

From: [Mike Johnson](#)
To: [Samantha DeSeelhorst](#)
Subject: FW: Public Comment for January 4, 2023 Planning Commission Meeting
Date: Tuesday, January 3, 2023 9:49:42 AM

Another one for the Doverhill public comment.

Mike Johnson
Community & Economic Development Director
Cottonwood Heights

From: Ellen Birrell <EBirrell@ch.utah.gov>
Sent: Tuesday, January 3, 2023 9:46 AM
To: Tim Tingey <TTingey@ch.utah.gov>
Cc: Mike Weichers <MWeichers@ch.utah.gov>; Scott Bracken <SBracken@ch.utah.gov>; Doug Petersen <DPetersen@ch.utah.gov>; Shawn Newell <SNewell@ch.utah.gov>; Mike Johnson <MJohnson@ch.utah.gov>
Subject: Public Comment for January 4, 2023 Planning Commission Meeting

Please formally submit and read aloud my Public Comment for January 4, 2023 Planning Commission Meeting:

"Regarding the Ivory Homes PUD Preliminary Plat Approval that has been posted on the Planning commission site for discussion and possible approval by CH Planning on Jan 4th meeting, I make the following recommendation:

A newly submitted revised plat drawing by neighborhood resident Steve McIntosh (attached) brings the new subdivision roadway, currently having its only egress/ingress from 7650 South, through the north side of the park out onto Dover Hill Drive. While maintaining a 25' width, this new plat plan should be given full consideration by the Planning Commission because it accomplishes the following:

- Preserves the needs and desires of all stakeholders including existing residents, Ivory Homes and City needs for safety and transportation
- Creates superior egress/ingress for emergency responders, service providers and residents
- Preserves the integrity, access and viability of the park
- Meets Ivory Homes desire for 13 house lots, all of which remain the same in size with the exception of Lot 5 which would still have a larger size than the average size lot within the Dover Hills community

Ellen Birrell

Cottonwood Heights District 4 Council Member
2277 East Bengal Blvd,
Cottonwood Heights, UT 84121
ebirrell@ch.utah.gov
385-910-5942

From: [REDACTED]
To: pmelar@ch.utah.gov; [Mike Johnson](#); [Tim Tingey](#); [Mike Weichers](#); [Ellen Birrell](#)
Cc: [REDACTED]
Subject: [EXT:]Dover Hill Development
Date: Friday, November 18, 2022 11:54:49 AM

Dear Planning Commission, City Council and Cottonwood Heights Staff,

Tony & I wanted to share our opinion on the Dover Hill development.

We have been told by Mike Johnson that the city purchasing the entire ball field is 100% off the table.

Between the two options put forth by Ivory Homes, we live on the park and prefer the regular housing development with less housing. We feel strongly this is the plan that will keep our area the most attractive to live in, raise our property values, add to the environment.

Our property backs up to the park so we probably have the most on the line to lose or gain with the development but we think our opinions include the well being and bettering of the entire neighborhood. Our neighbors to the west agree with us, who also back up onto the park.

We feel the size of the green space is too small to justify the amount of housing they will be shoving in with the PUD and its not worth saving the Pavilion for what we would be giving up with the extra amount of lights, traffic noise, loss of green space with the extra housing, roads, driveways act. This will hurt our property values, take away from our quality of life in the neighborhood.

It seems looking at the map and all of the land that can't be used, they could work around saving the Pavilion without turning the area into a PUD with too many houses.

Again, we want the plan with the less houses and the regular development. No to the PUD

Thanks to everyone for all of your hard work on this.

Best to Everyone,
Tony & Audrey Pines
[REDACTED]

From: [REDACTED]
To: [Planning](#); [Ellen Birrell](#); [Mike Weichers](#); [Tim Tingey](#); [Mike Johnson](#)
Cc: [REDACTED]
Subject: [EXT:]DoverHill Development concerns per 01.04.2023 meeting
Date: Monday, December 26, 2022 5:35:47 AM

Dear Planning Commission, Council Members & CH Staff,

We have concerns about the Ivory Homes development on the DoverHill ball park area.

