



Neighborhood Meeting Summary – Community #11

Date: 8/23/2018

Location: Sandy City Hall – Multipurpose Room

Community #/Name: 11

Community Coordinator: Brian Noel

Project Name: Thackery

Number of Attendees: 55

Applicants: Thackery

Number of Invitees: 136

Length of Meeting: 2 hours

Notice Radius: 500 ft.

Project Description: Proposed project is on 10670 S and 700 E. They are proposing to rezone the area to residential and commercial. Project will include 100 townhome units with some retail property.

Community Comments/Concerns:

1. Worried about development blocking the views of the mountains
2. Townhomes are too tall
3. Residents want single family homes rather than townhomes
4. Residents don't want rental properties, they want owner-occupied homes
5. They don't want townhomes in their backyards
6. Setback distance between townhomes and existing homes
7. They suggested a phased approach – single family homes on the outskirts and town homes in the middle
8. Why not all commercial?
9. Proximity of townhomes to existing homes
10. Privacy – don't want homes looking down on their property
11. 10 units/acre is too high density – Mayor Bradburn said no more high-density complexes
 - a. Can they lower the density to 8 units/acre?
12. There are animals on surrounding properties (sheep, chickens, horses, etc.), this development will cause issues
13. Residents want a laid back, quiet, country atmosphere
14. Traffic issues on 700 E and 10600 S is a big concern, there is already bad traffic, and this will just add to it
15. They want a sense of community and a place for kids to play – this does not allow that
16. Residents would prefer smaller, rambler single-family homes
17. Thackery signs are up on the property right now, a resident would like them taken down. The broker is the one who put these up and will take them down.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

18. They are worried about the elementary school impact of this many people moving in. Class sizes will be too large. District won't be able to set new boundaries for years
19. Amenities in surrounding areas
20. Will there be cement barriers on 700 E? No left hand turns? U-dot will determine this
21. They are worried about the retention pond that has caused flooding in the past
22. Utilities – water and sewer, the impact of 100 additional homes
23. Property values of homes going down
24. Pressurized irrigation - Main Pressurized Irrigation line goes from 700 East to 580 East straight through the property in question at about 10730 South. The easement cannot have any structures over the top of it. When the developer makes his site plan, this easement MUST be taken into consideration. The developer needs to contact Draper Irrigation to determine location and the easement length and widths
25. Drainage of property – retention and detention
26. 4 units overlooking existing homes rather than 1 home
27. Some residents would like to see a green space put in this space, a park or something
28. They feel this project is not like the surrounding neighborhoods.