

# **Neighborhood Meeting Summary**

**Meeting Date:** July 30, 2025

**Neighborhood:** Historic Sandy #4

**Project:** Firefly Subdivision

**Applicant:** Jacob Ballstaedt with Garbett Homes

## ***Project Summary***

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The proposal is a Preliminary Subdivision review for a 28-lot single-family development served by the dedication of a public street.

The property is zoned R-1-7.5(HS) and the applicant has chosen to invoke the requirements of the HSD overlay zone in order to construct smaller lots.

## ***Meeting Minutes***

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The neighborhood meeting was conducted online, via Zoom with approximately 17 residents attending.

Most attendees were already aware of the development but wanted to see the layout, street connections, and the types of homes that would be built.

The increased traffic was brought up as a concern by several residents. They mentioned safety concerns for residents crossing 8680 S. to visit the park, and the increased traffic they would experience along that street. It was also stated that during various events at the park, vehicles will often park along both sides of 8680 S. An additional street exit as well as more residents in the area was likely to make the situation worse.

Staff explained that a traffic study had been conducted and reviewed by the city. The city engineer had stated that the increase in vehicle trips would result in a negligible impact to the existing roads.

The proposed home plans were shown. Several residents asked about setbacks and height as they were concerned that the homes would obstruct views. After discussion, most were satisfied with the smaller homes being proposed as well as the additional setbacks required for two-story homes.

Grading on the north side of the development was also a concern. There is an existing ridge that runs between the properties from east to west. If re-grading is not properly managed during construction, flooding of the adjacent yards could happen.

The developer assured residents that they would be in compliance with all erosion control and storm water runoff requirements of the city and have provided plans that address these concerns.

Other than the increased traffic noted above, residents seemed generally to be in favor of the project and appreciated having the opportunity to review plans and ask questions.