/9/13
Christine Sander	<i>Christine Sander</i>	11312 Slate View Dr.	801-569-0677	11-11-13
Whelsey Jones	<i>Whelsey Jones</i>	11298 S. Slate View Drive.	801-440-0002	11/11/13
Lynn Workman	<i>Lynn Workman</i>	11249 S. Slate View Dr	801-541-0759	11.11.13

31/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Josh Thorne		11599 S. 3420 W.		
Erika Thorne		11599 S. 3420 W.	erikathorne@gmail.com	10/14/13
Mary Holmgren		3427 W. 11580 S.		
JEREMY HOLMGREN		3427 W. 11580 S.	JEREMY.HOLMGREN@ US BANK.COM	10/15/13
ANTHONY BOCCHIO		3441 W 11580 S.	anthonybocchie@gmail.com	10-15-2013
Kathleen Bigelow		11473 S 3420 W	801-254-9524	10/21/2013
HARRY BIGELOW		11473 S 3420 W	801-254-9524	10/21/2013
Stewm Bilkly		11436 S 3420 W	801 446-5178	10/21/2013
Robin Graham		11437 S 3420 W	623-521-1345	10/22/13
Lynn Graham		11437 S 3420 W	623-521-2156	10/22/13
Jeff Samsch		11467 S. 3320 W.	Juanisch@gmail.com 801 245-9262	11/9/13
Glade Butterfield		11417 S. Jordan Farms Rd	801-553-1115	11/9/13
Mandy Walters		3273 W. Country Bluff	801-254-8290	11/9/13
Mike Walters		"	"	11/9/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Laura Steinicke	<i>Laura Steinicke</i>	3512 VIA Sudeste Way	801 415-9695	10/19/13
Danielle Myers	<i>Danielle Myers</i>	3524 Del Sol Ln	801 746-9946	10/22/13
DEAN PAYNE	<i>Dean Payne</i>	3542 VIA Sudeste	(801) 571-5087	10/23/13
Bobbie Payne	<i>Bobbie Payne</i>	" " "	" " "	"
DEAN CALLO	<i>Dean Callo</i>	11377 VIA ARBOURS	(714) 318-1774	10/24/13
Rodney Oliver	<i>Rodney Oliver</i>	3526 Via Sudeste Way	801 254-5432	10/24/13
Edith Oliver	<i>Edith Oliver</i>	3526 Via Sudeste Way	801 254-5432	10/24/13
Brooke Smith	<i>Brooke Smith</i>	10675 - Bison View Cv.	801 254-7244	10/27/13
ERIC SMITH	<i>Eric Smith</i>	10675 Bison View Cv	801 673-3366	10/27/13
Ashit Shah	<i>Ashit Shah</i>	11384 S Stokes Core	ashitshah11@hotmail.com 801-208-8807	11/8/13
Amanda shaw	<i>Amanda shaw</i>	# 3203 W 11340 S	myashtyn@yahoo.com 801-601-1135	11/8/13
Tex Alldredge	<i>Tex Alldredge</i>	#13344 W COUNTRY BLISS Rd.	801 302 7247	11/9/13
Dennis Tegtmeyer	<i>Dennis Tegtmeyer</i>	11553 Jordan Bend Rd	dntegtmeyer@comcast.net 801 253 1345	11/9/13

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
S. NATHAN HOWARD		10995 S. Via Encantada Way	howardnate@hotmail.com 801-664-1720	10/20/13
Kimberly Averett		1112 Via Encantada Way	kimberly@averettcpa.com	10-20-13
Shannon James		11657 115007 Lake Run Rd	Shannonbj@gmail.com	11/6/13
Leslie Peterson		3256 W. 11340 S.	bpandlc@comcast.net	11/8/13
Hua Xu		3276 W 11400 S	bluesxu@yahoo.com	11/8/13
Julianne Seare		11356 S. 3275 W	J-Seare@hotmail.com	11/8/13
Brian Barney		11354 S. Stoker Cove	brian.barney@thefoxline.com	11/8/13
Melissa Barney		11354 S. Stoker Cove	melissabarney@comcast.net	11-8-13
Jennifer Bingham		11294 S. Slate View Dr.	jenbingham@gmail.com	11/11/13
Lauren Ketch		11281 S. Slate View Dr.	Larketch@gmail.com	11/11/13
Amy Truong		11307 S. Slate View Dr.	amyoud@hotmail.com	11/11/13
BARBARA CALHOUN		11323 SLATEVIEW DR.	BARCALHOUN@USA.COM	11/11/13
Edward Roman		3382 SLATEVIEW DR	EROMAN25@EARTHLINK.NET	11/11/13
Teresa L. Martin		3262 W. 11340 So.	teresa.martin@slcc.edu 801 597 5118	11/11/13

