

Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

MEMORANDUM

June 8, 2016

To: City Council via Planning Commission
From: Community Development Department
Subject: **Boulder Townhomes Rezone [R-1-20A & R-1-10 to PUD(8)]** ZONE-05-16-005086
 Approximately 300 East 10600 South 16.3 Acres
 [Crescent White Willow, Community #10]

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-8-15-4575	This was a request by Boulder Ventures Development for a PUD(10.5) for the subject property which would have allowed up to 200 housing units on 19.04 acres. Staff recommended approval of the request. On September 17, 2015, the Planning Commission unanimously recommended to the City Council that the proposed zoning be approved at a PUD(8) instead of the PUD(10.5) (see the attached PC minutes). On January 12, 2016, the City Council voted (4-3) to deny the request of the applicant (see attached CC minutes).

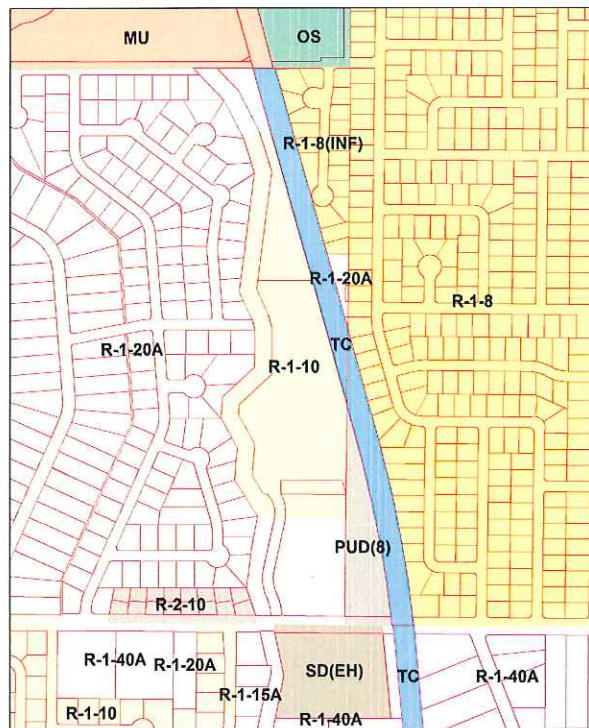
BACKGROUND

Mr. Jeffery Vitek, of Boulder Ventures Development is requesting to rezone approximately 16.3 acres from the R-1-20A and R-1-10 “Single-Family Residential Districts” to the PUD(8) “Planned Unit Development District”. The subject property is located at approximately 300 East 10600 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 150 housing units on a total of 19.04 acres (this includes an adjacent parcel already zoned PUD(8)). The applicant will pursue a future subdivision & PUD review with the staff and the Planning Commission, if the rezoning process is completed and is granted their rezone request. The potential subdivision development would encompass the entire 19.04 acres currently owned by UTA.



Mr. Vitek has prepared a letter requesting the zone change (see attached). This proposal constitutes an effort by the developer to address some of the concerns expressed during the original rezone request process. They have revised their original layout and request to reduce the number of units and increase the open space. The new request reduces the proposed density to be in-line with the Planning Commission’s previous recommendation to the City Council.

The subject property is bordered by single family homes to the west (zoned R-1-20A) and east (zoned R-1-8). There is a parcel to the southeast that is already zoned PUD(8) and will be part of the proposed development if successfully rezoned. An LDS church is to the south (zoned R-1-20A) and further south by the Southtowne Ridge Retirement Home (zoned SD(EH)). The property also has buffers from the existing single family homes in the form of the East Jordan Canal (66’ wide) and the UTA Trax lines (100’ wide).



NOTICE

Notices were mailed to property owners within a 300 foot radius of the subject parcels as per Sandy City Land Development Code requirements to notify of the Planning Commission meeting. Additionally, the applicant held a Community Meeting on September 9, 2015. A full report of the comments voiced at the meeting is attached to this staff report. This meeting was for both the rezoning request as well as the proposed subdivision. While this meeting was held for the previous request at a higher requested density, much of the revised project is the same, with fewer units.

ANALYSIS

Mr. Vitek has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff and the Planning Commission. The subdivision conceptual design is proposed to be for-sale townhomes with common area and walking trails around them.

The PUD zone would give the developer some flexibility in site design and home layouts that traditional zoning doesn't allow. This is particularly useful on oddly shaped parcels such as the subject property.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

Chapter II – Goals and Policies – Housing - Subdivisions

Goal 2.0 – Discourage Sprawl and excessive consumption of land

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

1 – Goals – Quality Growth

Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends

1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects

1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options

The proposed rezoning would help allow an infill development that is in close proximity to transit. This proposal would introduce new housing types and opportunities in this area, particularly adding ownership opportunities where most of the new housing in the area has been for-rent apartment units.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A & R-1-10 to PUD(8) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

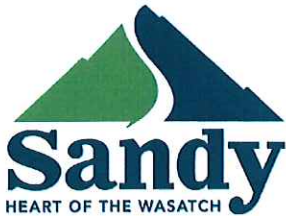
Planner:



Mike Wilcox
Long Range Planning Manager

Reviewed by:





**ZONE-05-16-005086 :: Boulder Townhomes
Approx 300 East 10600 South**



PRODUCED BY WADE SANNER
THE COMMUNITY DEVELOPMENT DEPARTMENT

May 18, 2016

Sandy City
Michael G. Coulam
Director
10000 Centennial Parkway
Sandy, UT 84070
801.568.7250

RE: Re-Zoning Application for 19.05 acres located at approximately 10600 South 300 East

Dear Mr. Coulam,

We appreciate the conversations we have had with you, your staff and the Design Review Committee (DRC) regarding this parcel of property. As you are aware, we currently have the property under contract to purchase from the Utah Transit Authority (UTA) and are desirous to change the zoning. We previously submitted a re-zone request on this same property at PUD (10.5) which was supported by Staff, forwarded by the Planning Commission to be changed to a PUD (8) and ultimately denied by the Sandy City Council. Per Sandy City Ordinance 15A-05-04, in the event an application to amend the zoning map is denied by the City Council resubmission for the same application shall not be allowed unless significant new facts and information are presented. It is our opinion that this re-zone application and petition includes several "significant and new facts" which have been outlined in a subsequent paragraph.

The property currently consists of multiple zoning designations; R-1-10, R-1-20A and PUD (8). Please allow this letter to serve as a formal request for a change in zoning to PUD (8).

Due to several limiting development factors we believe this zoning designation is appropriate for the property. The property is naturally buffered by more than 100' from existing single family subdivisions on the east by the UTA TRAX line and Porter Rockwell Trail; to the west by the 60' wide East Jordan Canal right-of-way; to the south by 10600 South and to the north by the Dry Creek & East Village transit-oriented high density developments. The property is a unique triangular shape that limits development to the southern portion of the property, while still providing residents with ease of access to mass transit (less than 4/10s of a mile to the Sandy Civic Center TRAX stop).

In conjunction with the development of the property we are prepared to provide the necessary right-of-way and improvements for the extension of Beetdigger Blvd through the property to 10600 South. Compliance with the PUD open space requirement of 40% is expected to be exceeded with a project consisting of approximately 50% open space, along with connection to the planned east-west pedestrian underpass at 10200 South for Dimple Dell Park.

Furthermore, we anticipate multiple community amenities consisting of a club house, pool, spa, tot lot, passive gathering gardens and an outdoor fire pit. The community will consist of one hundred fifty (150) FOR SALE townhome units consisting of three (3) bed, two and half (2.5) baths units approximately 1,750 Sq. Ft. in size. The community will consist of duplex to four-plex building structures with two major product types (front and alley load). Building elevations, heights, fenestrations and exterior finishes will provide variety in the streetscape along with consistency through-out the community. Buildings shall consist of two (2) and three (3) story units and shall not exceed the thirty-five (35') foot building height maximum.

As to the "significant and new facts" included with this re-zone application compared to the previous request we find them to be many and material. First, it was brought to our attention after the public hearing process that various members of the Council and Staff did not clearly understand approximately 4 acres of property included in our re-zone request are actually part of the 19 acre fee simple property and not owned by the East Jordan Canal Company, merely included in the project as an attempt to artificially increase "open space". Secondly, this petition would allow for a maximum density of 150 units, while the previous request would have permitted for more than 200 units, a reduction of 25%. Third, concerns regarding the limited number of visitor / surface parking stalls (previously 57) has been significant increased and is currently proposed to be nearly doubled to 113 visitor / surface parking stalls. Fourth, controversial public trails previously proposed along the western property boundary along with public canal crossing points have been eliminated to mitigate safety, security and access concerns. We continue to remain open to a future trail easement if the city requests.

We appreciate your continued support and consideration on this matter.

Respectfully,



Jeffrey M. Vitek
Boulder Ventures Development, Inc.
President & CEO



February 27, 2015

Utah Transit Authority
Steve Meyer
Chief Capital Development Officer
669 West 200 South
Salt Lake City, UT
801.262.5626

AGENT AUTHORIZATION LETTER

Steve Meyer,

We request your acknowledgement and acceptance of this letter, authorizing Boulder Ventures Development, Inc., and its executive members to act as the agent ("Agent") on behalf of 19.02 acres of property located at 10600 South 300 East, Sandy, Utah, strictly and solely as it relates to filing application(s) in the pursuit of entitlements, development agreements, site planning and platting with the City of Sandy, as the Agent deems necessary in its sole discretion; and to act on behalf of the lawful owner of the property described specific to the above outlined matters.

Additionally, please allow this letter to serve as notice that the Agent will not pursue entitlements for a product that would create direct competition for the nearby Sandy Civic Center TOD project.

Sincerely,

Jeffrey M. Vitek
President & CEO
Boulder Ventures Development, Inc.

Acknowledged and Accepted:



Steve Meyer
Chief Capital Development Officer



Date



Attest

2121 So. McClelland Street, Ste 303
Salt Lake City, UT 84106
801.483.1000



OUT PARCEL - CHURCH
NOT PART OF PROJECT

REIDIGER DRIVE

REIDIGER DRIVE

REIDIGER DRIVE

REIDIGER DRIVE

REIDIGER DRIVE

CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.

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10th SOUTH

Minutes of the Neighborhood Meeting regarding re-zoning of 18.05 acres of land located at 10600 South and 300 East, Sandy, Utah

1. Those in Attendance:
2. Jeff Vitek - CEO at Boulder Ventures
3. Sherry DeVoge - Partner & VP at Boulder Ventures
4. Bill Rothman - CFO at Boulder Ventures
5. Dustin Holt - Development Coordinator
6. Russell Platt - Architect
7. Paul Feser - Engineer

There were approximately 82 members from the community affected in attendance. Most of these participants had received a letter in the mail regarding the proposed changes in land usage for the property in question (see attached map).

Boulder Ventures representatives described in general terms the proposed development as follows:

Duplexes: 195 units with square footage of approximately 1300-2000 sq feet

Parking: Units will have a 2-car garage either in front or behind of the structure

Vault Company: This will be relocated

The developer stated that the density of the project is appropriate to meet the concerns of the community and yet make the project profitable. The concerns of the community for a lower density were discussed.

Those in attendance asked questions about the following issues:

Could the property be developed with single family homes?

Will 10200 South connect with Beetdigger Road?

When will the project begin to happen—Zoning meeting is next week

Are you considering more or improved fencing around the LDS Church

What is the impact on traffic?

When will the project begin? Sometime in the spring or summer

What projects has this company completed in Utah?

Neighborhood on the south that have been making a left-hand turn onto 10600 South—Will they be able to continue to make a left-hand turn to exit—The answer is no because of safety concerns.

How long will the total project take? The estimate is 18 months

Questions were raised regarding access to surrounding streets and traffic patterns—it was noted that they will not be widening 10200 South.

The question was asked about property lines and what will be the setbacks and sideyards. The answer was that the city requires 12 ft to 15 ft and the project will be 60 ft or more from the fence.

Concern was expressed about not enough green space or playgrounds.

