

Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

MEMORANDUM

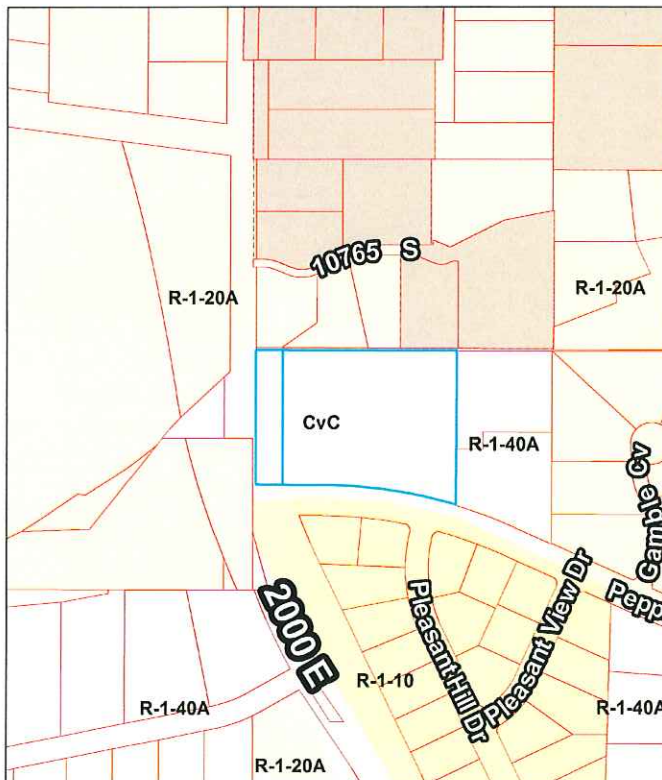
September 9, 2015

To: City Council via Planning Commission
From: Community Development Department
Subject: **Pepperwood View Rezone [CvC to PUD(8)]** ZONE-8-15-4593
 Approximately 2031 E. Pepperwood Drive 3.5 Acres
 [Pepper Dell, Community #28]

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

BACKGROUND

Mr. Skylar Tolbert, of Ivory Development. He is requesting 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).

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 10, 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.

ANALYSIS

Mr. Tolbert has submitted a conceptual subdivision layout that will need to be further refined through the review process with City Staff. The subdivision conceptual design is proposed to be twin homes with common area around them and other common amenities.

The existing zoning is Convenience Commercial (CvC). The City has received similar rezoning requests from existing commercially zoned properties along busy collector roads and request to be zoned to multi-family uses. While there are no multi-family zonings in the immediate vicinity, there likewise is no other commercial zoning nearby. The impacts from the proposed PUD would be roughly similar to that of the CvC Zone, and may even be viewed as less impactful to the surrounding properties. 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 to establish appropriate setbacks to buffer the lower density single family homes that surround the 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:

4.1 – Goals – Quality Growth**Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics**

The proposed rezoning would help allow an infill subdivision in an area with limited room for growth and introduce new and varied housing opportunities in this area.

STAFF RECOMMENDATION

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:

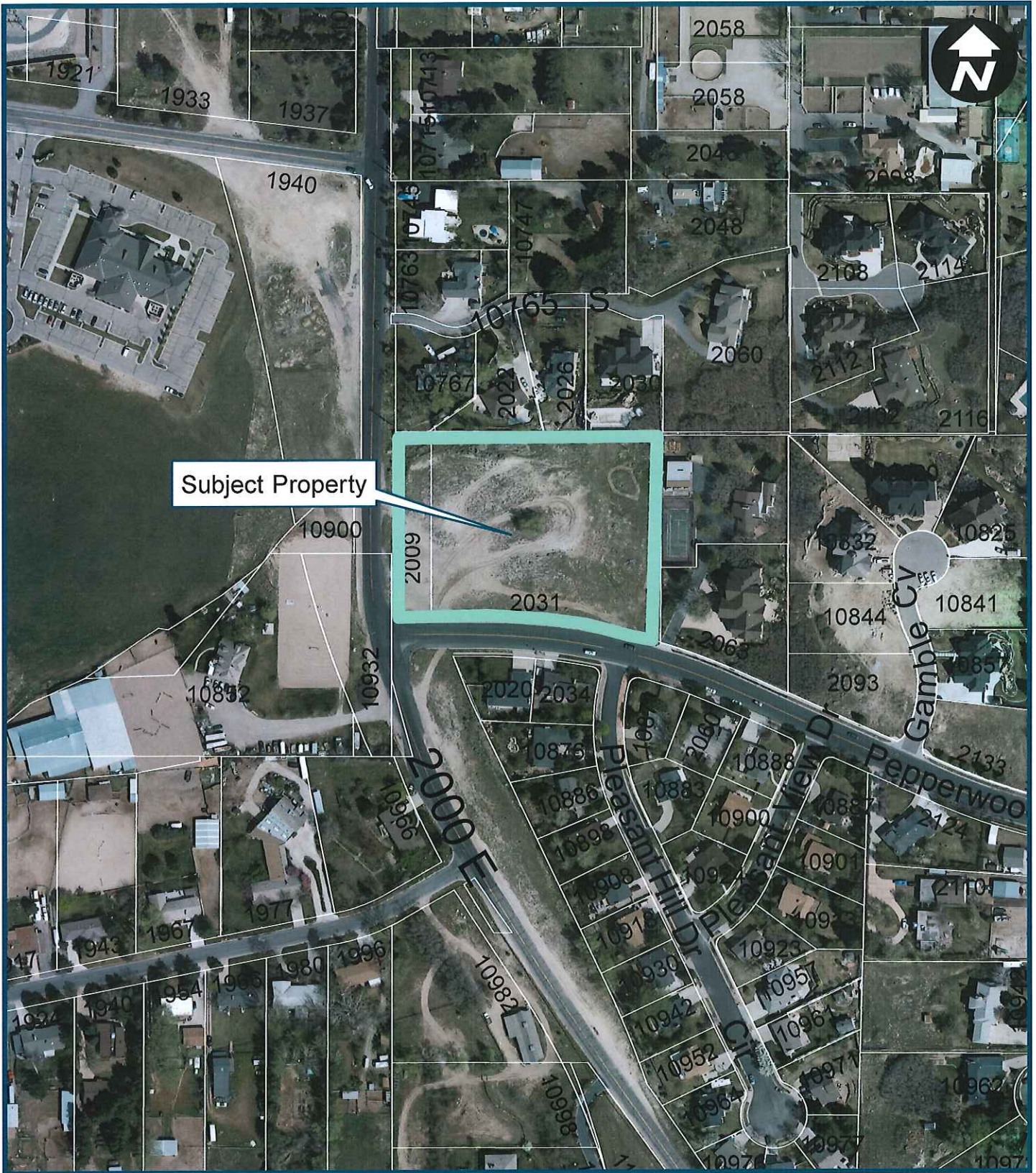
1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Planner:

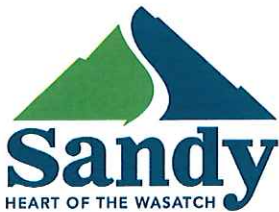
Reviewed by:



Mike Wilcox
Long Range Planning Manager



**ZONE-8-15-4593 :: Pepperwood View Rezone
 Approx. 2031 E. Pepperwood Drive**



PRODUCED BY WADE SANNER
 THE COMMUNITY DEVELOPMENT DEPARTMENT

August 27, 2015

Andrew King

Sandy City

10000 Centennial Parkway

Sandy, Ut 84070

RE: Zone Change Request – Property Address 2031 E & 2009 E Pepperwood Drive

Dear Mr. King:

Please accept this letter as our formal request for a zone change for the property located at 2031 East and 2009 East Pepperwood Drive also known as Parcel #28-15-351-001 and #28-15-351-002. This letter will provide evidence for the reasons requesting the zone change as well as an introduction to our qualified design team.

The underlying zone for this property is CvC (Convenience Commercial District). This zone as defined in the Sandy City Ordinance is as follows, "This district is established to allow for the development of well-designed storefront commercial centers which are developments with clustered buildings oriented to the street (no parking in front setback), as opposed to stand alone buildings. Transit oriented uses are highly encouraged." We would formally like to request that this zone be changed to a Residential PUD Zone allowing for 24 units on these two parcels.

This corner is not viable for commercial use and has been vacant for many years. Nearby residents have complained of the undeveloped property being an eyesore to the community. We want to offer a residential product to this corner that brings value to the neighborhood and Sandy City in many different ways. The zone change would be consistent with the surrounding residential zones. The property is surrounded on all four sides by residential zones.

Attached to this letter you will find our concept plan. We are proposing a gated neighborhood with 24 twin home units with amenities.

