



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary – Community #11

Date: September 24, 2019

Location: City Hall – Multi Purpose Room

Community # / Name: #11 / Crescent

Community Coordinator: Vacant

Project Name: Villas at Southtowne / Challenger School **Number of Attendees:** 30

Applicants: Thackery / Challenger

Number of Invitees: 142

Length of Meeting: 90 minutes

Notice Radius: 500 ft

Project Description: Project involves 11.9 acres of land located at 10670 S. 700 East. This land will be divided in to 2 components; 1/3 residential The Villas at Southtowne consisting of 40 townhome units. 2/3 educational occupied by a single-story Challenger Charter School.

Challenger Charter School Comments / Concerns:

1. Residents are in favor of the school in their neighborhood.
2. Traffic management concerns.
 - a. School has a vehicle drop-off plan in place that works for the residents.
 - b. Pedestrian traffic will be minimal.
3. Noise and lights.
 - a. Bells or PA systems are not used.
 - b. School closes at 6pm, minimal light. (winter only)
4. Fencing & property line setbacks (20 ft)
 - a. Black chain link will surround the school.
 - b. Dividing fence west of property undetermined.
5. Will a non-profit school hurt the tax revenue for the City?
6. Landscaping / Green space surrounding the school.
7. Keeping the area free of dumping during the development process.
8. School will have a large flagpole.



SANDY CITY COMMUNITY DEVELOPMENT

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Villas at Southtowne Comments / Concerns:

1. Residents are concerned about the townhomes having an apartment style feel.
2. Questions on elevation of homes.
 - a. Backfilling to level with 700 East.
 - b. Homes will be rambler style 35ft average.
3. Residents don't want rental properties, they want owner-occupied homes
 - a. Possibility of a rent to own option.
4. Parking Concerns.
 - a. 2 car garages
 - b. 2 cars in driveway
 - c. Overflow to street parking.
5. Residents had questions on when the building process could begin.
6. Residents had concerns about the Thackery Co. adhering to Planned Unit Development (PUD) regulations.
7. Questions on cost of rent, HOA and possible affordable housing options.
8. Maintenance person onsite / on-call.
9. Concerns of an irrigation pipe that many need to be re-located.
10. Some residents would prefer this space be used for commercial.