Along Weeping Willow—will horses have access available—the answer is yes

It was mentioned that the city buried a box tunnel last year and this will be incorporated in the project to make its use available--this is a city problem and not the builders.

Concern was stated again about a lack of parking for these units and possible congestion with visitors to the units. The developer indicated that some 54 to 57 parking spaces are planned in addition to owner parking.

Concern was expressed that the properties remain owner occupied and not become rental units.

Concern about landscaping—they are proposing 47% when the average is 30%.

Canal will be maintained by the canal company

Developer committed quality construction

Sandy Community Information Meeting ATTENDANCE ROSTER

Project Name or Subject: Boulder Meadows

Meeting Date: 9/9/2015

Meeting Location: _____

Project Contact: Debra Wilber

Sandy Community # _____

Community Coordinator _____

Full Name (Please print)	Signature	Address	Phone Number	Email
Ralph L. Pakeson	<i>Ralph L. Pakeson</i>	16252 S. 360 E	801-410-77	
Dana L. Pakeson	<i>Dana L. Pakeson</i>	10252 S. 360 E	801-431-558	dilofity@aol.com
Robert & Sheri Weckling	<i>Robert & Sheri Weckling</i>	377 E. 10500 SO	801-571-5228	rsweckling@gmail.com
JOHN MAST	<i>John Mast</i>	376 E. 10300 SO.	801-441-5470	JOHN.MAST@STATE.UTAH.GOV
STEVE EDMONDS	<i>Steve Edmonds</i>	158 E 10200 S	801-671-4270	STEVE.EDMONDS@COM
Grant Allages	<i>Grant Allages</i>	10473 Wipping Hill Blvd	801-571-2219	
Rachy Alvario	<i>Rachy Alvario</i>			
Mary Fluneth	<i>Mary Fluneth</i>	10558 S 360 E.	801-571-8281	
F. Lomas & Floores	<i>F. Lomas & Floores</i>			lorne@loromas.com
SELE GEDDES	<i>Sele Geddes</i>	441 E 10230 S	801-571-2128	
Debra Geddes	<i>Debra Geddes</i>	421 E 10230 S	801-571-8013	
Ivan & Funds Daniels	<i>Ivan & Funds Daniels</i>	258 E. 10600 S.	571-2168	
Kate & Chris Johnson	<i>Kate & Chris Johnson</i>	10340 S. 360 E	801-571-3162	
Pam Logsdon	<i>Pam Logsdon</i>	10513 S. 360 E.	801-571-3162	pamlogsdon@01502@gmail.com
Marta G. Garrett	<i>Marta G. Garrett</i>	10262 S. Sandy Hill Cir	801-553-5112	gkatka@01502@gmail.com
Erica Lita Garrett	<i>Erica Lita Garrett</i>	10262 S. Sandy Hill Cir	801-553-5112	garrett@01502@gmail.com
Tom & Rina	<i>Tom & Rina</i>	10357 S. 460 E.	801-637-5852	terrieto@gmail.com
Rick & Shelley Pingree	<i>Rick & Shelley Pingree</i>	412 E 10270 SO Sandy	801-673-9497	rpingree@01502.com
Ronda & Mark	<i>Ronda & Mark</i>	10264 Winding Willow Dr	801-572-3380	ronda@01502.com
Lucola Peters	<i>Lucola Peters</i>	10301 Silver Willow Dr	801-571-7372	lpeters@01502.com

Please attach meeting outline and comments

Attendance verified by: _____

Return form to:
Marsha Willet
Sandy City Administration

(print name)

Sandy City Hall

(signature)

Sandy Community Information Meeting ATTENDANCE ROSTER

Project Name or Subject: _____

Meeting Date: _____

Meeting Location: _____

Project Contact: _____

Sandy Community # _____

Community Coordinator _____

Full Name (please print)	Signature	Address	Phone Number	Email
DANIEL MASS	<i>[Signature]</i>	198 E 10200 S SANDY	801 269-1638	DAWANG_B@COMCAST.NET
BRAD STONE	<i>[Signature]</i>	10284 W Cooper Willow	801 505-8524	ASTONER@COMCAST.NET
KEED STALLINGS	<i>[Signature]</i>	10661 So 54th EAST SANDY	801 574 8881	KEED@STALLINGS-CONSTRUCTION.COM
Yara Ann Louella Ash	<i>[Signature]</i>	10453 S. Mooring Willow	801-571-1601	alabout@g-w.com
Dianne Braswell	<i>[Signature]</i>	289 Caliente Dr	801-347-0776	
Tom Heath	<i>[Signature]</i>	347 E 10105 S	801-854-8777	tkg@pshaw.com
LEA WAGNER	<i>[Signature]</i>	196 Silver Willow Dr.		
Kristi Becknell	<i>[Signature]</i>	12312 Golden Willow Dr	801-574-4447	miracles10@msn1.com
Kevin Dawson	<i>[Signature]</i>	10517 S Golden Willow Dr	801 505 3949	kdawson@alivus.com
Wesley Carney	<i>[Signature]</i>	10511 Golden Willow Cr.	801 572 5781	wesleycarney@gmail.com

Please attach meeting outline and comments
Return form to:

- Marsha Mellet
- Sandy City Administration

Attendance verified by: _____

(print name)

(signature)

Sandy City Hall

Sandy Community Information Meeting ATTENDANCE ROSTER

Project Name or Subject: Boulder Ventures Meeting Date: 9-9-15
 Meeting Location: Sandy City Hall Project Contact: Dave Wiley
 Sandy Community # _____ Community Coordinator _____

Full Name (please print)	Signature	Address	Phone Number	Email
Bob S. Wood	[Signature]	259 E 10390 St	801 576 0631	50000@total1022.com
Gary Bellins	[Signature]	10351 S 385 E	801 571 4111	garrallins@hotmail.com
GARY THOMPSON	[Signature]	10218 SANDY WILSONS COVE	801-495-4190	GT-FORCE@comcast.net
LYNN & CONNIE SPETERS	[Signature]	187 SILVER WINDY DR	801-709-0715	C.SPETERS@comcast.net
Tara Bowens	[Signature]	124 Silver Willow Dr	801-749-5077	Tara.Bowens@gmail.com
Tom Dinos	[Signature]	10314 S. 360 S.	801-478-0227	TomDinos@gmail.com
Bob Eklund	[Signature]	366 E. 10560 S	801 578 5791	kelo.eklund@earthlink.net
Jim & Valerie Banta	[Signature]	10576 Magnolia WILSON DR	801-523-3482	vbanta@vsn.com
James & Cynthia Black	[Signature]	10227 S 455 E SWAMP	801 571-6631	N/A
Stanna Wiskam	[Signature]	480 Calneke Dr	801-347-1076	
DAN WILSON	[Signature]	10227 SWAMP WILSON CV		
NIKKO DELON	[Signature]	214 E 10430 S. Sandy	801-580-1572	nkdela17@hotmail.com
MIKE DELON	[Signature]	214 E 10430 S.	801-580-6304	madelon16@aol.com

Please attach meeting outline and comments
 Return form to:
 Marsia Millet
 Sandy City Administration

Attendance verified by: _____

(print name)

 (signature)

Sandy City Hall

Michael Wilcox - Boulder Venture's City Council Hearing

From: Bryce Baker <Bryce.Baker@securitynational.com>
To: Andrew King <AKing@SANDY.UTAH.GOV>
Date: 11/6/2015 9:50 AM
Subject: Boulder Venture's City Council Hearing
Cc: Michael Wilcox <mwilcox@sandy.utah.gov>
Attachments: BVD Support Letter.docx

Andrew,

It may be too late to get the attached letter into the Council's packet, but I wanted to provide it since I will not be able to attend the hearing on Tuesday Night. With all the community members that will have a voice that night, I am optimistic that the Council will see to the heart of the issue, and grant the necessary approvals for this project to move forward. What a benefit in terms of completing many of the elements that will enhance the area.

Let me know if you have any questions, or need clarification.

Regards,

Bryce

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For more information please visit <http://www.mimecast.com>



November 4, 2015

Sandy City Council
Attn: Scott Cowdell, District 1
C/O: Planning Department
10000 Centennial Parkway
Sandy, UT 84070

RE: Boulder Venture Application for Zone Change

Dear Mr. Cowdell, and Councilmembers:

I am sad that my schedule does not permit me to be at the public hearing regarding Boulder Venture's application for zone change, but I hope that my words will carry similar weight through this letter. As you evaluate the merits of this application, I wanted to provide you with some of my history regarding my interactions with Boulder Ventures as well as my reasoning behind my support for this project. In the end, I hope you will each see the merits for approving this application as I feel the benefit to the community are great, including enhancements to the City's housing options, better access to the City's trail system, and a solution to a traffic problem that has been the subject of every meeting I have attended going back to 2011 when we first toured Vancouver in anticipation of the Cairns Vision.

Housing costs come in all shapes and forms within the beautiful city of Sandy. Options from starter homes to mansions exist through out the City. One area we see underserved, however, is for-sale housing that is adjacent to mass-transit. The wonderful neighborhoods that abut TRAX stations include detached homes, predominately in the quarter to half-acre size. This is a function of when these neighborhoods were development. In recent years, for-rent apartments have begun to spring up around these stations, but for-sale product has been scarce due to funding sources and apprehensive markets. I feel that Boulder Ventures' courage to pursue for-sale housing, and test this market, shows the vision and hope they have for the future of housing in Sandy. This should be encouraged, as it is the means to justify other for-sale options to enter into this submarket.

Trails and open space connections have always been part of the conversation in the East Village. These elements of public, and semi-public space are at the heart of what makes this area special. The trail along Dry Creek, the pedestrian and equestrian connections through Dimple Dell and the Porter Rockwell trails was one reason that the City put a tunnel under the TRAX line. This has been both a priority and a perplexing problem since the very beginning. In all the iterations of the plans, there was never a plan created that could open the tunnel on any one owner's property. UTA cannot do it alone on its property, and Security National doesn't own the land where the tunnel needs to be exposed. When Boulder Ventures got involved in this property, they reached out to me to find a collaborative solution. We have spent the last few months exploring what the alignment for the roads and trail



needs to be so we both share the burden, yet the benefit can be created. It has been a collaborating and pleasant experience. We have discussed design, issues and costs and feel we have a viable solution to this issue. Without the approval of this plan, it may be years (or longer depending on UTA's timeframe) before this tunnel can be opened and the benefits of the connections be realized.

For nearly three years, Security National has struggled with the timing of Phase 2 of our East Village development due to the requirement that we connect roadways and trails. As a single component of the overall Beetdigger extension, we did not connect that road anywhere. While it is true we dedicated a portion of the road when we recorded the plat for Phase 1, the alignment and solution to the extension to 10200 South depended greatly on what UTA would do both north and south of our property. With UTA and Hamilton Partners committing to box culvert the canal north of our site, and the coordination with Boulder Ventures to the south of our site, we are confident that the alignment of Beetdigger can be completed and the traffic that has gone through the Willow Springs neighborhood can finally be bypassed. This only happens at this point in time because of coordination between the willing developments, but will greatly enhance the circulation of traffic through this area.

With this plan moving forward, Security National has started our preliminary design of our Phase 2, which includes the land south of Dry Creek, and will include the roadway and trail connections. We have seen the success of Dry Creek, and are optimistic that people are choosing this area because of the amenities and the fact that planning is going into the future connections of trails and open space. Also, a diversity of housing types is bringing a diversity of people into this area.

The plan that Boulder Ventures is proposing relative to the costs of the roadways, trails, tunnel and infrastructure costs needs to be taking under consideration. There are many elements of this plan that would not be required in other locations, but are imposed, and should be required, on this site to ensure that the connections and access are maintained. These requirements come at a cost, and to defray these costs, Boulder Ventures is seeking a unit count and design that meets their financial commitments. To get what the City and the Community deserves by way of public amenities, I would strongly encourage your support of this proposed plan.

Please feel free to contact me if you have any questions, or would like further clarification of any of my statements. Thank you for your public service and for making the best decision regarding this matter.

