

**From:** [khomer@ames-slc.org](mailto:khomer@ames-slc.org)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] re: zoning change for Woodhaven Estates development - oct. 4th agenda  
**Date:** Thursday, September 29, 2022 11:51:11 PM

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To whom it may concern:

Re: (on the agenda of this Sandy City Council planning session for Oct. 4th (File # REZ06302022-6356 Woodhaven Estates)

I live at 7750 South on 300 East in Midvale, a quiet, somewhat narrow street in a traditional, older area with some older homes, former farms and even still today, a few cows and chickens. The road ends with a bridge over a stream and irrigation ditch that has always characterized the street for walkers and bikers making their way to 7500 south. The house at the south end of 300 east bears Brigham Young's signature on the original deed, so this area has a history.

We have seen reasonable, normal changes over the more than two decades I have lived on this street, with new houses being built, a twin home across the street and the repaving Midvale did a few years ago. I assumed someone would propose to do something different with the property at the end of the street when the previous owner passed away, maybe build some houses on the large lots in keeping with the existing character of our residential area with mostly single family dwellings.

But, I was shocked to hear news of Sandy zoning commission passing a favorable recommendation for changing the existing zoning, which would have allowed 12 units on the property, to a new zoning permitting 22 units on the same property. I have been involved with zoning processes in the past and I understand that it helps a city and community to guide developmental decisions to organize growth.

I think most people live with the confidence that the city won't capriciously permit my neighbor to tear down his house and build a 7-11 there just because he might make some more money. It is in the public interest to deliberately balance between multiple interests (making money, quiet streets, traffic issues, quality of life, safety of children, use of resources, views, etc.) and find what should reasonably be permitted for the common good. In this case, the change from what has been decided previously to be reasonable with 12 units for the property to 22 units has real impacts that can't be ignored. I can understand Mr. Fry's money-making ambitions but this project will also impact others living in this neighborhood in negative ways:

- Assuming 1-2 cars per unit this will add significant traffic to a narrow old street with leftovers from its past, like a power pole in the middle of the asphalt and differing widths.
- Increased traffic at the south end of 300 east for cars entering 7800 south.
- Increased dangers for children walking to school on the existing paved right of way to Midvalley Elementary
- With only a single way out for residents of the new development at the very end of a tight dead end the potential for lack of access or exits in emergency situations. This is not a thru street!
- Midvale City will bear all of the burden for the negative aspects of this Sandy City zoning change

In order to maintain confidence in the processes to manage zoning issues It would be more reasonable in balancing the interests of everyone to:

- Reduce impacts by more reasonably weighing the impact on the neighborhood caused by the request for so many units. Is it really just dependent on the developer asking for 40 or 30 or 22? Why not twenty, why not 18? If 12 was considered reasonable in previous zoning decisions then why not remain at 12? The zoning process should have a say in what is

reasonable for that property if zoning is going to mean anything for Sandy, Midvale or any other city.

- To provide more traffic options and mitigate the obvious burden on the existing street allow access through the already existing right of way on to the Sandy street east of the property (there is a wooden gate at the end of the paved lane there right now). Maybe both Sandy and Midvale should share the increase in traffic flow and both provide the access for coming and going.

I'm not privy to the motives of Sandy City officials but I can understand how they could see the potential benefits of this project for Sandy while overlooking the reality that Midvale will bear the burden for any negative aspects of the development. Please consider the larger issues of communities, neighborhoods and quality of life that we should all support as we balance our shared interests through the zoning process.

Respectfully,  
Keith Homer

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**Subject:** [EXTERNAL] Upcoming Public Rezoning Application Meeting October 4, 2022 - REZ06302022-6356 :: Woodhaven Estates 7635 S. 300 E.  
**Date:** Saturday, October 1, 2022 9:46:26 PM

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To Whom It May Concern

As residents of Midvale, Utah living on 300 East, my wife, Bonnie and I would like to express our concern regarding the proposed rezoning of the property identified as Woodhaven Estates. Our concerns focus on several key areas which pose a significant threat to the safety of our neighborhood, the ability to negotiate the road (300 East from approximately 7635 South to 7800 South), and the limited parking identified within the subdivision proposal in addition to the inevitable invasion of parking on the limited space of the traffic area of 300 East.

The most important concern is the safety aspect of the massive increase of traffic on 300 East that the additional 22 housing units will bring. It is already a congested street during parts of the day; which a Traffic Impact Survey would certainly demonstrate. Anyone who has travelled on this portion of 300 East is abundantly aware of the narrow road, cars, trailers, and work vehicles parked along the roadway, rubbish and waste left on the sides of the road for extended periods of time, the power pole and mail box in the middle of the asphalt, poor drainage plan, and there is currently NO sidewalk on the west side of 300 East from 7674 South to 7800 South for pedestrians. A key aspect of the pedestrian traffic is the pedestrian crossing at approximately 7680 South which is a major ingress and egress for students of Midvalley Elementary School, a part of Canyons School District. This crosswalk also provides a frequent route for the many residents who use the school playground and field to engage in soccer with AYSO, walk with their dogs and many families out for an enjoyable, peaceful walk in the mornings and evenings. Many elderly residents of the neighborhood use 300 East (even though there is an obvious lack of sidewalk) to exercise and get the fresh air that is critical to their health and well-being. Traffic exiting and entering 7800 South are constantly concerned about the traffic pattern, without a turn lane and no sidewalk to protect pedestrians. I would have to presume, and I would like to see the findings, that Sandy City has executed, or will do so prior to the rezoning decision, a Traffic Analysis Survey. The results of this survey need to be addressed by Midvale City and Canyons School District as there is a direct impact on the safety of the many residents, parents, students and families impacted by the rezoning proposal.

The map attached to the notification does not appear to reflect planning in accordance with Sandy City Ordinance as listed in Chapter 21. Our concern is exacerbated by what we have witnessed by the residents and owners of the duplexes along 7670 South who

have expanded duplexes to four-plex units which greatly increase the traffic volume and migrates the parking onto the roadways. These residents have parked trailers, camp trailers and piles of rubbish along 300 East for an indeterminate amount of time. Even if the map reflects an appropriate response to the standards established or determined by a planner, the reality of history has proven that the situation quickly deteriorates into an untenable situation for all involved including the mailman, garbage collectors and medical responders.

Considerations to mitigate these concerns include; 1) reduce the number of units allowed in the subdivision. 2) limit the number of access junctions onto 300 East. 3) exit Woodhaven Estates traffic to the east. 4) Ensure that adequate parking is provided within the subdivision.

The Honorable Monica Zoltanski states, *"The City of Sandy is special. We must balance preserving what makes us uniquely Sandy with responsible growth for our future."* As a resident of Midvale, Utah, we feel that we are special as well. We are not asking for a peaceful secluded area to walk our horses, rather we are seeking a neighborhood where we can safely walk the streets, enjoy our homes, feel secure allowing our children to cross the street to get to school, learn to ride a bike, or maybe even back out of our driveways. The rezoning may be feasible on paper. It is not reasonable and should not be acceptable to Sandy City, Midvale City, parents and staff of Canyon School District, and certainly is NOT acceptable to the residents of the area.

Thank you,

Dwaine M. Torgersen  
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