We are concerned about the areas that could impact our homes, the actual property and our home values plus our comfort of enjoying our properties and not having to spend additional money to face a situation that could arise in the future.

The Planning Commission in the past has requested Ivory Homes to be clear and precise in the plans they submit to the city to be voted on, concerning the grade, height of homes, the drainage among other things.

The ball field is an area that was never intended to be developed. This doesn't mean it can't but simply certain measures have to be followed. The ball field has at least 15- 20 feet of land fill that has been put on the ball field floor. The engineers we have spoken to and the neighbors that were here when it was built feel the eastern quake line was probably not found because of all of the fill dirt. This is a fragile building area. The entire ball field is sensitive land and the northern hill is a sensitive hill.

There is a height limit of 30 feet on the homes, the hill is not supposed to be disturbed. The park at this point has great drainage. The Stadium seating has been a retaining wall, holding the hill in place for over 40 yrs through many earthquakes and the ground above has not shifted.

In the past Ivory has submitted plans raising the grade, with no details that reflecting the lower height homes, the proper pilings that will be built to secure the land of even more landfill on top of the already huge amounts of landfill., how exactly the hill will be reinforced other than smaller retaining walls put on top of the even more landfill.

We would hope the Planning commission will request Ivory Homes to be specific in these areas before they vote on this.

We want to save the residence undue anxiety about their properties, the security and quality of the development and that code is being followed.

There are many housing developments in the SLC area where the houses are sinking and the developers are nowhere to be found, the hills are caving in with the property owners left to cover the expense.

We want to make sure Ivory Homes understands the current drainage is great, and if they do raise the grade, the homes built on top of it will have to reflect the shorter homes from the original allowed 30 foot homes. Plus hopefully even larger pilings to secure the ground and homes to be built.

We would encourage Ivory Homes to leave the grade as is, replace the ball field stadium seating with one of Ivory Homes beautiful retaining wall. Secure the floor as is, leaving the drainage in place. This offers a more secure floor, doesn't destabilize the hill, and gives Ivory Homes a better building area as far as home heights of 30 feet as per CH building codes.

Thank you so much for all of your work on this and your consideration of our concerns. We are relying on you to protect the residence while helping Ivory Homes to develop an area that will be a win- win situation for all involved.

If you could please post this for the Planning Commission we would appreciate it.

Tony & Audrey Pines



From: [REDACTED]
To: [Planning](#); [Mike Johnson](#); [Mike Weichers](#); [Tim Tingey](#); [Ellen Birrell](#)
Cc: [REDACTED]
Subject: [EXT:]Amendment to our statement per DoverHill Development 01.04.2023 Meeting
Date: Wednesday, December 28, 2022 9:36:38 AM

Dear Planning Commission, Council Members and CH Staff,

We wanted to add an amendment to our email we sent earlier.

Our previous comments up to the 10 to 15 feet landfill come from neighbors who lived here and speaking with the geologists onsite who actually did the trenching. The report (states up to 10 ft fill), and comments from a geologist friend of ours, state the situation more specifically (below).

Our concerns remain the same and we still would like, one, for Ivory Homes to show clarity concerning the grading, the 'final' height of homes to be built (relative to code for R-1-8 and SLEDS), drainage and how they will secure the existing ball park retaining wall (i.e. concrete stadium) before being voted yes on. We would like to encourage Ivory Homes to work with the existing grade on the ball park area; plus address fill soil compaction mitigation for the new homes' safe construction. We will also review the new PUD submission to be posted 12/30.

These are the comments from our Geologist friend and acquaintance of a CH Councilperson, who actually came several times, walked the site, and observed the trenching;

"I've looked at the geologic report done by IGES for the Doverhill project. I've specifically looked at the geologic logs of the trenches that were dug and I've looked at the attached photos in the report.