Sincerely,

Bryce Baker
Vice President
Security National

November 9, 2015

Mayor Tom Dolan
Sandy City Council Members
10000 Centennial Parkway, #111
Sandy, UT 84070

Re: Boulder Sandy Town Homes project; 10600 South 300 East

Dear Mayor Dolan and Council Members:

I am writing in support of the rezoning of the Boulder Sandy Town Homes project property. Utah Transit Authority is the current owner of this property.

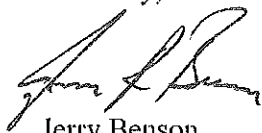
We believe that the increased density is appropriate due to the proximity of the site to the Sandy Civic Center TRAX station and its location bounded by a major arterial street (10600 South) on the south, the TRAX corridor on the east, the canal on the west and a collector street running through the middle of the development.

The higher density is also justified due to the higher infrastructure cost with the construction of a collector street and the street connection to 10200 South.

There is additional value to Sandy City with the rezoning of this project. The project property gets returned to the property tax rolls. Town homes are constructed within walking distance of the TRAX station, a complementary land use to the apartments now being constructed near the TRAX station. The proceeds from the sale of this property will stay in Sandy and be used for the construction of a parking structure at the Sandy Civic Center park and ride which is necessary to facilitate future phases of UTA's Sandy Civic Center Transit Oriented Development project.

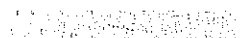
Thank you for your consideration of this rezoning request.

Sincerely,



Jerry Benson
Interim President/CEO

Cc: Jeff Vitek, Boulder Ventures



HAMILTON PARTNERS

HAMILTON PARTNERS
222 South Main, Suite 1760
Salt Lake City, Utah 84101

801-746-2888 801-746-2889

November 10, 2014

Dear Mayor Dolan and Sandy City Council Members:

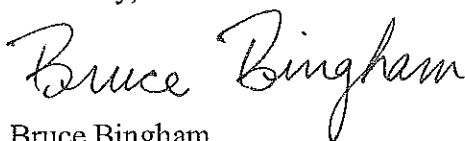
I am writing in support of the rezoning of the Boulder Sandy Town Homes project property. Utah Transit Authority is the current owner of this property. As you are aware, Hamilton Partners is constructing 271 units of multi-family housing directly to the north of the Sandy Town Homes in a project called The East Village.

We support the development of the Boulder Sandy Town Homes project and believe that the increased density is appropriate to the site. The project's proximity to the Sandy Civic Center TRAX station and its location bounded by a major arterial street (10600 South) on the south, the TRAX corridor on the east, the canal on the west provide adequate isolation to justify the greater numbers of units. The higher unit density is also justified due to the higher roadway capacity that comes with the construction of a new collector street, Beet Digger Boulevard.

An additional value to Sandy City comes with the rezoning of this site and the construction of the town homes is that the project property now gets placed on the property tax rolls. These town homes will be constructed within walking distance of the TRAX station, which is a complementary land use to the apartments now being constructed near the TRAX station at The East Village. The proceeds from the sale of this site to Boulder Ventures will then be used for the construction of a parking structure in The East Village at the Sandy Civic Center park-and-ride which is necessary to facilitate future phases of UTA's Sandy Civic Center Transit Oriented Development project.

We shall be grateful for the approval of Sandy City Council in behalf of the petition submitted by Boulder Sandy Town Homes.

Sincerely,



Bruce Bingham
Partner

Michael Wilcox - Fwd: Boulder ventures rezoning petitions

From: Mike Coulam
To: Jared Gerber; Michael Wilcox
Date: 11/10/2015 3:49 PM
Subject: Fwd: Boulder ventures rezoning petitions
Attachments: 20151110130759618.pdf

See attached.

*Michael G. Coulam, Director
Community Development Department*

Sandy City Corporation
10000 Centennial Parkway
Sandy, Utah 84070
801-568-7205 (work)
801-201-2023 (cell)
mcoulam@sandy.utah.gov

>>> Pam Lehman 11/10/2015 3:03 PM >>>

Hi Mike:

Mike Applegarth asked that we forward this onto you. These are petitions sent to our office at 2:40 p.m. by Mr. Reed Stallings. Please see attached.

Pam Lehman
Office Manager
Sandy City Council
10000 South Centennial Parkway
Sandy, Utah 84070
plehman@sandy.utah.gov
Office: 801-568-7171

>>> Reed <reed@stallings-construction.com> 11/10/2015 2:39 PM >>>

Pam,

Thanks for talking to me on the phone

Please see the attached petition opposing the zoning change requested by Boulder Ventures.

The first 6 pages are from the neighborhood west of the property

The next 8 pages are from the neighborhood east of the property

The last 4 pages are from the neighborhood on the south of the property (2 of which are not attached but will be at the meeting)

Last count there are 506 signatures all opposing the zoning change

Thank you for considering the wishes of our community

Reed Stallings

(801) 266-1174 | (801) 514-8881 cell | (801) 266-3413 fax
reed@stallings-construction.com



Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Jannette Toone	Jannette Toone	10358 Silver Willow Dr.
2	X		Paul Toone	Paul Toone	10358 Silver Willow Dr.
3	X		Crystal Toone	Crystal Toone	10358 Silver Willow Dr.
4	X		Crystal Shupler	Crystal Shupler	10493 Weeping Willow Dr.
5	X		Joel Dyer	Joel Dyer	10496 S Weeping Willow Dr.
6	X		Mark Carlton	Mark Carlton	9848 S Amber Ln.
7	X		Ezra Andrews	Ezra Andrews	10545 Golden Willow Cir.
8	X		ANGOLICA ROSE	ANGOLICA ROSE	11002 S VERMEX WAY
9	X		Melissa Rose	Melissa Rose	10682 South Vermerway
10	X		MEGAN ANDREWS	Megan Andrews	10251 S Silver Willow Cir
11	X		Marsha Andrews	Marsha Andrews	10545 S Golden Willow Cir
12	X		Donald Andrews	Donald Andrews	10545 S Golden Willow Cir
13	X		Dea D. Andrews	Dea D. Andrews	10546 Golden Willow Cir
14	X		Eddy Marie Andrews	Eddy Marie Andrews	10545 GOLDEN WILLOW CIR
15	X		JESSIE CHARLTON	Jessie Carlton	9848 S. AMBER LN. SANDY
16	X		Kristie Smith	Kristie Smith	1946 Albion Village Hob Sandy
17	X		Amie Hughes	Amie Hughes	10240 Silver Willow Circle
18	X		Terri Daley	Terri Daley	10284 So. 535 East
19	X		Tavis Daley	Tavis Daley	10284 So. 535 East
20	X		Laura Carter	Laura Carter	10334 S Golden Willow Dr
21	X		Mackenzie Carter	Mackenzie Carter	10334 S Golden Willow Dr.
22	X		LANDON BECKEN	Landon Becken	10318 S. Golden Willow Dr.
23	X		TODD MILAN	Todd Milan	10290 Golden Willow
24	X		VENKAT KOTAMASU.	Venkat Kotamasu	10282 S Golden Willow
25	X		VINCENT FUERRER	Vincent Fuerrer	10252 S. Golden Willow DR
26	X		Marla Fuerrer	Marla Fuerrer	10252 S Golden Willow Dr.
27	X		Sofia Rodriguez	Sofia Rodriguez	102105 Golden Willow Dr.
28	X		Hilbert Rodriguez	Hilbert Rodriguez	102105 Golden Willow Dr.
29	X		Chad Charlis	Chad Charlis	10215 S Golden Willow
30	X		Gurrett McTEAR	Gurrett McTea	10499 Golden Willow Cir
31	X		Sam Hall	Sam Hall	10499 Golden Willow Cir
32	X		Bianne Hyde	Bianne Hyde	10283 Golden Willow Dr.
33	X		Ken Tate	Ken Tate	10289 " " "
34	X		Cheryl Tate	Cheryl Tate	10289 S Golden Willow Dr. Sandy

garrett.mctear@gmail.com

Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Ludmilla Loyalsen	Ludmilla Loyalsen	10954 S. River Willow Cir
2	X		Lisa Mazurkewicz	Lisa Mazurkewicz	116 Silver Willow Dr
3	X		Connie Speters	Connie Speters	187 Silver Willow Dr.
4	X		Robert Call	Robert Call	181 Silver Willow
5	X		Kiestie Bowers	Kiestie Bowers	184 Silver Willow Dr.
6	X		STEVEN EDMUNDS	STEVEN EDMUNDS	188 E 10200 S SANDY VT.
7	X		David Cracraft	David Cracraft	206 E 10200 S. Sandy, Ut.
8	X		Jazmin Cracraft	Jazmin Cracraft	"
9	X		Jesse Cracraft	Jesse Cracraft	"
10	X		Teressa Beighton	Teressa Beighton	214 E 10200 S Sandy
11	X		Jeff Beighton	Jeff Beighton	214 E 10200 S Sandy
12	X		Shirley Beckner	Shirley Beckner	272 E 10200 S Sandy
13	X		Naama Carlson	Naama Carlson	222 E 10200 S SANDY
14	X		Joel Ducommun	Joel Ducommun	10-36 Willowbank Cir
15	X		W J R A Rollins	W J R A Rollins	10236 Willowbank Cir
16	X		Mickey Rollins	Mickey Rollins	"
17	X		Don Trumbidge	Don Trumbidge	10237 S. Willow Bank Cir
18	X		Anthony L Hunter	Anthony L Hunter	10229 Willowbank Cir
19	X		Lynda Hunter	Lynda Hunter	10229 Willowbank Cr.
20	X		Roger Merrell	Roger Merrell	10257 Silver Willow Cir
21	X		Tammy Merrell	Tammy Merrell	10257 Silver Willow Cir
22	X		Darlyne Wells	Darlyne Wells	10257 Silver Willow Cir
23	X		Kathy Nelson	Kathy Nelson	10531 S. Weeping Willow Dr.
24	X		Brad Hill	Brad Hill	10531 S. Weeping Willow Dr.
25	X		Brad Hill	Brad Hill	10531 S. Weeping Willow Dr.
26	X		Dale F Hardy	Dale F Hardy	10573 S Weeping Willow Dr.
27	X		Barbara Hardy	Barbara Hardy	10573 S. Weeping Willow Dr.
28	X		John W Saxey	John W Saxey	10428 S. Weeping " "
29	X		Linda Saxey	Linda Saxey	10428 S. Weeping " "
30	X		John K O'Driscoll	John K O'Driscoll	10446 Weeping Willow Dr.
31	X		Alice O'Driscoll	Alice O'Driscoll	10446 Weeping Willow Dr.
32	X		John K. O'Driscoll	John K. O'Driscoll	10446 S Weeping Willow Dr.
33	X		Alice B. O'Driscoll	Alice B. O'Driscoll	10446 S Weeping Willow Dr.
34	X		McKay O'Driscoll	McKay O'Driscoll	10446 S. Weeping Willow Dr.