From a land use perspective, there are several factors that should provide justification for this zone change

- First, we are improving the existing land use by developing this corner into a high end gated development. This land is an eye sore and residents would appreciate a quality development held to higher standards.
- Second, the flexibility allowed in the PUD zone is a major reason that this parcel will be developable at its highest and best use as a residential site. Neighbors do not want to see a

- commercial and/or retail building of any kind on this property. The existing zoning allows for development the neighbors do not support.
- Third, this change would be consistent with the general plan. As stated above, this site is surrounded on all sides by residential zones. Our plan is a great compliment to the surrounding zones.
 - Fourth, this plan is in harmony with the objectives and purposes of the future development of Sandy City. This site is adjacent to future improvements planned for Highland Drive. We plan to accommodate staff's requests in regard to this road.
 - Fifth, through the use of the PUD we will be able to provide a development that is unique to the area and further diversifies the neighborhood. Smaller lot twin homes with the benefits of full HOA maintenance and amenities are desired in this area.

From an architectural perspective, this project will be developed with high quality architecture. The homes are expected to be similar in design and size to a community we developed called Creek Road Villas in Sandy located on Creek Road and approximately 1740 E. Each home will be designed with energy efficiency in mind and will be Energy Star rated, and in some cases will exceed the Energy Star Standards.

Overall, we expect the combination of the land planning and architecture in this project to provide an alternative to the traditional developments that populate the area. This project will benefit the city by creating another option for home buyers in the area.

Qualified Design Team

The Design team for this project consists of the following professionals:

Jason Barker, Project Manager, Senior Designer – Focus Engineering

Mike Kelly, Landscape Architect & Land Planner – R. Michael Kelly Consultants

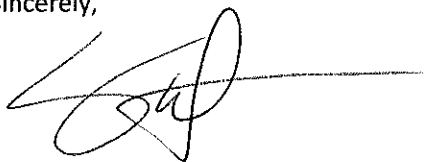
Brad Llewelyn, Surveyor – Focus Engineering and Surveying

Brian Apsley, Architecture – Ivory Homes

Nicholas Mingo, Civil Engineer – EDM Partners, LLC

Skylar Tolbert, Development & Acquisition – Ivory Homes

Sincerely,



Ivory Development

Skylar Tolbert



Pepper Dell Community Information Meeting
Sandy City Hall, Room 350, September 10, 2015

The meeting was conducted by Beverly Mortensen, and the time turned over to Skylar Tolbert, the Applicant, who quickly turned the time over to Chris Howells who presented a brief history of the property on 2031 E. Pepperwood Drive to be developed. Property was zoned for CvC and they would like it zoned for PUD.

- Development
 - + 24 units, 2 car garages, 2500 to 3500 sq ft
 - + 2 entrances, 140 trees,
 - + HOA's & CCR's
 - + selling price from \$500,000 +

- Concerns of Property Owners
 - + Parking & traffic congestion
 - Applicant said – 2 cars in garage, and 2 on street,
Further parking would be on the street

 - + Fire concerns, how would the development handle this
Applicant said, they would abide by the city code

 - + Water rights, culinary water, make water rights a matter for the community also worried about water on their property
Applicant- hard to make everybody happy, there will be a curb and gutter, water will be retained in development

 - + Is there a fence on the west side and how will you treat the difference in elevation
Applicant – either an iron fence or a wall, retaining walls will be engineered , 7 to 10 ft

 - + What will you do with Pepperwood Drive , will there be a lite on Pepperwood drive
Applicant – we will improve Pepperwood drive not sure about the lite

 - + Are you aware of power lines and where they are placed
Applicant – we will create our own utility easements

 - + Pet Cemetary
Applicant – not zoned for this

- Will some of these units be turned into rentals
 - + Applicant – some people turned their property into rentals, however if you have paid between 600,000 to 700,000 you probably would not turn this into a rental

- When will work begin on this development
 - ± Applicant- next spring, they will work on several at a time, including the landscaping and then do more, from 90 to 120 days on twin home

- Worried about the density of development and traffic, all about the money and greed, 12 buildings on small acreage
 - + Applicant - this unit is less intensely developed, only 24 units
 - + People do not want large lots, not take care of them
 - + people want to be where they grew up

- How can you control for the dust and dirt
 - + Applicant- we can water down the dirt, dust