The fill dirt in the ball field, the geologic log for trench TR-1A shows 10 feet of fill on the far eastern end of the trench (station 0 on the log). This 10-foot thickness extends for about 150 feet to the west, then quickly thins to about 5 feet of fill for the next 170 feet (station 320 on the log). Then the fill thins to only several feet for the rest of the trench to the western end (station 744 on the log.)

I don't think this "undocumented fill", as it's called on the geologic log, was compacted during placement. Its strength should be tested by a geotechnical engineer to see if it is adequately compacted to support residential buildings.

if additional fill is added, it should be placed in lifts of 1-foot thickness, compacted by rolling, and tested for its strength. (Disclaimer: I am not a licensed geotechnical engineer. This last statement is my opinion only. You should consult Utah building codes, probably the International Residential Code, to see what the requirements are for placing, compacting and testing fill at a building site.)

Regarding question 2 about the depth of trenches TR-1A and TR-1B being dug deep enough to locate recent faults, if present. The short answer is yes, they were both dug deep enough across the ball field to expose the in-situ layers of natural material below the "undocumented fill." I myself walked the full length of both trenches and did not see any faults in the ball field area where the Utah Geological Survey had previously put one on their fault map.

It begs the question, how did the UGS determine there was a fault going through the ball field? That should be asked of them. Steve Bowman is the state's manager for geologic hazards at UGS. He should be contacted about this. He should also be asked if the UGS intends to investigate this further? We can discuss this last item when I return to Utah in early January."

We understand from pre-ball park residents and a developer both with detailed knowledge, that the deepest fill comes from a preexisting irrigation channel running thru the baseball diamond.

We once again, appreciate everyone's work on this to create a beautiful area for everyone and a win-win

situation for Ivory Homes, the residents this will impact, and the city of CH.

Can you please post this for the Planning Commission's view before the 01.04.2023 meeting

Thank you,

Tony & Audrey Pines



From: [REDACTED]
To: [Planning](#); [Mike Weichers](#); [Ellen Birrell](#); [Tim Tingey](#); [Mike Johnson](#)
Cc: [REDACTED]
Subject: [EXT:]DoverHill Development questions & concerns 01.04.2023
Date: Monday, January 2, 2023 9:36:05 AM

Dear Planning Commission, CH Staff and City Council Members,

We are concerned about the height of the homes Ivory Homes has in their illustration provided with their plans for the DoverHill Development. Again, they have left off many of the grading numbers and specific heights.

We live in [REDACTED] which will back up to houses 106 & 107. Our house is situated on the sensitive hill.

In the illustration, Ivory shows their home coming to the top of our home.

The illustration shows the grade being raised 5', but it's hard to tell. The ball park is sensitive land so the height of the homes built is limited to 30'

The hill is 20' or more on the west side or plot 107, which means the house can only go above the hill line 10' or less

The hill on the East side or plot 106 is at least 16' or more, which means the house can only go above the hill line 14' or less.

Our home is 10' to the roof line, our second floor adds another 10' at least.

The illustration looks like Ivory Homes plans to build a 26' home? The top of their home would not even come to our roof line, not the top of our home.

Can you please ask Ivory Homes to be specific about the height of their homes to be built on the ball field and how much they intend to raise the grade before voting yes.

It's unsettling to us, since it directly affects us.

Can you please post this for the Planning Commission.

Thanks to everyone for their work on this,

Audrey Pines
[REDACTED]

From: [REDACTED]
To: [Tim Tingey](#); [Planning](#); [Mike Johnson](#); [Mike Weichers](#); [Ellen Birrell](#)
Cc: [REDACTED]
Subject: [EXT:]DoverHill development tree
Date: Tuesday, January 3, 2023 8:40:32 AM

Dear Planning Commission, CH Staff and City Council Member,

We have been caring for the large pine tree at the top of the sensitive hill since the park has been abandoned by the owners. We have watered, fertilized, treated and had the tree inspected.