Boulder Ventures Rezoning Request

W

	Against	For	Name	Signature	Address
1	X		Deanna Barlow	Deanna Baker	10455 Leilani Dr Sandy, UT 84070
2	X		Maeghan Peters	Maeghan Pelus	10301 Silver Willow Dr.
3	X		Ashton Jones	Ashton Jones	10315 Silver Willow Dr
4	X		TJLY ANDREWS	T.J. Andrews	10315 Silver Willow Dr.
5	X		Marcia Atkinson	Marcia Atkinson	10343 Silver Willow Dr.
6	X		Brent Atkinson	Brent Atkinson	10343 Silver Willow Dr.
7	X		Eliot Gilbert	Eliot Gilbert	10359 Silver Willow Dr.
8	X		JUNE GILBERT	JUNE GILBERT	10359 Silver Willow Dr.
9	X		Megan Roth	Megan Roth	245 E. Shelly Louise Dr.
10	X		Robert Wood	Robert Wood	262 E. Shelly Louise Dr.
11	X		JEROLD WILKINSON	JEROLD WILKINSON	212 E. Shelly Louise Dr.
12	X		Collin Becker	Collin Becker	213 E. Shelly Louise Dr.
13	X		Remya Baker	Remya Baker	213 E. Shelly Louise Dr.
14	X		KENDALL SMITH	KENDALL SMITH	195 E. Shelly Louise Dr.
15	X		MARCI SMITH	MARCI SMITH	185 E. Shelly Louise Dr.
16	X		ERIC DENNISON	ERIC DENNISON	10344 S. Silver Willow Dr.
17	X		Amy Morris	Amy Morris	10344 S. Silver Willow Dr.
18	X		Jerrica Dennison	Jerrica Dennison	10344 S Silver Willow Drive
19	X		Ryan Dennison	Ryan Dennison	10344 S Silver Willow Dr.
20	X		Nicole Jackson	Nicole Jackson	10332 Silver Willow Dr.
21	X		Jennifer Mergens	Jennifer Mergens	238 E. Shelly Louise Dr.
22	X		Lance Mergens	Lance Mergens	238 E. Shelly Louise Dr.
23	X		McKay Buehner	McKay Buehner	222 E 10200 S
24	X		Lindsay Buehner	Lindsay Buehner	222 E 10200 S.
25	X		Nicole Strate	Nicole Strate	10306 So. Silver Willow Dr.
26	X		Toby Strate	Toby Strate	" "
27	X		Chasa Miller	Chasa Miller	224 E. Silver Willow Dr.
28	X		Eddie Zee	Eddie Zee	" "
29	X		Ruth Petersen	Ruth Petersen	233 E. Silver Willow Dr.
30	X		Jim E. Knudsen	Jim E. Knudsen	10291 Silver Willow Dr.
31	X		Lincoln Peters	Lincoln Peters	10301 Silver Willow Dr.
32	X		Kristin Pierce	Kristin Pierce	10301 Silver Willow Dr.
33	X		May Hill	May Hill	214 E Silver Willow Dr.
34	X		STEVEN MORRIS	STEVEN MORRIS	208 E. Silver Willow Dr.

Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Fred Ash	Fred Ash	10453 S. Weeping Willow Dr
2	X		Lois Ash	Lois Ash	" " " "
3	X		Dan Dodge	Dan Dodge	10443 S. Weeping Willow Dr.
4	X		Dee Ann Dodge	Dee Ann Dodge	" " " "
5	X		BENJAMIN FORSGREN	BENJAMIN FORSGREN	175 W. ALBION VILLAGE WAY #102
6	X		Meagan Forsgren	Meagan Forsgren	175 W. ALBION VILLAGE WAY #102
7	X		Melvin R. Hill	Melvin R. Hill	214 Silver Willow Dr
8	X		Penny Stone	Penny Stone	10284 Weeping Willow Dr.
9	X		Yvonne Schouten	Yvonne Schouten	10264 Weeping Willow Dr.
10	X		Ann Schouten	Ann Schouten	" "
11	X		CHAD WALTERS	Chad Walters	10281 S. WEEPING WILLOW DR
12	X		Kim Walters	Kim Walters	10281 S. Weeping Willow Dr.
13	X		Jon Hill	Jon Hill	10289 Weeping Willow
14	X		Ray Dean Hill	Ray Dean Hill	" "
15	X		Andie Peffer	Andie Peffer	10288 Weeping Willow Dr.
16	X		Scott Peffer	Scott Peffer	" " " "
17	X		Janice Medda	Janice Medda	10296 " " "
18	X		Roger Nedda	Roger Nedda	" " " "
19	X		Margaret Danesie	Margaret Danesie	10247 Weeping Willow
20	X		Lee R. Danesie	Lee R. Danesie	10247 Weeping Willow
21	X		Erica Jordan	Erica Jordan	10321 Weeping Willow Dr.
22	X		Luke Jordan	Luke Jordan	10321 Weeping Willow Dr.
23	X		Tom Brock	Tom Brock	10313 Weeping Willow Dr.
24	X		Jeff Fowler	Jeff Fowler	10358 Weeping Willow Dr.
25	X		Dennis Stuart	Dennis Stuart	1745 Silver Willow Dr.
26	X		Ann Marie Triseder	Ann Marie Triseder	10245 Silver Willow Dr.
27	X		STEVE TRISEDER	Steve Triseder	10245 Silver Willow
28	X		Erin Triseder	Erin Triseder	10245 Silver Willow Dr.
29					
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Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Wesley Cerny	Wesley Cerny	10511 S. Golden Willow Cir.
2	X		Marsha I. Anderson	Marsha I. Anderson	10545 Golden Willow Cir.
3	X		Brady Stallings	Brady Stallings	218 E Golden Willow Cir.
4	X		TOPH HUNE	TOPH HUNE	207 E GOLDEN WILLOW CIR
5	X		Chad Mabre	Chad Mabre	10538 S. Golden Willow Cir.
6	X		Kenya G. Hill	Kenya G. Hill	10512 Golden Willow Cir.
7	X		Chylene G. Hill	Chylene G. Hill	10512 Golden Willow Cir.
8	X		Chris Caswood	Chris Caswood	211 Golden Willow Cir.
9	X		Al Rico	Al Rico	271 Golden Willow Cir.
10	X		Garetha Mearns	Garetha Mearns	10499 Golden Willow Cir.
11	X		Andrea Radu	Andrea Radu	10499 Golden Willow Cir.
12	X		Sam Hall	Sam Hall	10499 Golden Willow Cir.
13	X		Ruben Torres	Ruben Torres	238 E. Golden Willow Cir.
14	X		Jeff Peterson	Jeff Peterson	228 S. Golden Willow Cir.
15	X		Rick Dooker	Rick Dooker	198 Golden Willow Cir.
16	X		John Dooker	John Dooker	198 Golden Willow Cir.
17	X		Ferny Munoz	Ferny Munoz	10526 S. Golden Willow Cir.
18	X		Andrea Ordonez	Andrea Ordonez	10926 S. Golden Willow Cir.
19	X		Maice Sanchez	Maice Sanchez	10487 S. Golden Willow Cir.
20	X		David C. Sanchez	David C. Sanchez	10487 S. Golden Willow Cir.
21	X		Bernice Chavez	Bernice Chavez	10487 S. Golden Willow Cir.
22	X		Annalee Cerny	Annalee Cerny	10511 Golden Willow Cir.
23	X		Camille Hicks	Camille Hicks	10535 Golden Willow Cir.
24	X		R. Thomas Hicks	R. Thomas Hicks	10535 S. Golden Willow Cir.
25	X		John Pearce	John Pearce	197 E. Golden Willow Cir.
26	X		Nick Dooker	Nick Dooker	231 Golden Willow Cir.
27					
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Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Karen Davis	Karen Davis	229 E. 10430 S. Sandy, UT
2	X		Randy Osborne	Randy Osborne	213 E 10430 S Sandy UT
3	X		Vickie Osborne	Vickie Osborne	213 E. 10430 S Sandy
4	X		KEN LEATHERS	Ken	224 E 10430 S SANDY
5	X		Kevin Miller	Kevin Miller	230 E 10430 S Sandy
6	X		Mike Dolan	Mike Dolan	214 E. 10430 S Sandy UT
7	X		Julio Johnson	Julio Johnson	417 E. 10430 S. Sandy UT.
8	X		Ronda Caywood	Ronda Caywood	211 E Golden Willow Ln Sandy
9	X		Lot Holm	Pat Holm	210 E Golden Willow Cir.
10	X		Renee Warner	Renee Warner	10496 Golden Willow Dr Sandy
11	X		Alfonso Rico Jr.	Alfonso Rico Jr	221 Golden Willow Cir Sandy
12	X		MARCELO	MARCELO	10481 Golden Willow Cir
13	X		Barbara Cook	Barbara Cook	10482 Golden Willow Dr Sandy
14	X		Marlene M. Harman	Marlene M. Harman	10424 Golden Willow Dr Sandy
15	X		David Garcia	David Garcia	1811 E. 9880 S. Sandy
16	X		Beth Garcia	Beth Garcia	1811 E. 9880 S. Sandy, UT
17	X		Mike Moreno	Mike Moreno	10438 Golden Willow Sandy
18	X		Erin Moreno	Erin Moreno	10438 Golden Willow Sandy
19	X		Rudie Gull	Rudie Gull	10412 S Golden Willow Dr Sandy
20	X		Cathy Fanning	Cathy Fanning	10412 S Golden Willow Dr UT 84070
21	X		Mary Hoff	Mary Hoff	224 E. 10430 S
22	X		Rebecca Hoffman	Rebecca Hoffman	223 E 10430 S
23	X		Marci Smith	Marci Smith	195 E. Stelly Louise Dr
24	X		Marci Smith	Marci Smith	195 E Stelly Louise Dr.
25	X		Glade Warner	Glade Warner	10496 Golden Willow Dr. Sandy UT
26	X		Brian Davis	Brian Davis	229 E. 10430 So. Sandy UT 84070
27	X		JOSEPH LAW	Joseph Law	224 E. 10430 S. SANDY, UT 84070
28	X		Melanie Dawson	Melanie Dawson	10537 S. Golden Willow Dr. Sandy 84070
29	X		Kevin Dawson	Kevin Dawson	10537 S. Golden Willow Dr. Sandy 84070
30	X		Yasharah Black	Yasharah Black	10495 Golden Willow Pr Sandy 84070
31	X		ROBERT BLACK	Robert Black	10495 GOLDEN WILLOW PR SANDY 84070
32	X		Marilyn Black	Marilyn Black	10495 Golden Willow Dr. Sandy 84070
33	X		Mark Ledford	Mark Ledford	10510 Golden Willow Pr 84070
34	X		Gregory Irvine	Gregory Irvine	10543 S. Golden Willow Dr. 84070
35	X		Cat Irvine	Cat Irvine	10543 S. Golden Willow Dr. 84070

Handwritten initials/signature in the bottom left corner.

Large handwritten signature or initials in the bottom right corner.

Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Gary Rollins	Gary A Rollins	10351 S. 385 E. Sandy 84070
2	X		Rylee Rollins	Rylee Rollins	10351 S. 385 E. Sandy 84070
3	X		Kelly Jones	Kelly Jones	10339 S. 385 E Sandy 84070
4	X		Nathan Jones	Nathan Jones	10339 S. 385 E. Sandy, 84070
5	X		John Bench	John Bench	10335 S 385 E " "
6	X		GIN BENCH	GIN BENCH	" " "
7	X		Dixie Rollins	Dixie Rollins	10351 S. 385 E. Sandy, ut
8	X		VALE A mpton	VALE A mpton	10361 S. 360 E Sandy
9	X		Barbala Frampton	Barbala Frampton	10361 S. 360 E. Sandy, ut
10	X		Katie Johnson	Katie Johnson	10340 S. 360 E.
11	X		Chris Johnson	Chris Johnson	10340 S. 360 E.
12	X		Dwight Anderson	Dwight Anderson	10329 S. 360 E.
13	X		Pat Anderson	Pat Anderson	" "
14	X		Kurt Rollison	Kurt Rollison	10302 S. 360 E
15	X		Krista Snow	Krista Snow	10314 S. 360 E
16	X		Joe Snow	Joe Snow	10314 S. 360 E
17	X		Randy Tietjen	Randy Tietjen	10280 S. 360 E
18	X		Richard Bostwick	Richard Bostwick	10284 S. 360 E
19	X		Danise Laurison	Danise Laurison	10289 S. 360 E
20	X		Leslie Naylor	Leslie Naylor	10289 S. 360 E
21	X		Michael Tucker	Michael Tucker	10266 S. 360 E
22	X		Donna Dakson	Donna Dakson	10252 S. 360 E.
23	X		Kathleen Jones	Kathleen Jones	10232 S. 360 E.
24	X		" "	" "	" "
25	✓		Alice Brandon	Alice Brandon	10203 S. 360 E.
26	✓		Randy Brandon	Randy Brandon	10203 S. 360 E
27	X		Jill Jones	Jill Jones	359 E. 10195 S.
28	X		BOB JONES	BOB JONES	359 E. 10195 S.
29	X		Mandi Waters	Mandi Waters	10176 S. 360 E.
30	X		Chad Waters	Chad Waters	10176 S. 360 E.
31	X		" "	" "	10171 S. 360 E.
32	X		Jennifer Johnston	Jennifer Johnston	10171 S. 360 E
33	X		Kazia Johnston	Kazia Johnston	10171 S 360 E
34					