- We have a great equestrian park, People do not want density, worried about fires and no control of people. Will this metastasize and will there be no privacy, of course it will
 - ± Applicant – buyers will know what they are buying, privacy thru the trees, we look at the market and what people want, people do not want to maintain horse property

Sandy Community Information Meeting
ATTENDANCE ROSTER

Project Name or Subject: Re Zone

Meeting Date: 9/10/15

Meeting Location: Sandy City Hall

Project Contact: Skylar Tolbert

Sandy Community # Pepper Dell #28

Community Coordinator: Bev Mortensen

Full Name (please print)	Signature	Address	Phone Number	Email
M. K. Mortensen	<i>[Signature]</i>	P.O. Box 845	801 548 2290	bmortens@psds.org
PETER GAMWELAS	<i>[Signature]</i>	3640 S 2175 E	801-842-5114	PGAMWELAS@GMAIL.COM
Bob Stricker	<i>[Signature]</i>	2063 E. Perimeter Dr.	801-891-7524	BJSTRICKER@GMAIL.COM
Sheri Sticker	<i>[Signature]</i>	" "	801-512-3300	" "
Clark Strickland	<i>[Signature]</i>	2068 E. Pepper Dell Dr.	" "	CLARKSTRICKLAND@GMAIL.COM
Dakota Strickland	<i>[Signature]</i>	" "	" "	DAKOTASTRICKLAND@GMAIL.COM
D.R. WILKINSON	<i>[Signature]</i>	11083 TALL PINES WAY	801-571-5389	DRWILKINSON@GMAIL.COM
Laura Wilkinson	<i>[Signature]</i>	11083 Tall Pines Way	801-571-5387	" "
ADD ELLIOTT	<i>[Signature]</i>	1747 E 10600 SO.	801-573-1742	RELIOT@COMMISSION.COM
DICK WAWIN	<i>[Signature]</i>	2049 Dimple Dell Dr	801-571-5387	DWAWIN@COMMISSION.COM
INARJIN WAWIN	<i>[Signature]</i>	" "	" "	" "

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

Attendance verified by:

M. K. Mortensen
(print name)

[Signature]

(signature)

Sandy City Hall

9 September 2015

Mr. Andrew King

Sandy City Planner

Re: Re-Zone Application

2031 E. Pepperwood Drive Property (Approx 4 acres)

Dear Mr. King,

As the neighbor directly to the east of this property for the past 37 years I would like to hereby share a couple of concerns and ask a few questions.

First, having experienced the growth of a wonderful neighbor just up the hill...Pepperwood and having watched the increase in traffic over the years I have a concern that 2 access points to this project on Pepperwood drive for 24 new neighbors may pose a safety hazard. I suggest this because we have witnessed numerous accidents and slide offs as this roadway becomes snow packed and icy during our winter months. Please come and look at how close the proposed entrances will be to the stop sign at the bottom of the Pepperwood Drive . It would seem to me that a much safer access could be provided from 20th East which is a much flatter roadway. I know that such an access would not be as favorable for density however.

My next concern is height of structures Ivory may be proposing. We have just lost our view of the mountains with the build out of Gamble Oaks Cove a development to the east. This development has also substantially increased the noise factor as barking dogs and wind chimes now necessitate that our windows can rarely be open.

So...if we can somehow work with the developer to mitigate the height of the structures abutting our property line so that our new neighbors will not be looking down into our pool area that would be greatly appreciated. This is important to us because these proposed structures are barely 25 feet from our property line. Hopefully the developer will also have some rules to manage the noise factor we are now having to live with on the other side of us.

Thanks for your consideration of these issues of concern as you proceed in your zoning and planning process.

Sincerely,

Clark & Barbara Stringham

Bob & Sherri Strickler

Michael Wilcox - Pepperwood resident concerns

From: Ashley Jansson <Janssonfive@hotmail.com>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 10/1/2015 10:30 PM
Subject: Pepperwood resident concerns

Dear Mike,

Regarding the potential rezoning and building petitioned by Ivory Homes below Pepperwood in Sandy, we first want to thank you and the rest of the planning commission for allowing the area to be rezoned as residential and understanding our main concern about the density of the initial proposal from Ivory. We would feel at greater peace if the property could be used for larger lot, single family residences to compliment the housing both east and west of the proposed site. A PUD 4.5 is better than the initial proposal but still too dense. To have an area like that in this particular spot would be contradictory to the reasons we (and I feel I can speak for most everyone on this matter) chose to live up here. The quiet and serene setting is incredibly important for people already living in this area and we believe having a development like the one Ivory is proposing would diminish that feeling significantly.