The tree stands on plot 106 behind lot 38 at the very top of the hill above the bleachers.

It is in great condition, it is a large tree and has been there for many years. The roots are large and go deep into our property. We are concerned removing this tree will destabilize a large part of this hill and our property.

It's a complicated situation because the people that developed the park never intended it to be developed or sold.

Requirement: A PUD's design shall account for the preservation of natural features such as trees, outstanding natural topography, and geologic features. The design shall also provide protection from soil erosion and inconsistent residential development patterns.

If you would please post this for the Planning commission

Thank you,

Audrey Pines

[REDACTED]

benefits Ivory in profit and probably a higher selling price to the church if greater density is agreed upon. It's not the city code and zoning for the area - and needs to be removed from the thinking, concept and all proposals. The church should also be respectful of such in the sale and future plans.

Also, if you read the current Cottonwood Heights bulletin mailer - the proposal is all contradictory to what they're planning of trying to lighten the load on the area and make more green space. Somehow they think by keeping a small park can double the density of the housing (?). Not a step in the right direction, contradictory and no long term thinking aligning with the big picture city plan.

Thank you,
Brendan

Brendan Murphey



On Jan 2, 2023, at 03:55, Audrey Pines <[REDACTED]> wrote:

Hi Ellen,
In the Ivory Homes plan, the staff of Cottonwood Heights is asking the Planning Commission to approve, they speak of the way they want to develop Cottonwood Heights.

I think the idea of making high density housing so we can save green space is a good one in certain areas.

But there are some of us that moved out to the upper Cottonwood Heights area to enjoy the outdoors, have a great yard and NOT live next door to a store or restaurant.

This doesn't mean we don't want parks but we don't want to destroy our way of life out here. There is a strip mall with everything within a 15 minute walk, more or less depending on how fast you walk.

As far as the DoverHill area, the 3 extra houses they are squeezing in with the PUD is a lot for this small area. The PUD sets it apart from the neighborhood, again in the back corner of a neighborhood is not really the best thing. You really need to drive the area and look at it. They say the traffic won't be bad but compared to what is their report based on?

.2 acre difference between the parks, keeping the Gazebo is the trade off for a PUD and 3 more houses. It doesn't affect us but it affects

our neighbors by the ball park

Thanks for all of your help and work,
Audrey Pines

On Jan 1, 2023, at 3:50 PM, Ellen Birrell

[REDACTED] wrote:

Tony and Audrey,

Thank you for continuing to refine your comments. They are salient.

Our community needs to prioritize preserving/creating "10-minute walking sheds" within our budgeting and forecasting where children and the child in all of us can access nearby green spaces to relax, recreate and commune with nature and neighbors.

Let's have safer streets, healthier citizens and our best quality of life,

Ellen Birrell

Cottonwood Heights District 4 Council Member
2277 East Bengal Blvd,
Cottonwood Heights, UT 84121
ebirrell@ch.utah.gov
385-910-5942

On Dec 31, 2022, at 11:36 AM, Tony Pines

[REDACTED] wrote:

Happy New Year everyone,

The Ivory Homes PUD Preliminary Plat Approval/Staff Report has been posted on the Planning commission site (for discussion and possible approval by CH Planning on Jan 4th meeting)

<https://www.cottonwoodheights.utah.gov/home/showpublisheddocument/6866>

For the Jan 4th meeting, as usual... you

can Attend or Zoom
the 5pm business meeting to hear
Planning Commission's own internal
discussion (can be insightful),
and 6pm general meeting for public
comments.

