

Neighborhood Meeting Summary

Meeting Date: January 21, 2025

Neighborhood: Quarry Bend #7

Project: Meadows at Cys Road Site Plan and Subdivision

Applicant: Brad Reynolds

Project Summary

The proposal is a Site Plan and Preliminary Subdivision review for a 33 unit Planned Development along with Special Exception reviews for the creation of lots that do not front on a public street, streets without full improvements, and providing less than the standard street right-of-way.

The property is zoned PUD(10). North of the property is zoned both PUD(12) and R-1-8. To the west are properties zoned BC. To the south across Cys road, properties are zoned PUD(10).

Meeting Minutes

The neighborhood meeting was conducted online, via Zoom with approximately 12 residents attending.

The primary concern brought up by multiple attendees was the fact that Green Way would be connected from north to south, removing the dead end at the north and crossing Cys Road. Residents felt this would increase pass through traffic and affect their quality of life. The connection recently done along Harvard Park was cited as an example of what they hoped to avoid.

Staff explained that this requirement was imposed by the city and not the developer. Green Way was always intended to connect in this manner as shown on the Transportation Master Plan.

Residents expressed concerns about traffic speeds along Green Way and that opening up this connection would result in an increase in non-residents passing through. They stated that if Green Way must be connected, then the city should install additional traffic calming devices such as speed bumps or swells to slow traffic speeds. They also wanted to know if a traffic light would be installed at Green Way and Cys Road. (no traffic light is planned)

Attendees also asked about the fate of existing on-site trees. The developer said he would save any he could through the construction process as mature trees are always a positive, but that the amount of construction activity needed may preclude this.

Residents wanted to know the proposed schedule and if construction traffic would be directed down Green Way. The developer said that the majority of traffic would be directed along Cys Road as that made the most sense. Little if any vehicles would use Green Way during construction.

From: Melanie Kelaidis <melanie.kelaidis@gmail.com>
Sent: Tuesday, January 21, 2025 11:41 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Subdivision & Site Plan 8777 S 700 E

Thomas,

I am writing regarding the property that has been purchased and being subdivided on 8777 S 700 E in Sandy. My property backs the property near the top eastern point, my address is 822 E Spartan Drive. We have enjoyed the quiet and privacy that the farm provided. I have owned this property for 11 years and have always dreaded someone building a multiple level apartment or townhome structure back there right up against my property, removing all of my privacy in the back yard. The letter I received in the mail stated that 7 of the 33 units will be single family homes. My request would be that those homes be built in the eastern portion of the property, so myself and my neighbors will have houses behind us rather than 3 or 4 story townhomes. Further west down the plot of land that used to be a farm are condos and townhomes that are closer to the property line and don't have the same large private backyards that myself and my neighbors have enjoyed.

I will also be calling into the meeting this evening, but I don't know how many people will be on the call and wanted to make my wishes known. I do look forward to a little more attention being applied to Cy's Road, as it has been used as a race track for years. However, I dread the construction noise and dust but most importantly the loss of privacy in my home and yard.

Thank you for your consideration,

Melanie Kelaidis
822 E Spartan Drive

From: glennis.waltman@juno.com <glennis.waltman@juno.com>
Sent: Tuesday, January 21, 2025 11:21 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Development on Cy's Road

Sandy City Community Development

Attention: Thomas Irvin, Senior Planner

Dear Mr. Irvin,

Since 1989, going on 36 year, I have been a Sandy resident homeowner in the Harvest Lane Condominium community. What was once a quiet peaceful neighborhood with wild life seen frequently in the area has become anything but.

Over the years at the discretion of Sandy City Government, we are now surrounded by large business buildings, including two apartment complexes. The traffic and noise keeps increasing exponentially!

With the proposed development of 33 residential units adjacent Cy's Road, not only will the noise and traffic increase along that route, but Green Way and Harvard Park Drive, all of which have seen an increase of vehicle usage with the accessibility opened up to the Quarry Bend development.

Unfortunately, the historic history and preservation of the Cy's Road area has been lost to development already. (The roadway was once the railbed on which the ore cars brought the ore from the canyons to the smelter in what is now known as old Sandy.)

Sincerely,

Glennis P. Waltman

From: Melanie Kelaidis <melanie.kelaidis@gmail.com>

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Thank you for your consideration,

Melanie Kelaidis
822 E Spartan Drive

From: holly smith <hollymsmith45@yahoo.com>
Sent: Monday, January 13, 2025 5:22 PM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Neighborhood meeting Re: 8777s 700e, Sandy

Hello regarding the notice of the neighborhood meeting for the property on 8777 S. 700 E- we would like to add a request.

We are aware that the property has already been purchased and that the permits have been issued for the new subdivision project. We live on greenway and already have an abundance of traffic and people speeding through the neighborhood on Greenway drive by the Leafwood and Oakwood subdivisions. We're assuming that the south end Greenwood drive street will be open up to the new development. We strongly request that additional speed bumps/dips be placed on Greenway street entering into the new subdivision.

We are aware that people will probably use this as a secondary road to cut through from 8600 S. to 8777 south. Now that the street will be open. We have noticed where there are multiple residencies like townhomes and apartments. the traffic increases greatly as it does with through streets.

We respectfully request that additional speed bumps , deterrents and dips be placed at the south end of Greenway with the new subdivision to help minimize the increasing speeding associated with additional traffic flow out of respect for those of us who live in Greenway .

Thank you

Holly Smith

From: Ed Manco <divingdoc2000@yahoo.com>
Sent: Thursday, January 23, 2025 9:34 AM
To: Thomas Irvin <tirvin@sandy.utah.gov>
Subject: [EXTERNAL] Proposed Extension of Greenway

Hello Thomas,

My name is Ed Manco and President of the Oakwood Park HOA just to the East of Greenway and South of 8600.

Our residents here in Oakwood Park are not in favor of the extension of Greenway thorough street into and out of the proposed development of the 8777 S 700 E property.

As a property owners in Oakwood Park we feel this will cause more traffic and congestion to our neighborhood.

We do not want this to be an alternative thru street that causes more congestion for our neighbors as it will become a highly trafficked street. The development of the property is a good thing but not the through street of Greenway.

Thanks.

Ed Manco - President of Oakwood HOA