The second large concern now after hearing the plan to use Pepperwood Drive for the exit and entrance to the community, is the danger that it would pose for all in the area during the winter months. Pepperwood Drive has a reputation for causing some pretty ugly situations in the snow and ice with many cars being unable to get up the hill and often losing control going down the hill. The problem would only grow worse with that much more traffic and pose a new threat as people try to enter and exit the proposed development.

We are asking that our wishes please be taken into consideration as decisions are made at the next meeting,

Sincerely,

Concerned Pepperwood residents

Sean and Ashley Jansson

Michael Wilcox - DO NOT REZONE 2031 E PEPPERWOOD DRIVE!!!!

From: Clinton and Megan Christensen <clintandmeg@hotmail.com>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/14/2015 12:19 PM
Subject: DO NOT REZONE 2031 E PEPPERWOOD DRIVE!!!!

Dear Sandy City,

We received a letter informing us of a proposal to rezone ~ 3.5 acres from the CvC "Convenience Commercial District" to the PUD(8) "Planned Unit Development District." The resulting application of zoning would allow for a PUD subdivision proposal at 2031 E Pepperwood Drive creating ~ 24 housing units.

WE DO NOT WANT THESE HOUSING UNITS IN OUR RESIDENTIAL NEIGHBORHOOD!!!!!!!!!!!!!!!!!!!!

This is a quiet neighborhood along the east bench and this development would simply add congestion and noise, and mar the skyline of our area. This area has a number of horse properties; horses are constantly being ridden to the Dimple Dell area and this quiet pastime will be significantly disrupted by the addition of so many housing units in such a small area. The west gate of Pepperwood is a mere couple blocks from this site. The funneling of so many families into this gated community already makes this road a very busy street. The addition of so many housing units at the base of this hill would spell disaster from a traffic standpoint, especially in the winter, as this is such a steep hill. Many homes on this hill have a beautiful view of the valley; a huge selling point for many who bought homes here. We do not want the Skyline interrupted by some apartment monstrosity. This area is nothing but residential homes - why plop such a housing complex right in the middle of it all???? Please do not push this development upon the literally hundreds of homes that would be affected.

Urgently,

Clint and Meg Christensen

From: Rick Newman <rwnewman3@gmail.com>
To: <mwilcox@sandy.utah.gov>
Date: 9/14/2015 10:01 PM
Subject: Proposed zoning change at the bottom of Pepperwood Dr.

Dear Mr. Wilcox:

This email is in reference to the proposed rezoning of 3.5 acres at the bottom of Pepperwood drive at 20th east to accommodate an Ivory Homes twin home development. We will not be in town this Thursday when a meeting is scheduled in the city chambers to consider this proposal.

We are in opposition to this proposed development. A high density twin home housing project would be totally out of character with the existing nature of this part of Sandy. To the north of this 3.5 acre parcel are single family homes mostly ½ acre and larger and many with horses. The same is true to the west of the property, including a horse boarding and training facility. To the south of the property are all single family homes and to the east are large homes on large lots, including the exclusive Pepperwood neighborhood.

We would have no opposition to homes being built on this property if they are on ½ acre lots which is the zoning for most of the neighborhoods in this area of Sandy. But, 24 twin homes in a PUD, classified P-8 would change the nature of this area where most of us bought homes to enjoy a rural type lifestyle. The density of this proposal is just too much!

Richard and Linda Newman

10715 S 2000 East

Sandy, Utah 84092

801-619-6959

Michael Wilcox - Against zoning changes on Pepperwood Drive

From: Julie Valentine <julie_valentine@byu.edu>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/17/2015 1:10 PM
Subject: Against zoning changes on Pepperwood Drive

Dear Mr. Wilcox,

I want to add my voice against allowing zoning changes on Pepperwood Drive as petitioned by Ivory Homes. This property area is not well suited for closely packed homes. Please do not allow this zoning change.