34/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Kim Hall	Kim Hall	11551 Field Haven Way	aaa22mom@gmail.com	10.21.13
Brian Hall	B Hall	11551 Field Haven Way	brian.hall@kigo.com	10.21.13
KEVIN BRUNI	Kevin Bruni	11524 FIELD HAVEN WAY	kmbruni@yahoo.com	10.21.13
Alisa Bruni	Alisa Bruni	11524 Field Haven Way	abruni03@gmail.com	10.21.13
Christine Loveless	Christine Loveless	11508 Field Haven Way	taximom44@gmail.com	10.21.13
Karelyn Loveless	Karelyn Loveless	11508 Field Haven Way	Karelynnicoleloveless@gmail.com	10/21/13
Trent Loveless	Trent Loveless	11508 Field Haven Way	TLovelesscpa@gmail.com	10/21/13
STEVE BLAKE	Steve Blake	11476 FIELD HAVEN WAY	SSS.BLAKE@GMAIL.COM	10/21/13
Erin Blake	Erin Blake	11476 Field Haven Way	erin.blake@ckengland.com	10/21/13
Curt Mascaro	Curt Mascaro	3162 FIELD HAVEN WAY	CURT MASCARO@gmail.com	10/21/13
Tiffany McBride	Tiffany McBride	11501 Field Haven Way	TiffanyMcBride1@yahoo.com	10/21/13
Ruby Leatherwood	Ruby Leatherwood	11513 Tara Woods Ln	danantruby@msn.com	11/4/13
Maren Dalton	Maren Dalton	3219 Garden Brook Pl	marendalton@hotmail.com	11/9/13
Kameron Dalton	Kameron Dalton	3219 Garden Brook Place	Kamondalton@gmail.com	11/9/13

10/21/13

As residents of South Jordan, we strongly oppose further efforts to expand high density housing and multiple use zoning in the City of South Jordan.

Name	City of Residence	Date
Kardyn Ray Burgett	South Jordan UT	9/20/13
Sharon Spallino	Spring Day town South Jordan	9/20/13
Shelba Near	3320 Spring Day town	9-20-13
Shirley	3336 Spring Day town	9/20/13
Windy Magee	3252 Spring Day town	9/20/13
Kim Hawkins	10919 Summer Day	9/21/13
Jessie & Tim Reddy	10907 S. Summer Day	9/21/13
Tracey Rodgers	10907 S. Summer Day	9/21/13
Mike Russell	S.S. 11-8495 3390 Spring Day	9/21/13
Jason & Linda	3397. Spring Day town	9/21/13
Ann Marie Atch	3397 Spring Day	9/21/13
Debra	3307 Spring Day	9.21.13
[Signature]	3327 Spring Day town	9.21.13
Rayloni Hume	3255 W. Spring Day town.	9/21/13

35/42

Andrew Minter	Via Encantada way	9/13/13
Stacey Dawsor	Via Espangaway	9-13-13
Sarah Fullmer	Via Felicidad	9-14-13
Krista Fullmer	Via Felicidad	9/14/13
John Collins WAZO	Via Encantada	9/14/13
Marcella Bond WAZO	Via Encantada	9/19/13
John Bond MORIS	Via Encantada	9/14/13
35274	Via Felicidad	9/14/13
11773 Via Bonito		9-24-13
Bergman	11738 Current Creek Dr	9/15/2013
Michael Cunningham	11738 Current Creek in	9/15/2013
John Bond	Via Encantada Way	9/14/13
Rachelle Child	10103 Copper King Lane	9/15/13
Smalley Child	10103 Copper King Lane	9/15/13
Brett Child	10103 Copper King Ln.	9/10/13

As residents of South Jordan, we strongly oppose further efforts to expand high density housing and multiple use zoning in the City of South Jordan.