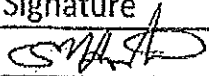
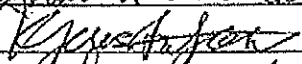
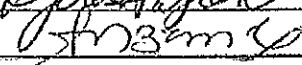
Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Cheryl Willey	Cheryl Willey	10166 S. 360 E.
2	X		Richard Willey	Richard Willey	10166 S. 360 E.
3	X		Memo Willey	Memo Willey	10185 S. 372 E.
4	X		Matt Willey	Matt Willey	10185 S. 372 E.
5	X		Laura Willey	Laura Willey	10213 Sandy Willows Cove
6	X		Pandace Collins	Pandace Collins	10213 Sandy Willows Cove
7	X		Jacobs Odey	Jacobs Odey	10248 Sandy Willows Cove
8	X		Lance Brown	Lance Brown	10269 Sandy Willows Cove
9	X		T. Kai Smith	T. Kai Smith	10105 S. 396 E.
10	X		Shannon Brown	Shannon Brown	10269 Sandy Willows Cove
11	X		Kellen Howard	Kellen Howard	10293 Sandy Willows Cove
12	X		Viktor & Elizabeth	Viktor & Elizabeth	10228 " Willow Cove
13	X		Judy Carter	JUDY CARTER	487 Altman Court
14	X		Brooks Moberg	Brooks Moberg	353 E 10195 S
15	X		Janelle Chastain	Janelle Chastain	412 E 10185 S
16	X		Nellie Chastain	Nellie Chastain	412 E 10185 S
17	X		Cassandra Brown	Cassandra Brown	412 E 10185 S
18	X		Heather Koswisen	Heather Koswisen	399 S 10185 S
19	X		Donelle Webber	Donelle Webber	402 E 10185 S
20	X		Delva Geddes	Delva Geddes	421 E 10230 S
21	X		Stephen Geddes	Stephen Geddes	421 E 10230 S
22	X		GARY THOMPSON	GARY THOMPSON	10218 SANDY WILLOWS COVE
23	X		DAN NELSON	DAN NELSON	10227 Sandy Willows Cove
24	X		Jill Nielsen	Jill Nielsen	10227 Sandy Willows Cove
25	X		Christie Hill	Christie Hill	10317 Sandy Willows Cove
26	X		DAN HILL	DAN HILL	10317 Sandy Willows Cove
27	X		BRETT HANSEN	B. Hansen	10329 S SANDY WILLOWS COVE
28	X		BROOK HANSEN	M. Hansen	10329 S SANDY WILLOWS COVE
29	X		Natalie Karren	Natalie Karren	10299 S. Sandy Willows Cove
30	X		Gregory Liles	Gregory Liles	10276 S. Sandy Willows Cove
31	X		Christopher Johns	Christopher Johns	10233 S. Sandy Willows Cove
32	X		Drew Johnson	Drew Johnson	10312 S. 420 E
33	X		Dennis Fredette	Dennis Fredette	10132 S 360 E
34	X		SUSAN FREDETTE	Susan Fredette	10132 S 360 E

Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Jennifer Nordin	Jennifer Nordin	472 E. 10230 S. SANDY, UT
2	X		Sean Nordin	Sean Nordin	472 E 10730 S. SANDY, UT
3	X		Carilyn Heemeyer	Carilyn Heemeyer	10231 S. 430 E Sandy UT
4	X		Rick Pingree	Rick Pingree	411 Calnetta Dr Sandy UT
5	X		Shelley Pingree	Shelley Pingree	412 Calnetta Dr Sandy UT
6	X		Brianna Bellon	Brianna Bellon	402 E. Calnetta Dr Sandy UT
7	X		Becky Bellon	Becky Bellon	402 E. Calnetta Dr. Sandy
8	X		Immit Bellon	Immit Bellon	402 E Calnetta Dr Sandy UT
9	X		Jessie King	Jessie King	10246 S. 400 E. Sandy UT
10	X		Stephanie King	Stephanie King	10246 S. 400 E Sandy UT
11	X		Jesse Kester	Jesse Kester	401 E. 10230 S. SANDY UT
12	X		Brad Ulrich	Brad Ulrich	10285 400 E Sandy UT
13	X		Laura John	Laura John	10237 S. 400 E.
14	X		Gene Mustales	Gene Mustales	10237 S. 400 E.
15	✓		Paul Mustales	Paul Mustales	10230 S 459 E.
16	✓		Kyvin Williams	Kyvin Williams	10230 S. 440 E.
17	✓		Terry Mitchell	Terry Mitchell	472 E 10185 S.
18	✓		Sherry Vincent	Sherry Vincent	419 E. 10185 S.
19	✓		Terry Vincent	Terry Vincent	419 E 10185 S.
20	✓		Kayla Fratto	Kayla Fratto	383 E. 10105 S.
21	✓		Mike Fratto	Mike Fratto	383 E 10105 S.
22	✓		Catherine Fratto	Catherine Fratto	393 E 10105 S.
23	✓		Nancy Gates	Nancy Gates	10324 S. 420 E.
24	✓		Bill Gates	Bill Gates	10324 S. 420 E.
25	✓		Steven Gates	Steven Gates	10324 S. 420 E.
26	✓		Tamela Wittle	Tamela Wittle	405 E 10300 S.
27	✓		Jeff Pickering	Jeff Pickering	10315 S 470 S.
28	✓		Shirley Wilson	Shirley Wilson	10336 S 420 E
29	✓		Antonie Grant	Antonie Grant	10320 S. 420 E.
30	✓		Stefan Hamilton	Stefan Hamilton	10122 S 360 E.
31	✓		Debbie Zupin	Debbie Zupin	10119 S. 360 E.
32	U		Kevin Trevor	Kevin Trevor	" " " "
33	X		Micaela Longino	Micaela Longino	10133 S. 360 E.
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Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Tom Hartin		363 E 10105 S
2	X		Sharon Washburn	Sharon Washburn	467 E 10065 S.
3	X		Sharon Crowther	Sharon Crowther	448 E 10065 S.
4	X		Kjerstin Jones		10339 S. 385 E
5	X		Silvia Riet		10350 S. 460 E.
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Boulder Ventures Rezoning Request

	Against	For	ON OTHER LIST	Name	Signature	Address
1	X			Dana Overacker	Dana Overacker	10434 S. 360 E. Sandy
2	X			Lindsay Forbes	Lindsay Forbes	10425 S. 396 e. Sandy
3	X			Tyson Forbes	Tyson Forbes	10425 S. 396 e. Sandy
4	X			William Gray	William Gray	577 PALI ST, SANDY UT
5	X			Tom Dyrant	Tom Dyrant	619 Pali St. " "
6	X			B Young	B Young	10469 CLEARVIEW DR
7	X			Gregory Nelson	Gregory Nelson	10495 So 465 East
8	X			Virginia Johansen	Virginia Johansen	367 E 10425 S
9	X			Linda Carlson	Linda Carlson	10576 S. 465 E SANDY
10	X			Chrissy Johansen	Chrissy Johansen	307 E 10475 S
11	X			Ann Hansen	Ann Hansen	620 E 10375 So
12	X			Raye Nelson	Raye Nelson	10470 So 700 E
13	X			VERLINA CERRY	Verlina Cerry	10486 So 700 E
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Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Dana Overacker	Dana Overacker	10434 S. 360 E. Sandy
2	X		Lindsay Forbes	Lindsay Forbes	10425 S. 396 e. Sandy
3	X		Tyson Forbes	Tyson Forbes	10425 S. 396 e. Sandy
4	X		Amy Ridge	Amy Ridge	389 E 10500 S. Sandy
5	X		Dustin Ridge	Dustin Ridge	389 E 10500 S. Sandy
6			Rahna Smeltzer	Rahna Smeltzer	10506 S. 360 e. Sandy
7	X		Rebecca Pace	Rebecca Pace	5535 E. Hill St, Sandy
8	X		McChristensen	McChristensen	4120 10185 S Sandy
9	X		Gwen Horton	Gwen Horton	363 E. 10105 S. Sandy
10	X		Thomas Hanna	Thomas Hanna	126 E 10375 S Sandy
11	X		KAREN PACE, ASBY	KAREN PACE, ASBY	10093 S. Mountain View Sandy
12	X		Pam Logsdon	Pam Logsdon	10513 S 360 E.
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Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	✓		Valulyn S. Cruz	<i>[Signature]</i>	10350 S. 38th E.
2	✓		Tami Hawkins	<i>[Signature]</i>	10337 S. 47th E.
3	X		Rallo L. Oakeson	Rallo L. Oakeson	10252 S. 360 E.
4	✓		Dianne Eastman	Dianne Eastman	489 Calmette Dr.
5	X		Tami Hawkins	Tammy Newland	10229 S. 360 E.
6	X		LEROY CARTER	<i>[Signature]</i>	447 AITARD CIR
7	X		Katie Johnson	Katie Johnson	10317 S. 470 E.
8	X		Sherry Anderson	Sherry Anderson	10078 S. 415 E Sandy
9	X		Roger Newland	Tom Newland	613 E 10515 S. Sandy
10	X		Michael Walker	<i>[Signature]</i>	416 E 10425 S. SANDY
11	X		Scott Bowden	<i>[Signature]</i>	561 E 10345 S.
12	X		LARRY HURLEY	<i>[Signature]</i>	10403 CLEARVIEW DR
13	X		NORMAN BAILEY	<i>[Signature]</i>	10490 S. 360 E.
14	X		JOHN BOWDEN	<i>[Signature]</i>	10501 S. 360 E.
15	X		Ellen Frost	Ellen Frost	10446 Winte Circle Dr
16	X		Bonnie Healy	Bonnie Healy	575 E 10375 S.
17	X		Faine Blackhurst	Faine Blackhurst	10328 Leilani Dr.
18	X		Steph Hedy	Steph Hedy	565 E 10375 S.
19	X		ROBERT J. MARTIN	<i>[Signature]</i>	586 E. 10315 S.
20	X		Kyle Leavitt	<i>[Signature]</i>	566 E 10375 S.
21	X		Craig Barlow	<i>[Signature]</i>	10455 Leilani Drive
22	X		Kathryn Gailey	Kathryn Gailey	10490 S. 360 E.
23	X		Joel Watson	<i>[Signature]</i>	10207 S. 570 E.
24	X		Randy Neuber	Randy Neuber	10478 S. 700 E.
25	X		Kathryn Gailey	Kathryn Gailey	10505 Leilani Dr.
26	X		Araled Southern	Araled Southern	10413 Clearview Dr.
27	X		Jacalyn F Curtis	Jacalyn F Curtis	10256 S. 535 E.
28	X		Nichelle Bowden	Nichelle Bowden	4079. 10845 S. Sandy
29	X		Kathleen Pitt	Kathleen Pitt	10348 Clearview Dr. Sandy
30	X		Connie Heales	Connie Heales	10423 Clearview Dr Sandy
31	X		Mame Dixon	Mame Dixon	1027 Pico St Sandy
32	X		Jalen Pond	Jalen Pond	1070 Leilani Circle
33	X		Kathryn	Kathryn	10420 S 360 E Sandy
34	X		Wendi Smith	<i>[Signature]</i>	10442 S. 360 E Sandy

Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	✓		David Wilson	<i>[Signature]</i>	10947 So 470 E Sandy
2	X		E. Renee Whitwood	<i>[Signature]</i>	10167 So 440 E Sandy
3	X		Nathan Jones	<i>[Signature]</i>	10339 S. 385 E. - Sandy
4	✓		Elizabeth Dowson	<i>[Signature]</i>	378 E. 10145 S. Sandy
5	X		Brian A. Hansen	<i>[Signature]</i>	409 E. 10375 S. Sandy
6	X		Tyler Pingree	<i>[Signature]</i>	412 E Calhoun Dr. Sandy, UT
7	X		Wayne K. Kistner	<i>[Signature]</i>	10171 S. 360 E. Sandy
8	X		Dave Cook	<i>[Signature]</i>	10345 S. 460 E. Sandy
9	X		Tim Gilchristson	<i>[Signature]</i>	10342 S 535 E Sandy
10	X		Shandra Gilbertson	<i>[Signature]</i>	10342 S. 535 E. Sandy
11	X		Gina Maxwell	<i>[Signature]</i>	10888 S. Leilani Dr. Sandy
12	X		Shirley Wall	<i>[Signature]</i>	628 E. Pico St. Sandy
13	X		Dennis Ipson	<i>[Signature]</i>	627 Pico St. Sandy
14	X		Becky Hensch	<i>[Signature]</i>	676 Family Ctr Sandy
15	X		Lydia Jenkins	<i>[Signature]</i>	627 Pico St. Sandy
16	X		Tiffany Coccamiglio	<i>[Signature]</i>	10528 S. White Sands. Dr.
17	X		Coydee McPhill	<i>[Signature]</i>	10553 White Sands Dr
18	X		Wesley W. Asby	<i>[Signature]</i>	10093 So Mount View Dr. Sandy
19	X		Margaret Packard	<i>[Signature]</i>	10503 Clearview Dr Sandy
20	X		Midge Packard	<i>[Signature]</i>	10503 Clearview Dr Sandy
21	X		Irene Daniels	<i>[Signature]</i>	416 E 10425 S Sandy
22	X		Donald Daniels	<i>[Signature]</i>	416 E 10425 S Sandy
23	X		Michelle Wilks	<i>[Signature]</i>	438 E. 10375 So. Ut
24	X		Heidi Pond	<i>[Signature]</i>	10532 Leilani Dr.
25	✓		Jonelle Champion	<i>[Signature]</i>	10559 Leilani Dr. Sandy
26	✓		Jack Carlson	<i>[Signature]</i>	10996 So. 465 E. Sandy
27	✓		Michael Mcken	<i>[Signature]</i>	10420 S. 360 E.
28	X		Jonie Wilks	<i>[Signature]</i>	406 E 10425 So
29	X		Shannon Wikstrom	<i>[Signature]</i>	430 E. 10375 So.
30	X		Michael Wikstrom	<i>[Signature]</i>	430 E. 10375 So.
31	X		TJ Smith	<i>[Signature]</i>	10425 360 E.
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Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		DAVID DUFFIN	<i>[Signature]</i>	10678 S. 300 E.
2	X		KATHY DUFFIN	<i>[Signature]</i>	10678 S. 300 E.
3	X		Nate Wildt	<i>[Signature]</i>	10687 300 E
4	X		TARA DAGGS	<i>[Signature]</i>	10705 S 300 E
5	X		Derek Daggs	<i>[Signature]</i>	10705 S. 300 E
6	X		Laurence Ridine	<i>[Signature]</i>	10705 S. 300 E
7	X		DANE GREFF	<i>[Signature]</i>	330 E. 10600 S.
8	X		Kathryn Hull	<i>[Signature]</i>	330 E 10600 S
9	X		James Duffin	<i>[Signature]</i>	10692 S 300 E
10	X		Cathy Duffin	<i>[Signature]</i>	10692 S. 300 E.
11	X		Jon Duffin	<i>[Signature]</i>	10692 S. 300 E.
12	X		Lynne Ridine	<i>[Signature]</i>	10705 S. 300 E.
13	X		Kristine Gullenkog	<i>[Signature]</i>	10637 S. Crescent Bend Dr.
14	X		Brent Anderson	<i>[Signature]</i>	10642 Crescent Bend Dr.
15	X		Art Beck	<i>[Signature]</i>	10655 CRESCENT BEND DR
16	X		Richard Wagner	<i>[Signature]</i>	10682 Crescent Bend Dr.
17	X		Krishn Wagner	<i>[Signature]</i>	10682 Crescent Bend Dr
18	X		JAYA AGADURAPPA	<i>[Signature]</i>	236 Crescent Bend Dr.
19	X		GURU ANANTHES	<i>[Signature]</i>	236 Crescent Bend Dr.
20	X		Michelle Sharp	<i>[Signature]</i>	223 Crescent Bend Dr.
21	X		Rob Robinson	<i>[Signature]</i>	10706 Hollow Bend Dr.
22	X		EVAN WALKER	<i>[Signature]</i>	198 EAST HOLLOW BEND DR
23	✓		WHITNEY WALKER	<i>[Signature]</i>	198 EAST HOLLOW BEND DR
24	X		Erin Walker	<i>[Signature]</i>	209 Hollow Bend Dr
25	X		STRAIG ORRICK	<i>[Signature]</i>	177 E. Hollow Bend Dr.
26	X		Valerie Orrick	<i>[Signature]</i>	177 E. Hollow Bend Dr.
27	X		Mark Lemon	<i>[Signature]</i>	10685 S. Hollow Cove
28	X		Jessie Helen Lemon	<i>[Signature]</i>	10685 S. Hollow Cv.
29	X		Emily Smith	<i>[Signature]</i>	10712 S. Hollow Cove
30	✓		Joanne Buck	<i>[Signature]</i>	10615 Sulzner Hwy
31	✓		Rona Vriens	<i>[Signature]</i>	112 E Rembrandt Ln
32	✓		Joe Glad	<i>[Signature]</i>	10672 S. Rembrandt
33	✓		Rebecca Wright	<i>[Signature]</i>	97 E. Rembrandt Lane
	✓		Lara Sporn	<i>[Signature]</i>	

Boulder Ventures Rezoning Request

	Against	For	Name	Signature	Address
1	X		Elizabeth Snow	<i>Elizabeth Snow</i>	97 Rembrandt Lane.
2	X		Jane Whylsch	<i>Jane Whylsch</i>	91 REMBRANDT LN
3	X		Claus Gredetz	<i>Claus Gredetz</i>	10648 S. Rembrandt Ln.
4	✓		Mona Alsharif	<i>Mona Alsharif</i>	101 E Rembrandt Cir
5	✓		Shahbaz Mahmoodi	<i>Shahbaz Mahmoodi</i>	101 E Rembrandt Cir
6	X		Grego Jura	<i>Grego Jura</i>	866 Rembrandt Cir
7	X		Lisa Jones	<i>Lisa Jones</i>	86 E Rembrandt Circle
8	X		Jeff Henrie	<i>Jeff Henrie</i>	10660 Rembrandt Ln
9	X		Susan Henrie	<i>Susan Henrie</i>	10660 Rembrandt Ln
10	X		Kim Sanders	<i>Kim Sanders</i>	10684 Rembrandt Ln
11	X		Keith Watkins	<i>Keith Watkins</i>	10696 Rembrandt Ln
12	X		Kirsten Bradley	<i>Kirsten Bradley</i>	10708 Rembrandt Ln
13	X		James Bradley	<i>James Bradley</i>	10708 Rembrandt Ln
14	X		April Paray	<i>April Paray</i>	10718 Rembrandt Ln
15	X		Cody Paray	<i>Cody Paray</i>	10718 Rembrandt Ln
16	X		Joan Judd	<i>Joan Judd</i>	10732 Rembrandt Ut
17	X		Richard Judd	<i>Richard Judd</i>	10732 Rembrandt Ut
18	X		Stephen Dobson	<i>Stephen Dobson</i>	10726 Rembrandt Ut.
19	X		Jeff Porter	<i>Jeff Porter</i>	10727 Rembrandt Ln.
20	X		Kaye Ryser	<i>Kaye Ryser</i>	81 Lee Lane
21	X		Kary Ryser	<i>Kary Ryser</i>	"
22	X		Amy GREEN	<i>Amy Green</i>	43 Lee Lane
23	X		Curtis Green	<i>Curtis Green</i>	"
24	X		DAVID Killian	<i>David Killian</i>	103 E Lee Lane
25	X		Ranee Patterson	<i>Ranee Patterson</i>	102 East Beechmead
26	X		Laura & Belle	<i>Laura Killian</i>	103 East Lee Lane
27	X		Hannah Gates	<i>Hannah Gates</i>	115 Lee Lane Sandy Ct 84070
28	X		Laura & Belle	<i>Laura Killian</i>	" "
29	X		Shawn Roberts	<i>Shawn Roberts</i>	114 Lee Lane Sandy 84070
30	X		Brad Carpenter	<i>Brad Carpenter</i>	10721 Vermeer Way Sandy 84070
31	X		Alan Galad	<i>Alan Galad</i>	112 E Rembrandt Ln
32	X		Steve Jenkins	<i>Steve Jenkins</i>	10735 So. Vermeer Way
33	X		Kathlene Jenkins	<i>Kathlene Jenkins</i>	10735 So. Vermeer Way
34	X		Annalee Jenkins	<i>Annalee Jenkins</i>	10735 So. Vermeer Way

Vote:

Fairbanks-yes,
McCandless-yes,
Cowdell-no,
Saville-yes,
Barker-yes,
Smith-no,
Nicholl-no. **Motion Carries 4 in favor, 3 opposed.**

4. Mr. Kirk Gilger of Patharsam, LLC requesting the City Council rezone approximately 4.34 acres from the R-1-40A "Single-Family Residential District" to the R-1-10 "Single Family Residential District." The subject property is located at approximately 223 East 11000 South. The resulting application of zoning would allow for a single-family residential subdivision of the property creating approximately 10 lots. 8:15:57 PM

Mike Wilcox reported that the applicant had submitted a new rezoning request to rezone approximately 4.34 acres from the R-1-14 A Single Family District to the R-1-10 Single Family District as requested by the City Council. The original request from the applicant was for a PUD Zone.

Mr. Kirk Gilger, 271 West Golden Harvest Road, Draper, Utah, Applicant, explained his request for an R-1-10 Zone rather than a PUD zone. 8:21:18 PM

Chairwoman Kris Coleman Nicholl opened the Public Hearing. As there were no comments, the hearing was closed.

Motion: Scott Cowdell made a motion to have documents brought back approving the R-1-10 "Single Family Residential District." Zone, located at approximately 223 East 11000 South, as recommended by Staff and the Planning Commission.

Second: Linda Martinez Saville

Vote:

Cowdell-yes,
Saville-yes,
McCandless-yes,
Smith-yes,
Fairbanks-yes,
Barker-yes,
Nicholl- yes. **Motion Approved Unanimous.**

5. Mr. Jeffery Vitek of Boulder Ventures Development requesting the City Council rezone approximately 19.05 acres from the PUD(8) "Planned Unit

Development District," R-1-20A, and R-1-10 "Single-Family Residential Districts" to the PUD (10.5) "Planned Unit Development District." The subject property is located at approximately 300 East 10600 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 200 housing units. 8:25:32 PM

Mike Wilcox reviewed the revised rezoning request. The Planning Commission reviewed and recommended 8 units per acre. Staff supports the 9.3 units per acre.

Jeffery Vitek, Applicant, Boulder's Ventures, along with college Dustin Holt, presented a brief presentation on the proposed project. They addressed concerns raised by residents, site plan issues, trails, roads, sidewalks, trax underpass, irregular shaped lot; and extension of Beet Digger boulevard. They believe their proposed project (PUD 9.33 Zone) will highlight the community. 8:35:06 PM

Chairwoman Kris Coleman Nicholl opened the Public Hearing. 8:41:16 PM

a. **Lance Brown**, 10269 Sandy Willows Cove, asked for further clarification on the traffic study. He does not believe people will use mass transit, and that crime will increase in the area and along the Porter Rockwell trail. The development does not work based on aesthetics and traffic.