Thank you,

Julie Valentine

2167 E. High Ridge Ln, Sandy, Utah 84092

Julie L. Valentine PhD(c), RN, CNESANE-A
Assistant Teaching Professor
Brigham Young University College of Nursing
532 SWKT
Provo, Utah 84602
[801-573-0640](tel:801-573-0640) (cell)
[801-422-3164](tel:801-422-3164) (office)
julie-valentine@byu.edu

From: Kathy Campbell <kpduties8@comcast.net>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/16/2015 4:14 PM
Subject: Planning meeting

My husband and I are against changing the. Zoning for the cluster development by ivory and company on pepper wood drive. This will increase the traffic on wasatch blvd. here is the problem : we have to drive west from our subdivision (highlands. 11600 south 2600 east) which means we have to cross two lanes of traffic. It's already dangerous for us with the blind corner, the crazy drivers, and the speed and the increase of traffic this year. Adding all that additional traffic is a sure fire accident waiting to happen!!!! We won't be able to leave safely. Also we are banned from all the fireworks in this area because of fire danger. I think adding all those twin homes is just ridiculous. It just adds more fire issues. We pay high taxes in this area and don't need the added insecurity of twin homes!!!! Let ivory find more appropriate locations.

Kathy Campbell

Sent from my iPhone

Michael Wilcox - Long Range Planning Manager

From: "DON" <dlw129w@msn.com>
To: <mwilcox@sandy.utah.gov>
Date: 9/16/2015 2:33 PM
Subject: Long Range Planning Manager

Mike Wilcox; my name is Don Williams, yesterday I was hand delivered a letter stating Ivory Development has petitioned Sandy City for a Zone change in the Pepperwood area, first at 1800 E and 10600 S. second, 2031 E. Pepperwood Drive, I live on Pepperwood Dr. I strongly urge you **do not** approve this change too benefit Ivory Development, It was told to me they intend on building an apartment complex at 2031 Pepperwood Dr. and the other acreage they acquire to put approximately 7 homes to and acre , Draper has already realized that don't work, as what they let happen on the South Mountain. I don't think Ivory Homes build quality homes from what I have seen, and we certainly don't need an Apartment building in this area. that is my opinion
Again I urge you too deny them what they are seeking to do in this area, I believe it wood damage property values very badly in this area. Thank you Don Williams

Michael Wilcox - comments re Ivory Homes proposal

From: <HCAUMAN@aol.com>
To: <mwilcox@sandy.utah.gov>, <hcauman@aol.com>
Date: 9/16/2015 11:30 AM
Subject: comments re Ivory Homes proposal

Hello Mike,
Having lived in my neighborhood at 2672 Field Pt Circle for 20 years, we love the character of our special place in Sandy. We moved here to enjoy the quality of life for our family. Increasing home densities will ruin the purpose of moving here. Please have Ivory homes find another location and say NO to cluster development. You and I met many years ago when you we talked about water issues. Living near Hidden Valley Park, we value this special place in Sandy.

Thank you
Sincerely,
Chris Auman

From: Chris Root <ckroot@comcast.net>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/15/2015 5:06 PM
Subject: Ivory zoning change request

Hello Mike,

I just want to express my opposition to "cluster" housing along Dimple Dell. Any thing less than 1/3 acre lots is too dense for this area.

I can not attend the council meeting so I wanted my voice to be heard through you.

Any questions please call me at (801) 558-9515.

I live at 3175 East Bell Canyon Road, Sandy.

Have a GREAT Day!
Chris Root

From: Pat Gillett <pakg41@gmail.com>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/15/2015 10:51 PM
Subject: Against rezone

As a 25 year residents of Pleasant View Dr. We are strongly opposed to the idea of building high density housing in our residential area. The reason most of us moved here was for quiet, open spaces and large yards in which we could grow trees and gardens. We have enjoyed a quiet neighborhood , very little traffic along with stunning views for years. The idea of 24 family units being squeezed into 3.5 acres at the bottom of Pepperwood Dr. would add unnecessary traffic and entirely destroy the ambience of our neighborhood.

We are totally opposed to this plan. Kathryn Farikoff and Pat Gillett.

Michael Wilcox - Zoning

From: Karen Hills <klwhills@gmail.com>
To: <mwilcox@sandy.utah.gov>
Date: 9/15/2015 3:15 PM
Subject: Zoning

I'm writing about the zoning request made by Ivory Development to develop in two different locations in our area.

Their plans would mean more than 7 homes per acre. This is completely contrary to the zoning now in place, where each home has 1/2 or more acres which will accommodate horses, and green space.

Everyone I know, including ourselves, moved to this area because of the current zoning. We moved here because of the open spaces, and zoning for horses, etc.

There are other places in the city where this kind of cluster development would be more appropriate. We wouldn't object to single family homes, on 1/2 acre lots.