If you want to make comments, I'd
suggest submitting them by end of Jan
2nd to make sure they are read before
meeting, AND you have to specifically
state you'd like them submitted to the
Planning Commission and for Public
Comment. Planning@ch.utah.gov

I have yet to fully review... but a quick
review surfaces

- Smaller park
- Houses closer together. Setbacks reduced from code.
- Raising grade. There are no elevation numbers on maps, just lines.
- Side view hillside/building profiles relative to existing homes are very generic/fuzzy and could be anywhere.. but shows at least 10 ft fill raising
- multiple retaining walls into hillsides
- SLEDS impact study pending (approx. 8 lots are on sensitive land/restricted)
- No mention of Soil Compaction study (adding fill on top of up to 11 ft of existing uncompacted fill). Your property values diminished if improperly mitigated (see red-tagged homes currently at Hidden Canyon Estates in Draper due to ground

settlement)

Full PUD submission and CH Staff
comments at:

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cheers,
Tony Pines



<PastedGraphic-1.png>

From: [REDACTED]
To: [Planning](#)
Subject: [EXT:]Fwd: POSTED: Ivory Homes PUD Preliminary Plat Approval/Staff Report - Jan 4th potential approval/meeting
Date: Tuesday, January 3, 2023 6:42:27 AM

Please see below comments from me

Thank you,
Brendan

Brendan Murphey

[REDACTED]
Cottonwood, UT USA

Begin forwarded message:

From: Brendan Murphey <[REDACTED]>
Date: January 2, 2023 at 07:47:19 MST
To: Audrey Pines <[REDACTED]>
Cc: Ellen Birrell <[REDACTED]>, Tony Pines <[REDACTED]>, Aimee Deaver <[REDACTED]>, Aubrey Pugmire <[REDACTED]>, Ben Williams <[REDACTED]>, Bonnie Fleckenstein <[REDACTED]>, Shelly Filgo <[REDACTED]>, Caroline <[REDACTED]>, Char Valentiner <[REDACTED]>, Craig Dinsmore <[REDACTED]>, Don Wilson <[REDACTED]>, Gretchen Dennison <[REDACTED]>, Idie Atencio <[REDACTED]>, Jann Marie Meads <[REDACTED]>, Jim Peters <[REDACTED]>, Joe Spataro <[REDACTED]>, John Guldner <[REDACTED]>, Jon Atencio <[REDACTED]>, Kari Brown <[REDACTED]>, Katie's cell <[REDACTED]>, Laura Williams <[REDACTED]>, Lauren Soffe <[REDACTED]>, Mark Russell <[REDACTED]>, Mikalyn Paulson <[REDACTED]>, Paul Jarman <[REDACTED]>, Roger Tobari <[REDACTED]>, Sarah Cain <[REDACTED]>, Shannan Erickson <[REDACTED]>, allison harbertson <[REDACTED]>, [REDACTED]
Subject: Re: POSTED: Ivory Homes PUD Preliminary Plat Approval/Staff Report - Jan 4th potential approval/meeting

Agreed

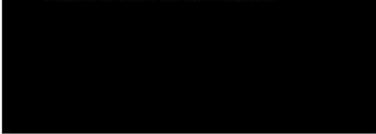
They can not break current spacing and setbacks. Why would the city do this?!
We all know \$ and greed with no respect to the current area or residents. Only

benefits Ivory in profit and probably a higher selling price to the church if greater density is agreed upon. It's not the city code and zoning for the area - and needs to be removed from the thinking, concept and all proposals. The church should also be respectful of such in the sale and future plans.

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Ellen Birrell

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cheers,
Tony Pines



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From: [REDACTED]
To: [Planning](#)
Subject: [EXT:]PUBLIC COMMENT: Doverhill Drive Cottonwood Heights
Date: Tuesday, January 3, 2023 8:39:46 AM

Housing setback variances

What appears to be happening are codes are changing to accommodate more homes in an already very small neighborhood.

Who is benefiting from more homes?

Cottonwood Heights ? More Taxes

Ivory Homes? YES

Residents? NO

We are already experiencing street parking issues that prevent effective snow Plowing, creating dangerous access conditions for emergency vehicles.