City Traffic Engineer Ryan Kump along with **Ryan Hales**, from Hales Engineering, reviewed the traffic study and mitigations on 106th South along with concerns with south bound left hand turns and the trax light rail. 8:49:29 PM

Council questions were also addressed. 8:50:07 PM

b. **Roger Neto**, 10296 Weeping Willow, expressed concerns with traffic on 106th South between 7th East and State Street, density contributing to inner city crime, poverty, unemployment, drugs, and transients. He asked the Council to speak up for the residents and vote the zoning and density down. 9:01:34 PM

c. **David Willey**, 10247 Mountain View Drive, noted that the residents presented over 500 signatures in opposition to the proposed development. He asked the Council to look at something different for this property. 9:04:55 PM

d. **Randy Osborn**, 213 East 10430 South, expressed concern over a high density project that would attract transients to the area, and increase traffic. He asked the Council to think about the safety of residents who

already live in the area. 9:07:36 PM

e. **Wendell Ashby**, 10093 Mountain View Drive, expressed concern over increased tagging that already is taking place in this area. He believes it will only increase. High rental properties will become migratory populations. 9:10:40 PM

f. **Mike Wolfley**, 406 East 10245 South, addressed concerns with density. He believes residents living in this area deserve a quality development. 9:12:50 PM

g. **Colleen Stetsoner**, 529 East 10735 South, expressed concern regarding traffic that would be generated from the development and left hand turns onto 106th South and Beet digger Boulevard. 9:16:17 PM

h. **Rod White**, 10588 South Golden Willow, feels that traffic in this area is already horrendous. They feel that crime has already increased, and a transient effect is already taking place. Residents do not want to see the density increased based on safety and quality of life. 9:19:43 PM

i. **Steve Black**, 10494 South Golden Willow, thanked the City for the traffic survey. No one can predict the amount of traffic that will be generated from this development and all of the development to the north. This will only cause more congestion and safety concerns. 9:21:29 PM

j. **Rob Robinson**, 10706 South Hollow Bend Drive, has seen an influx of robberies in their neighborhood. Adding more people in this area will cause more problems. 9:22:51 PM

k. **Pat Holm**, 210 East Golden Willow, stated "amen" to everything that was said. She also stated that the neighborhood has changed with the increased home burglaries. 9:24:25 PM

l. **Reed Stallings**, 10661 South 540 East, felt that if a PUD zone was granted, the residents would like it to be compatible with the existing neighborhood. He believes the church parking lot would become overflow parking for the development. 9:26:07 PM

m. **Crystal White** 10588 South Golden Willow Drive yielded her time to Mr. Stallings. 9:29:39 PM

Michael Applegarth stated that the Council's rule of procedure does not generally allow for that.

Chairwoman Kris Coleman Nicholl allowed Mr. Stalling to address the Council for another 3 minutes. It would be the only time that she would

allow this.

n. **Reed Stallings** talked about buffers and traffic resulting from the proposed development. He stated that their neighborhood is the backbone of the community and Sandy. He pleaded with the Council to protect their neighborhood by denying the high density development.

p. **Karen David**, 229 East 10430 South, noted that her backyard backs onto the canal where people can look into her yard. She feels that her privacy will no longer exist with the high rise apartments. 9:33:28 PM

q. **Dan Hill**, Sandy Willows Cove, expressed concern regarding increased graffiti and crime on the trail, and increased burglaries in the area. He asked the Council to make a long term choice that is good for the community. 9:34:15 PM

As there were no further comments, **Chairwoman Kris Coleman Nicholl** closed the hearing.

Council discussion followed addressing concerns associated with the proposed development and concerns expressed by residents. 9:37:22 PM

Motion: Scott Cowdell made the motion to deny the rezone for the Boulder Ventures Development, 19.05 acres from the PUD (8) "Planned Unit Development District," R-1-20A, and R-1-10 "Single-Family Residential Districts" to the PUD (10.5) "Planned Unit Development District." located at approximately 300 East 10600 South. 10:02:18PM

Second: Maren Barker

Vote:

Cowdell-yes,

Barker-yes,

Fairbanks-no,

Smith-yes,

Saville-yes,

Nicholl-no,

McCandless-no. **Motion approved to deny:** 4 in favor, 3 opposed.

Council Items

6. Public Utilities Department recommending the City Council adopts **Ordinance 16-03** amending previous ordinances of Sandy City, Utah, specifically Ordinance 07-23 relating to the "Rocky Mountain Power Electric Power Franchise," Title 16, Chapter 35; also providing a saving clause for Page 151

would also like the Spirit of Christmas Award to continue.

Steve Smith- Sandy Journal is conducting a year end review and would like the Council's thoughts on the past year and their vision for the upcoming year. 5:26:29 PM

C. **Council Office Director's Report** 5:27:12 PM

Mike Applegarth- Granicus kick off call is scheduled for tomorrow. Oath of Office Ceremony will be held on Monday, January 4, 2016. Two additional items came into the Council Office today regarding items F in the Work Session and Item 5 on the Agenda.

D. **Mayor's Report**5:28:20 PM

Mayor Dolan reported on the following meetings: Discussion with Lobbyists for funding of the 106th South off ramp, Envision Utah to participate on a funding request for a marketing study on anticipated growth from Sandy to Lehi, Mountain Accord to focus on solutions to limit cars and move more people in the Canyons, and Utah League of Cities and Towns to discuss funding mechanisms to help cities become more healthy.

E. **CAO Report** 5:34:22 PM

Mike Coulam-asked for Council insight regarding a request from residents' whom wish to install an 8 foot fence along the canal trail between 110th and 114th South. City ordinance allows for 6 foot fences.

Scott Earl updated the Council on Hidden Valley Park, Bear Canyon Bridge, and dogs on the Bonneville Shoreline trail.5:36:32 PM

Chief Thacker updated the Council on the recent homicide that occurred in the City. 5:39:14 PM

F. **Update from Boulder Ventures** on traffic related issues from rezone request 5:42:39 PM

Chairman Smith noted that this was a follow-up to a potential rezone. Questions were raised regarding traffic flows between 102nd South and 106th South.

Ryan Hales, Hales Engineering, complimented City Traffic Engineer Ryan Cump for his help. Mr. Hales presented a power point and addressed questions on ground rules, adjacent developments to the subject property, Beet digger Drive, connections and safe access points between 102nd South and 106th South. 5:43:34 PM

Boulders Ventures will be addressed at the January 12, 2016 City Council Meeting

Council discussion followed. 5:55:20 PM

G. **Pepperwood View Rezone Discussion** 6:43:48 PM

Mike Wilcox introduced the developer of the Pepperwood View Rezone. They were invited to come before the Council and review their item prior to the January 12, 2016 Public Hearing.

Skyler Tobler, Ivory Development, presented an overview of the proposed project located on the corner of Pepperwood and Highland Drive (north-east corner). The property is approximately 3.49 acres. The proposal is a gated, active adult community.

Council questions followed. 6:48:31 PM

7. Resolution #15-112C – Canceling November 24, 2015 Meeting

Motion: Council Member Nicholl made a motion to approve the Consent Calendar. Motion seconded by Council Member Tenney. All voted “Aye”.

7:05 Public Hearings

8. Continuation from October 13, 2015 – Mr. Jeffery Vitek, representing Boulder Ventures Development, is requesting to rezone approximately 19.05 acres from the PUD(8) “Planned Unit Development District”, R-1-20A, and R-1-10 “Single-Family Residential Districts” to the PUD(10.5) “Planned Unit Development District”. The subject property is located at approximately 300 East 10600 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 200 housing units.

Mike Wilcox presented the staff report to the Council.

7:14:16 PM Jeffrey Vitek, the applicant, reviewed the project with the Council and addressed traffic concerns, trails, and public and private sidewalks, all of which connect to the Dimple Dell underpass. He noted that they are recommending a PUD(9.5) instead of the PUD(10.5).

7:43:09 PM Russ Platt asked the chair if they could have the opportunity to address any concerns after the public comments. Chairman Smith responded in the affirmative.

Mr. Wilcox stated that the Planning Commission’s recommendation to the Council was to approve a PUD(8). Staff is supportive of this recommendation.

The Council then addressed some questions of Mr. Wilcox related to the project. The Council had some traffic concerns that Ryan Hales, from Hales Engineering, addressed.

Chairman Smith opened the public hearing.

Rae Nielsen, 10478 South 700 East, asked the Council to use caution when making a decision because of hidden financial burdens that are left for the homeowner’s such as new schools.

Brad Stone, 10284 Weeping Willow Drive, stated that he feels the density is too high and he would like to see something built with less density.

Fred Ash, 10453 Weeping Willow Drive, stated that he is opposed to the high density project in this area.

Coleen Stutznegger, 529 East 10735 South, stated that she is opposed to the high density project right in the middle of a low density neighborhood.

David Duffin, 10678 South 300 East, stated that he is not in favor of the high density project, he would like the area to stay zoned for single family homes.

Lance Brown, 10269 Sandy Willows Cove, does not agree with the rezoning request, he would like the zoning to stay as it is.

Michael Packard, 10503 S Clearview Drive, stated that he has studied the transportation concerns for this area and feels that the proposed project is not a fit from a transportation perspective.

Randy Osborn, 213 East 10430 South, asked the Council to consider the feelings of the residents and asked them to not approve this high density project.

Boyd Brown, 8098 S Maio Drive, stated that he supports this project because he feels that it meets the needs of many Sandy residents that are looking for a smaller place to live.

Mike Dolan, 214 E 10430 South, stated that he is concerned with the additional traffic that this project will bring to the area.

Donald Bailey, 10684 South Hollow Cove, stated that he is opposed to the project because of the added traffic concerns. He then stated that he would like to see a lower density project in this area.

Steve Myer, Chief Development Officer with the Utah Transit Authority, read a letter into the record from Jerry Benson, Interim President, stating UTA's support of the proposed project.

Jim Duffin, 10692 S 300 East, stated that he believes the proposed project is not the right fit for the area. He also stated that he is concerned about the increase in traffic.

Chloe Herman, 10514 South 360 East, stated that the Council should consider the existing neighborhood because not everyone is looking for a townhome. The proposed high density project will cause congestion and safety concerns.

Marcy Sanchez, 10487 South Golden Willow Circle, spoke concerning the public trails that are being proposed because the trails will be close to her home.

Jeff Boynton, 214 East 10200 South, spoke concerning the increased traffic and safety issues that the proposed project will bring to the area.

David Sanchez, 10487 South Golden Willow Circle, spoke concerning the increased amount of children that the project will bring to the area. He stated that with the increase in children it brings a greater chance for children to get hurt.

Maren Barker, 8013 S Pinewood Drive, stated that if the developer would do a project with residential single family homes she feels that the residents would not have a problem. She then urged the Council to consider what the residents are saying.

Mark Lemon, 10685 South Hollow Cove, stated that he is concerned with the density and safety that this project will bring to the area.

Steve Black, 10495 Golden Willow Drive, stated that he has safety concerns because of the amount of traffic that the project will add to the area.

Klaus Graz, 10648 South Rembrandt Lane, stated that if it were him looking for something smaller, he would want a single family residence. He feels that the proposed project is not a good fit for the neighborhood due to the traffic concerns.

Reed Stallings, 10661 South 545 East, stated that he feels that the proposed project is too dense. He is also concerned for children's safety with the increased traffic that the project would bring. Mr. Stallings then respectfully requested that the Council deny this proposal.

David Clark, 506 East 10600 South, spoke concerning the increased traffic that the project will bring to the area.

Kathy Gritton, 9998 South Marble Street, urged the Council to not approve this high density project due to safety concerns.

Bryce Baker, 124 East Dry Creek Ridge Lane, owner of dry creek, stated that he is aware that this project will impact the neighborhood, but it will also bring the benefit of trails and roads and greater connectivity. These things also bring tax base. He then asked the Council to support the project.

Steve Van Maren, 11039 Lexington Circle, feels that what is being proposed is too dense and he suggested that the Council convert the R-1-40 to R-1-10.

There being no further public comment, Chairman Smith closed the public hearing.