My husband and I are adamantly apposed to this kind of development.

Best Regards,

Bob and Karen Hills

Michael Wilcox - Zoning issue

From: "Doris S. Platt" <ds.platt@hotmail.com>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/15/2015 1:01 PM
Subject: Zoning issue

Dear Mike,

Thank you for clarifying a few things.

It did not, however, change my opinion that 24 housing units are not needed in this area; visually and otherwise. Our neighbors, and my husband and I live here because we like the idea of single family homes in a quiet residential environment. I am sure smaller units would be more welcome and could, with clever planning, also generate a substantial amount of income for the developer.

The new proposal would bring increased traffic at the bottom of the hill and increased noise levels. Given that scenario, can a traffic light be far behind?

Sincerely,
James S. and Doris S. Platt

Michael Wilcox - Zone Change

From: Terri Van Winkle <tvanwinkle@live.com>
To: "mwilcox@sandy.utah.gov" <mwilcox@sandy.utah.gov>
Date: 9/15/2015 11:29 AM
Subject: Zone Change

Dear Mr. Wilcox,

This email is to voice our strong opposition to Ivory Development's petition to zone changes at 2031 E. Pepperwood Drive and 1800 East 10600 South in Sandy. Our home is adjacent to the Pepperwood address. Due to the slope of the land, if townhomes are constructed it means that we would have neighbors looking directly into our backyard. Our backyard is a mini recreational area for our family. We have playground equipment, a trampoline and an in ground swimming pool for our families use.

The location of our lot was the determining factor for us to purchase the land and build our dream home. We wanted privacy and seclusion. We were well aware that the land behind us was zoned for commercial use. Commercial use would not invade our privacy like residential construction would.

Please do not allow this change. We need to protect the lands that we have left from builders who continue to want to make communities wherever there is space to stand on.

Sincerely,

Daniel and Terri Van Winkle
2030 East 10765 South
Sandy, Utah 84092

Michael Wilcox - Ivory Development

From: Scott Kelley/nacomposites <SKelley@NACComposites.com>
To: <mwilcox@sandy.utah.gov>
Date: 9/17/2015 3:13 PM
Subject: Ivory Development
Attachments: Part.002

I am against the development of 1800 E and 10600 S second, 2031 E Pepperwood Drive by Ivory Homes. This is too many homes for this neighborhood this is single dwelling lots. Thanks

Scott Kelley
2124 E Pepperwood Dr
Sandy UT 84092
[801-558-7418](tel:801-558-7418)

Scott Kelley
6838 W Frye Road
Chandler AZ 85226-3340
[801-558-7418](tel:801-558-7418)



Michael Wilcox - The Corner of Highland Dr & Pepperwood Dr.

From: "Holly Turley" <hollyturley@gmail.com>
To: <mwilcox@sandy.utah.gov>
Date: 9/21/2015 8:27 AM
Subject: The Corner of Highland Dr & Pepperwood Dr.

Dear Mr. Wilcox,

I'm sure you tire of getting these e-mails as they are a necessary part of your job. I will try and keep this short and just put my quick two cents in.

When I found out Ivory was interested in building on the corner of highland and pepperwood dr, across from the equestrian center by our home, I was thrilled! I truly love all of the homes and neighborhoods I have seen your company build.

My delight was short lived when I found out about the kind of living quarters that would be built there. We bought our lot and built our dream home just over 4 years ago and have absolutely loved this area. Its cozy feel, nestled in trees by the mountains. It was what drew us here. It saddens me to think about how your new project could impact the feel of our area and family neighborhood. As I said before, I would absolutely love for Ivory to join our neighborhood with one of your awesome 6 luxury homesites or something of that nature. Add yourself to the area in the way I believe Ivory would want to be viewed-luxurious, desirable, close to the mountains, not cram as many living units as we can in an area all of the neighborhood people will see when they are going to and from their homes each day. I'm pretty sure that's not going to make you any friends. Regardless if you need that support or not, I feel like Ivory can be like the "Nordstrom" of home building. You may not do everything that is convenient for your company, but the people of the state will trust you and value your contributions instead of dread the Ivory sign they see coming up.

Please take note of the people that surround this building area. I understand this is your job and companies are for making money. I just propose that you make some money with a little class, a little luxury and feel in mind and all the people's lives you are affecting long term for the negative.

Thank you so much for taking time to read this. Sincerely, Holly