Most of the driveways on Doverhill can only accommodate 2-3 cars. Where do family and friends park on the holidays?

In the street.

If someone needs medical services and cant get through due to cars and snow this will be a very big liability for Cottonwood Heights.

Having a park with parking areas may even solve this problem. For guest parking during a snow storm.

It would be beneficial for the planning committee to observe the amount of traffic on Doverhill already.

The amount of traffic on 3500 east has doubled in the last 5 years.

This community deserves a park.

With more traffic, less places to walk without cars and more people

We need more open space, Not more houses and more people.

Shelly and Thom Filgo

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Cc: [Mike Johnson](#); [Tim Tingey](#); [Mike Weichers](#); [Ellen Birrell](#); [REDACTED]
Subject: [EXT:]Dover hill Development - comments/posted for Jan 4th meeting - Ivory PUD
Date: Tuesday, January 3, 2023 11:56:44 AM
Attachments: [PastedGraphic-4.pdf](#)
[PastedGraphic-6.tiff](#)

Some comments in advance of the Jan 4th meeting on Dover Hill / Ivory PUD, **please post to Planning Commission**

Grading

- **Grading lines on supplied maps do not have any elevation labels, only unlabeled lines**, so there is no means to determine the new grading plans for the new PUD.
 - For prior PUD, Planning requested Grading be supplied.
 -
- Cross Section A-A and B-B (slope visualization section profiles) are single line slices crossing one home each... so they can't be representative of the varying elevations across both hillsides, nor the planned retaining walls.
 - Cross Section A-A shows a 10 foot hill, but the adjacent stadium structure (acts as retaining wall for 2 backyards) is 15 feet and adjacent properties are higher still.. so there is addition filling/grade raising indicated here on top of existing uncompacted fill. Note the stadium area already has the deepest known fill (irrigation channel) of the entire parcels.

Fill

- The entire parcel has uncompacted fill, found up to a depth of 11+ ft found via Trenching, that needs addressing (Ivory appears to want to put addition fill 6-12 ft, on top of this uncompacted fill)
 - For the safety of the new homes, as well as property values of surrounding neighborhood homes, **proper soil compaction study** is required...
 - as well as any **mitigation required for construction (i.e. Pilings, Reduced fill, etc.)**
 - 11+ feet existing fill depth is from the filled irrigation channel running thru baseball diamond.
 - The city and residents would not desire a situation like Hidden Canyon Estates in Draper where recent homes are being Red-Tagged/evictions due to settlement issues.

Retaining Walls

- Retaining wall plans are only referenced for the 1 cross section referenced above (A-A). The prior PUD had much more detail in this regard.
 - **Better retaining wall plan is requested**

- The existing Stadium Structure acts as 15 ft retaining wall supporting the backyards for existing home lots 37, 38; so those two residents are concerned what Ivory's (apparent) **plans are to safely remove the stadium and replace it with something equally suitable.**

Please see related diagrams below

Thanks,

Tony Pines

[REDACTED]

EXTERNAL ATTACHMENT: Only Open if you trust this sender.

Overlay of New and Preexisting structures. (Created from new PUD)

Cottonwood Heights Planning Commission

SUB 22-005 Written Comments January 2, 2023

Dear Planning Commission members:

A year has gone by since we first began discussing project SUB 22-005 which was originally titled SUB 21-007.

Jim Peters, myself, and a few residents recently met with Mayor Weichers regarding our concerns regarding access to the proposed subdivision. **the mayor**, agreed we had valid concerns, and attempted to reach out to Ivory Homes to discuss possible solutions.

There has been much discussion between the City and Ivory Homes to come up with a new preliminary plat and the January 4, 2023 Planning Commission meeting agenda has this project up for preliminary plat and possible conditional approval. We thank everyone for all the work as of this date.

There will always be details that need to be worked out and concerns that may or may not be adequately addressed and agreed to by all parties.

