



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## Neighborhood Meeting Summary – Community #22

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**Date:** 11/13/2019

**Location:** Sandy City Hall Room 220

**Community #/Name:** #22

**Community Coordinator:** Lamar Beckstead

**Project Name:** Rees Rezone

**Number of Attendees:** 10

**Applicants:** Rollin & Amy Anderson (IPOA, LLC) **Number of Invitees:**

**Length of Meeting:** 1-hour

**Notice Radius:** 500 ft.

**Project Description:** Property currently zoned R1-1-10 (.52acres) asking for a re-zone to Professional Office Use. Applicant Rollin Anderson will be the owner/occupant of the property. Development will be a 3000 sq. ft single story office building with a 3-car garage, exterior parking for 10 vehicles. Will operate during normal business hours with minimal vehicle/ people traffic.

### **Community Comments:**

1. What are the long-term intentions of the applicants with this office?
2. Can stipulations be placed on this property to keep PO use only?
3. How will this affect the property values of neighboring homes?
4. Some residents would prefer not to re-zone.
5. Lighting impact to residents
  - a. Regulations. (pole lighting is required)
6. Traffic Safety concerns.
7. Height of the building.
8. Timeline for project.
9. Signs. (no freestanding)
10. Dividing wall height (current 6ft)
11. Residents would prefer this development over any other proposed alternatives.
12. Most residents had positive comments.

### **Resident e-mailed Comments:**

1. Traffic Concerns
  - a. Safety concerns of ingress and egress and the total distance from the entrance and exit approached when traveling east bound towards 1700 east.



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- b. Driveway on Dimple Dell would have to be a right turn only for the egress. If it is allowed for left and right turn egress across the predetermined right turn lane and the pass-through lane, this could be a safety and traffic flow issue.
    - c. Safety for children/residents with the potential traffic flow disruption.
  2. Property Value concerns for the residents backing the commercial space.
  3. Curb cuts
    - a. Curb cuts along Dimple Dell Road and 1700 E. appear to not be compatible with the nearby intersection and will add an increased level of danger to the intersection and our nearby neighborhood.
    - b. Curb cut on 1700 east to the intersection of 1700 E. and Baden Lane as they would be very close to one another.
  4. Pole lighting in the parking lot may be higher than the 8' required fence and will be an annoyance for the homes whose decks and windows face the proposed development.
  5. Building height concern.
    - a. Resident would like to ensure this development does not go over the maximum allowable height.