9:02:10 PM Mr. Vitek stated that he recognizes that change can be difficult and he appreciates the unity of the neighborhood. He respects their concerns and noted that he and his company has done everything they can to accommodate all concerns. Mr. Vitek then addressed some of the residents' concerns dealing with safety, parking, affordability, and density. Mr. Vitek then noted that he appreciates the Council's consideration and understands it is a difficult decision. He then requested that the project be approved.

The Council then deliberated and discussed the issues related to the project.

Motion: Council Member McCandless made a motion to table this decision to a date uncertain and ask the applicant to work with staff to come up with a traffic impact study that addresses 3 scenarios: 1) closing 10200 South, 2) Beetdigger Boulevard being opened up to 10600 South, and 3) Beetdigger Boulevard being opened with 10200 South open based on the 9.5 unit per acre density as requested by the applicant. Council Member McCandless further moved to have staff address what impact fees could be utilized to offset some of the costs associated with this development.

Second: Council Member Tenney with the amendment to have staff evaluate the traffic impact to the neighborhood to the west if this entire area were zoned R-1-10. Council Member McCandless accepted the amendment.

Roll Call Vote:

Council Member McCandless	Yes
Council Member Tenney	Yes
Council Member Cowdell	No
Council Member Saville	No
Council Member Nicholl	Yes
Council Member Fairbanks	Yes
Council Chair Smith	Yes

The motion passed.

Council Member McCandless withdrew his second. There being no other second on the motion, the motion failed.

Motion: Council Member Tenney made a motion to accept the recommendation of the Planning Commission which is to zone the property a PUD(2.8) with the condition that there be a minimum 20 foot setback on the east side to protect the residents of Hyrum Place.

Second: Council Member McCandless

Roll Call Vote:

Council Member Tenney	Yes
Council Member McCandless	Yes
Council Member Cowdell	No
Council Member Saville	No
Council Member Nicholl	No
Council Member Fairbanks	Yes
Council Chair Smith	Yes

The motion passed.

14. **Mr. Jeffery Vitek, of Boulder Ventures Development, is requesting the City Council to consider rezoning approximately 19.05 acres from the PUD(8) "Planned Unit Development District", R-1-20A, and R-1-10 "Single-Family Residential Districts" to the PUD(10.5) "Planned Unit Development District". The subject property is located at approximately 300 East 10600 South.**

Chairman Smith then noted that the applicant has asked for this item to be tabled until November 10, 2015. Since this item has been noticed as a public hearing, public comment will be taken as if the Council would be making a decision. However, at the end of the public comment portion of the meeting, he will be looking for a motion to table the item until November 10, 2015.

Mr. Wilcox presented the staff report to the Council and then turned the time over to the developer to further discuss the proposal.

Dustin Holt, 47 E. Columbus Court, Salt Lake City, stated that he is a consultant for the applicant, Jeffery Vitek. Mr. Holt then asked for a continuance on this item and stated that he will be prepared to make a formal presentation on November 10th. Due to comments from the community and discussion with staff, they would like to refine their proposal to avoid conflict with the nearby residents.

Chairman Smith opened the public hearing.

Mike Dolan, 214 East 10430 South, spoke against the proposed rezoning

and stated that he would like to see the property rezoned with a lower density.

Steve Van Maren, 11039 Lexington Circle, stated that he supports the Planning Commission recommendation for this proposal.

Reed Stallings, 10661 South 540 East, spoke against the proposed rezoning because he feels that the density is too high for the area.

Randy Osborn, 213 East 10430 South, spoke against the proposed rezoning because he also feels that the density is too high for the area.

Chairman Smith closed the public hearing.

Council Member McCandless requested the master plan traffic study for this area when this item comes back to the Council on November 10th.

Motion: Council Member McCandless made a motion to continue this item until November 10, 2015.

Second: Council Member Tenney

Roll Call Vote:

Council Member McCandless	Yes
Council Member Tenney	Yes
Council Member Cowdell	Yes
Council Member Saville	Yes
Council Member Nicholl	Yes
Council Member Fairbanks	Yes
Council Chair Smith	Yes

The motion passed unanimously.

Budget Opening

Mr. Brian Kelley stated that the following items are in relation to the Budget Opening Public Hearing. The purpose of this is to allocate the Fiscal Year 2015-2016 departmental savings.

15. **Finance Department recommending City Council adopt Resolution #15-97C increasing total appropriations within the Equipment Management Fund.**

Mr. Kelley presented Resolution #15-97C to the Council for their consideration.

Chairman Smith stated that it is his understanding that the purpose of the

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7. Boulder Ventures Rezone, PUD(8), R-1-20A, & R-1-10 to PUD(10.5)
300 East 10600 South [Crescent White Willow, Community #10] ZONE-8-15-4575

Mr. Jeffery Vitek, of Boulder Ventures Development. He requested to rezone approximately 19.05 acres from the PUD(8) "Planned Unit Development District", R-1-20A, and R-1-10 "Single-Family Residential Districts" to the PUD(10.5) "Planned Unit Development District". The subject property is located at approximately 300 East 10600 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 200 housing units. The applicant would pursue a subdivision review once the rezoning process is complete.

Mr. Vitek has prepared a letter requesting the zone change (see attached). The subject property is bordered by single family homes to the west (zoned R-1-20A) and east (zoned R-1-8). An LDS church is to the south (zoned R-1-20A) and further south by the Southtowne Ridge Retirement Home (zoned SD(EH)). The property also has buffers from the existing single family homes in the form of the East Jordan Canal (66' wide) and the UTA Trax lines (100' wide).

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A, R-1-10 & PUD(8) to PUD(10.5) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Mike Wilcox presented this item to the Planning Commission.

William Rothman, CFO for Boulder Ventures Development, 3627 Wrangler Way, Park City, stated that he has read the staff report and does not have any questions. He indicated that they are purchasing the property from the Utah Transit Authority and that UTA will not be involved after the sale. They are not affiliated with Hamilton Partners, or with Security National, although they will be doing some infrastructure with them in conjunction with this development. He stated that the current zoning request was developed after a number of conversations. Their initial plan was for 300 townhomes and now it currently around 200. He went over the location of the townhomes and the infrastructure.

Commissioner Scott Sabey asked if they are building these to a HUD standard.

Mr. Rothman responded that they are.

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Mike Wilcox stated that the PUD Zone is a good fit for the property to allow for some flexibility. He stated that the property is located close to trails and TRAX and that the General Plan supports the application through several goals and policies within the City.

Chairman Nancy Day opened this item to public

Lisa Caddy, 10241 S. Weeping Willow Drive, Sandy, stated that her concern is horse access and her quality of lifestyle. She wanted to clarify that the tunnel will not just be a pedestrian tunnel. She believes that it should be a multi-use tunnel.

Mike Wilcox confirmed that it is a multi-use tunnel that goes underneath the bridge and he believes it has a clearance of 10 or 12 feet, but it is designed for equestrian use as well.

Bryce Baker, 124 E. Dry Creek Ridge Lane, Sandy, representative for Dry Creek and Security National, commented that they have been working together on the overall project. He stated that a concern of theirs is the 67 foot right-of-way and the traffic issue. He stated that they are in support of this project.

Mike Dolan, 214 East 10430 South, Sandy, indicated that the surrounding zones are very large and he believes that what is proposed to go in that location is pretty tight. He stated that they do not want the proposed buildings that close to their homes because the density is too high.

Karen Davis, 229 East 10430 South, Sandy, stated that 37 years ago when she built her home she was promised that this would be a single-family dwelling area. She stated that her property goes right up to that and if these buildings are built there, she will have no privacy because they will look right down on her property. She would like some peace and quiet where she is.

Reed Stallings, 10661 South 540 East, Sandy, stated that he has been a Sandy resident for 39 years, commented that the developers have known about this for months and the community has known about this for 8 days. He stated that there was a lot of concern at the neighborhood meeting that was held. He asked that the community be given more time as a community to look at this. He stated that they have met with the developer and the developer indicated that they had met with the neighbors and the church and had very favorable responses. He stated that he has not found any neighbors that they met with and stated that they did not speak with the local leaders of the church, which is not true. He stated that the developer eventually told them that they met with some of the people at the church office building in the real estate department. He believes that the church parking lot will end up being the overflow parking for the townhomes. He requested that this be zoned PUD(8) and asked that this item be tabled to allow for the community to get together with the developers.

Doris Richards, 10508 Weeping Willow Drive, Sandy, indicated that she would also like to table this item. She stated that she was not aware of a first meeting with the neighborhood. She would like a chance to meet with the developers and get the whole story.

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Matt Miller, 230 East 10430 South, Sandy, stated that he believes that people should recognize that something is going to be built there and take special care of the design guidelines to make sure that it does respect the existing owners.

Jeff Pointon, 214 East 10200 South, Sandy, stated that he is concerned about the density because of the additional traffic that will be coming down 10200 South and speeding down the street.

Chairman Nancy Day closed this item to public comment.

William Rothman, applicant, stated that they did properly notice the residents and held the community meeting. He commented on the parking and that each unit will have 2 spaces and about 1/4 of a car visitor parking spread throughout the building. He stated that they try not to burden the street and make sure that the church does not turn into visitor parking.

Dustin Holt, 47 East Columbus Court, Salt Lake City, indicated that he stated that he stated at the public meeting that they met with local church leaders and he actually met with the church office, not local leaders. He stated that there were approximately a half a dozen neighbors that were spoken to and they noticed 600 feet, rather than 300 feet. He believes that there will be an adequate buffer to the east as well as the west.

Commissioner Monica Collard stated that she has a hard time with a PUD(10.5) at this location and is not sure how it fits the surrounding areas.

Commissioner Scott Sabey commented that it is a difficult piece of property and he is concerned about the density.

Commissioner Jared Clayton commented that they are going to build within Code and are not asking for any additional height exemptions. He believes that the buffers are adequate.

Commissioner Joe Baker stated that he can remember discussion about this property for years and that this area was to be a dense residential area.

Ron Mortimer moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A, R-1-10 & PUD(8) to PUD(10.5) based on the 2 findings outlined in the staff report.

There was no second to the motion. Motion failed.

Ron Mortimer moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A, R-1-10 & PUD(8) to PUD(8) based on the 2 findings outlined in the staff report.

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Monica Collard seconded the motion. The vote was as follows: Ron Mortimer, yes; Monica Collard, yes; Cheri Burdick, yes; Scott Sabey, yes; Jared Clayton, yes; Joe Baker, yes; Nancy Day, yes. The vote was unanimous in favor.

8. Pepperwood View Rezone, CVC to PUD(8)
2031 East Pepperwood Dr. [Pepper Dell, Community #28] ZONE-8-15-4593

Mr. Skylar Tolbert, of Ivory Development. He requested to rezone approximately 3.5 acres from the CvC “Convenience Commercial District” to the PUD(8) “Planned Unit Development District”. The subject property is located at approximately 2031 E. Pepperwood Drive. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 24 housing units. The applicant would pursue a subdivision review once the rezoning process is complete.

Mr. Tolbert has prepared a letter requesting the zone change (see attached). The subject property is bordered by single family homes to the north (zoned R-1-20A), east (zoned R-1-40A), and south (zoned R-1-10). A cemetery is to the west of the property (zoned R-1-20A).

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the CvC “Convenience Commercial District” to the PUD(8) “Planned Unit Development District” based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Mike Wilcox presented this item to the Planning Commission.

Skylar Tolbert, Ivory Development, 978 East Wood Oak Lane, Murray, explained that they are proposing a gated PUD which will be HOA maintained and landscaped for people 55 years and older. He discussed density and stated that it is only bad when it is executed poorly. He indicated that the values in this community are expected to be \$500,000 plus. He doesn't believe that they will see a decrease in value to the neighbors.

Mike Wilcox explained that this property is zoned convenience commercial, which would allow for a small scale, retail development. He further explained the zoning and stated that staff is recommending that the Planning Commission forward a positive recommendation to the City Council for this request.