Project SUB 21-007 was conditionally approved with a few conditions:

1. Stormwater drainage needed to remain on private property due to the project being a P.U.D. and not public.
2. Snow storage needed to be addressed due to the lack of available land for snow storage in the preliminary plat submission.
3. Emergency access is ineffective and undersized according to the U.F.A. code

All these conditions are still listed on the new preliminary plat and thus remain the majority of our concerns.

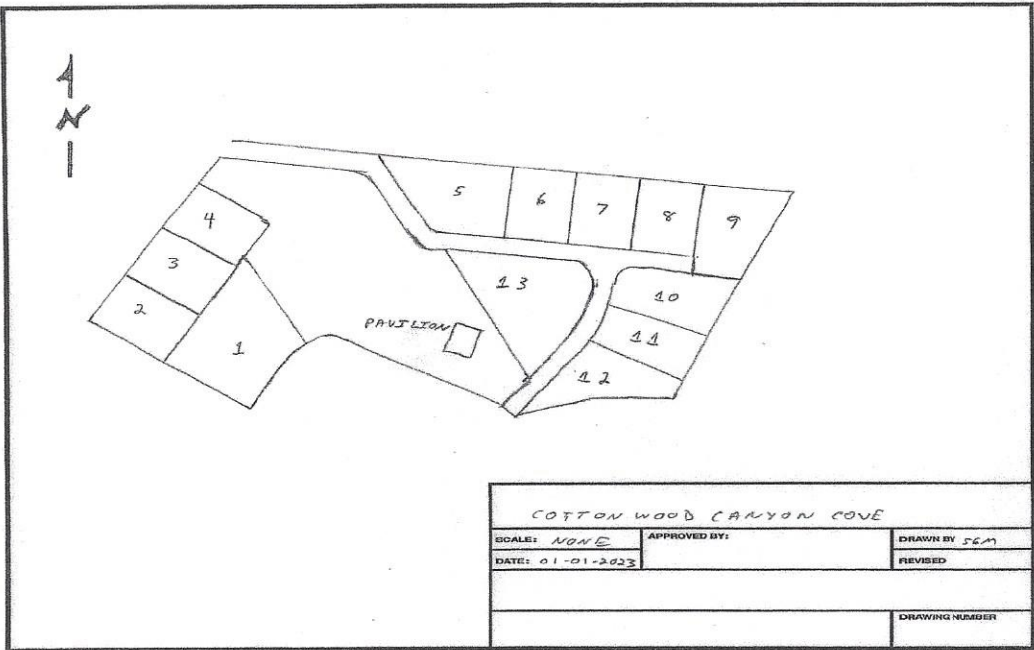
Planned Unit Development (PUD)

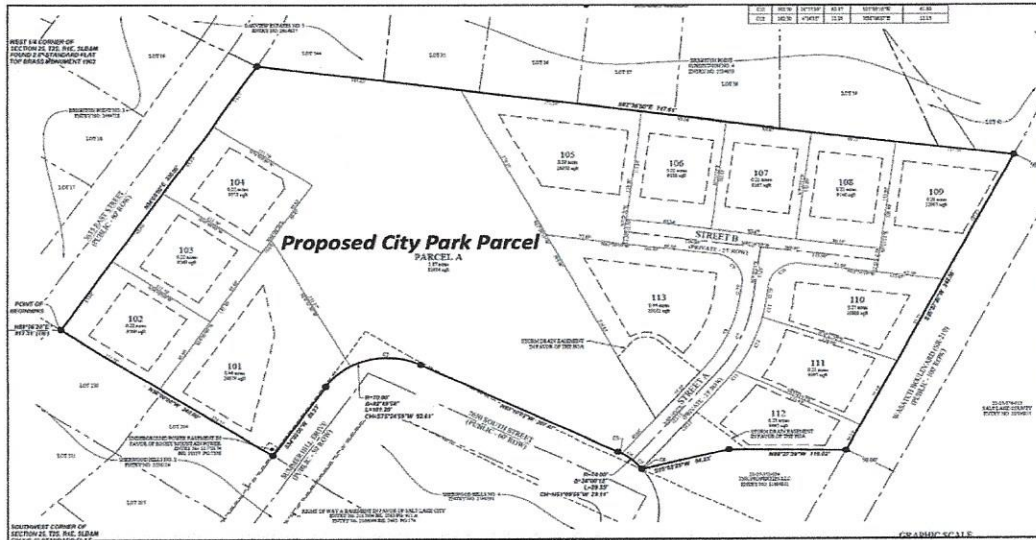
"It is the intent of this chapter to provide for innovative residential developments having harmony of design and variety of function by providing greater flexibility in the design of buildings, yards, courts, and circulation than would otherwise be possible through the strict application of zoning district regulations."