Name	City of Residence	Date
Mica Coughlin	Via Esperanza, S. Jordan	9/13/13
Thomas Larson	Via Bonito Dr. S. Jordan	9/13/13
Tom Foster	Via Esperanza Way, S. Jordan	9-13-13
Paula Foster	Via Bonito S. Jordan	9/13/13
Annelle Sorenburg	Via Bonito, S. Jordan	9/13/13
Barbara Colm.	Via Bonito, S. Jordan	9/13/13
Sandra Griffin	Mesa Vista Ct. So. Jordan	9/13/13
Arnelle Meyer	Del Sol Ln, South Jordan	9/13/13
Heather Starks	Via Encantada Way. So. Jo	9/14/13
Kenyon Parks	Via Encantada S. Jo	9/14/13
Nathan A. Peterson	Via Bello Ct. S. Jo	9/14/13
John Tottle	Via Esperanza S. Jo	9/14/13
John Foster	Via Esperanza Way, S. Jordan	9/14/13
Mike Harris	Via Encantada Way, S. Jo	9/14/13

Joseph Baxter	10992 Vici Escantada	9/16/13
Nathan Auld	3322 Jordan Knolls	9/24/13
Johnnie Aiger	11673 Alder Grove Cir.	9/24/13
Staci Christensen	11674 Harvest Moon Ct	9/24/13
Darren Christensen	11674 Harvest Moon Ct	9/24/13
Maribelle Murphy	11777 S 42nd W	9/24/13
Stephen Murphy	11777 S 42nd W	09/24/13

38/42

John	South Jordan, UT	9/21/13
Mike	South Jordan UT	9/21/13
Michael Terry	South Jordan, UT	9/21/13
Lee Miller	So Jordan UT	9/21/13
John Taylor	South Jordan, UT	9/21/13
Wayne Collier	South Jordan, UT	9/21/13
Justin Hall	South Jordan, UT	9/21/13
Cameron Fuller	South Jordan, UT	9/21/13
Sara Terry	South Jordan, UT	9.21.13
James Hall	South Jordan, UT	9-21-13
Genet Urrut	South Jordan, UT	9-23-13
Susan Whipple	South Jordan, UT	9-23-13

39/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Matthew Eike		1567 Jordan Farms Rd.	801-664-8058	10/19/13
Jen Robbins		3113 W 11400 S.	801-913-0392	11/15/13
Daley McClain		3382 Millon Valley Rd	801-231-6193	11/16/13
MENH LA		11386 S. 2770W		11/18/13
Gaylene Hanse		11361 So 2770 W	801-446-8667	11/18/13
Joni Zenger		11201 Via Encantada Way	jnzenger@gmail.com (801) 915-5597	11/18/13
RON SANFORD		11332 PORTOBELLO		11-18-13
Jamie Thomas		11332 Portobello Rd.	(801) 842-2302	11/18/13
Andrew Thomas		11332 Portobello Rd.	(801) 573-8262	11/18/13
JEREMY ATKINSON		3377 Water Bridge CV	530-845-0165	11-18-13
Kate Andersen		3378 Waterbridge Ct.	801-718-6441	11-19-13
TERESA JAMES		3375 WATERCRESCENT PL	801-440-8524	11-19-13
JoAnn Robins		3474 Via Encantada	720-273-8871	11-19-13

42/42

Petition 1) To deny applications to rezone the property at 11400 S 3600 W from rural residential to high density housing, Village Mixed Use (VMU) and/or Commercial. 2) To vote not to expand commercial or high density housing, apartment, or condo development to the east of 3600 W. 3) To keep the property at 11400 S 3600 W zoned low-density residential, with no more than 3 detached homes per acre.

Printed Name	Signature	Address	Email/Telephone	Date
Kimberly Davis		11211 Via Bonito Dr.	kimberlykat77@yahoo.com	11/13/13
Gabrielle Davis		11211 via Bonito Dr.	gabrielledavis49@gmail.com	11/13/13
THOMAS DAVIS		11211 VIA BONITO DR	TDAVISJR@YAHOO.COM	11/13/13
Trae Stokes		11297 Via Bonito Dr	861-253-3861	11/13/13
GARY LARSEN		11222 So Via Bonito dr.	gary0239@yahoo.com	11/14/13
Lisa Westover		11178 So Via Bonito Dr	Lwestover@sico.org	11/14/13
ROGER WESTOVER		111850 VIA BONITO DR	WESTOVERKAT4@Y.COM	11-14-13
Janalyne Mamalis		11142 S. MESA VISTA CT.	janalynemamalisa@yahoo.com	11-14-13
Kevin Gilbert		11112 S. Mesa Vista Ct	kgilbertent@gmail.com	11/14/13
Aaron Griffith		11123 mesa Vista Ct	agriffith@beehivedawson.com	11/14/13
Tammee Sallmon		3514 Via Deleparz Cir	tamsallmon@aol.com	11/19/13
Raelynn Hansen		11217 Via Encantada ^{way}	raelynnhansen@comcast.net	11/14/13