The purpose of the PUD ordinance (19.78.010) is as follows: "It is the intent of this chapter to provide for innovative residential developments having harmony of design and variety of function by providing greater flexibility in the design of buildings, yards, courts, and circulation than would otherwise be possible through the strict application of zoning district regulations."

The city and Ivory Homes have gone to great lengths to work a subdivision into this parcel after the fault study uncovered many geologic issues with the land and we applaud that. We suspect any neighborhood would desire a subdivision plan that conforms to zoning protocols, however, we also realize that is unrealistic at this time due to the geologic fault line discovery. **We offer a concept plan below which costs nothing**, alleviates most resident concerns and provides for better harmony and circulation per the stated intent of the Planned Unit Development Ordinance. The resultant innovative residential development would be a model for the city which takes into account all the stakeholders. The maximization of green space, a stated goal, is accomplished and the city and residents receive a needed park.

A solution for better access:





The snow storage and large vehicle can be addressed by continuing "Street B" in a northwesterly direction across Lot 5 to a terminus at Dover Hill Dr. The net reduction to lot 5 is 1,820 square feet of land leaving a resultant lot of 15,130 square feet of land. **All other lots remain the same.**

The benefits to this orientation are as follows:

1. The snow storage issue can be mitigated by having an agreement between the City and the HOA allowing snow storage to be pushed off the new road onto the park from Street B. Street A would be able to be pushed onto the storm drainage of Lot 12. Mayor Peterson actually preferred to push snow onto the park as it then melts in the ground increasing soil moisture. The city gains a plowed road at the cost of the HOA.
2. Emergency vehicle access is improved by eliminating the bottleneck at the ends of Street B. The fire authority will not stage their equipment where there is a possibility of losing their equipment.
3. The UFA already has concerns regarding seventy-one residences having one means of ingress and egress onto 3500 East. When the church was an active parish, emergency access was provided through the parking lot. Extending the road onto Dover Hill Dr. eliminates this concern and continues a pattern of access, established long ago by a prescriptive easement.
4. Large vehicles such as delivery trucks and moving vans will need to stage on 7650 South so as to keep Street A and Street B passable thereby creating a roadblock near the **blind corner** of Summerhill Dr and 7650 South. Extending the road to Dover Hill Dr. eliminates this problem.

5. Park Attendees would be able to drop off chairs and items such as picnic baskets so as to have a better experience at this park. Since this is a neighborhood park, the neighbors would most likely walk to the park. Carrying a lot of items with children in tow would be difficult at best. Extending the road will solve this issue.
6. Because the extended road is now plowed, the neighborhood still has access negating the need for the city to perform winter maintenance.
7. Temporary parking could be allowed for park visitation lessening increased traffic impact on the existing streets as stated by other residents.

No development is perfect

Our wish, to effectively mitigate any **public safety issues provides a realistic solution** to this problem and the extension of the road accomplishes that.

Thank you for taking the time to listen to our concerns.

Respectfully,

Steve McIntosh



SGM/b