

From: Todd Eves <todd_eves@hotmail.com>

Sent: Tuesday, November 11, 2025 6:38 PM

To: Thomas Irvin <tirvin@sandy.utah.gov>

Cc: H Benson Lewis <hbensonlewis@gmail.com>; Juliefarneslewis@gmail.com; reidgevans@gmail.com; sheilamevans90@gmail.com; Garrett Eves <garrett.v.eves@gmail.com>; manager@pepperwood.org; Mike Wilcox <mwilcox@sandy.utah.gov>

Subject: [EXTERNAL] Concerns Regarding the Proposed Development of Residential Building Lots in the Falls Creek Estates Subdivision

Senior Planner Mr. Thomas Irvin,

Thank you for the Neighborhood Meeting that was held on November 10, 2025, and for the opportunity to formally share concerns with the Members of the Sandy City Planning Commission regarding the proposed development of residential lots in the Falls Creek Estates subdivision. Please share our concerns with the Members of the Sandy City Planning Commission (see below) in advance of the Sandy City Planning Meeting to be held on November 20th.

We look forward to continuing the dialogue.

Todd Eves

5 Snow Forest Cv

Sandy, UT 84092

(832) 689-1415

Todd_eves@hotmail.com

Members of the Sandy City Planning Commission,

I am joined by my neighbors copied below, as we write to formally express our concerns regarding the proposed development of residential building lots on the properties located at 2873 and 2851 East Wasatch Blvd, identified as the Falls Creek Estates Subdivision (SUB09152025-007042). While we certainly understand the need for housing, this project presents several significant public safety and environmental concerns that lack public transparency and/or have yet to be adequately addressed in previous meetings or planning documents.

As a result, we would strongly urge the Sandy City Planning Commission to provide public transparency and adequately address the concerns noted below before moving forward with the application.

1. Significant Geotechnical Hazards and Fault Line Proximity

The proposed development site is situated on a mountain side (with 30 degree + slopes) in an area with close proximity to a mapped fault line. Building residential structures in this high-risk

zone raises immense safety concerns regarding seismic activity and slope stability. The potential for landslides and structural failure during an earthquake or severe weather event poses a significant risk to future residents and surrounding properties. Therefore, I would request the commission ensure the developer provides independent, peer-reviewed geotechnical reports that are made public before any consideration of approval.^[1]

2. Increased Flooding Risk and Stormwater Run-off

Developing the lots with significant mountain slopes will drastically alter the area's natural drainage patterns. The increase in impervious surfaces (roofs, driveways, roads) will inevitably increase the volume and velocity of stormwater run-off. This will exacerbate the risk of flooding, erosion, and debris flows, directly threatening downstream properties, infrastructure, and public safety. The proposed stormwater management plan, must be robustly scrutinized to ensure it can handle extreme weather events, which are becoming more frequent.^[2]

3. Traffic Hazards and Inadequate Ingress/Egress

The planned ingress and egress point for the development present traffic safety hazards. The proposed access point is located in an area where oncoming traffic has limited visibility due to the terrain and existing road curvature. This design flaw creates a high risk of accidents for both new residents and current drivers on the adjacent roadway. A comprehensive, independent traffic study is necessary to verify the safety and feasibility of the proposed access point before any approval.^[3]

In conclusion, while there is an important balance that needs to be achieved between development and safety, in this case, we strongly urge the City Planning Commission to provide the necessary public transparency and ensure the concerns noted above are adequately addressed before moving forward with the application. The integrity of our community and the safety of its residents is dependent on responsible and through oversight by this Commission and I'm confident the well-being of the community will be prioritized.

Thank you for your time and consideration of these urgent matters.

Todd Eves

5 Snow Forest Cv

Sandy, UT 84092

(832) 689-1415

Todd_eves@hotmail.com

^[1] Based upon a Neighborhood Meeting held on November 10, 2025, it is our understanding that a geotechnical report has been submitted and is under review. Please feel free to check with your counsel, and while this is NOT legal advice, I'm relatively certain that geotechnical reports that are submitted to the Sandy City Planning Commission as part of a building permit application would generally become public records along with any review and would therefore be

obtainable via a public records request. Moreover, in the interests of public transparency, why not provide the geotechnical report as requested at the November 10, 2025, Neighborhood Meeting? Furthermore, we would also request the Sandy City Planning Division provide as soon as possible but no later than 7 days prior to any other public meeting regarding the subdivision (a) the detailed renderings they have of the subdivision showing the slopes and set-backs, etc., (b) the detailed renderings of the ingress and egress plan, (c) any analysis of why they are not requiring storm drainage infrastructure such as curb and gutters along Wasatch Blvd to prevent water from the east from flooding onto the property (In the past, neighbors have expressed concerns about flooding above Wasatch Blvd entering the subdivision from the East), (d) any other information Sandy City has in its possession that could reasonably be considered of interest to proximate property holders as a decision is being made about the subdivision.

[2] Again, this is where the geotechnical report and corresponding stormwater management plan would be so important for homeowners to review. For example, we would like to know why the storm drains are being located at the top of the 30 degree or greater slope and thereby exposing the downstream property owners to substantial increased risk in the event of failure as opposed to being more centrally located on the property? From a layman's point of view it would seem the surrounding downstream property owners would be far better protected in the event of a breach if the storm drains were more centrally located as opposed to being located at the top of the 30 plus degree slope. Another question that comes to mind is how could a stormwater management plan possibly provide any specific assurances as to water run off when during our Neighborhood Meeting on November 10, 2025, it was made abundantly clear that the building footprints were not known? Put more plainly, how could the amount of run-off possibly be calculated without knowing the buildings footprints? Again, I'm just a layman but these are just a few of the many basic questions we would like to have answered by the geotechnical report and corresponding stormwater management plan.

[3] Based upon our Neighborhood Meeting on November 10, 2025, it is our understanding that this is being reviewed but no analysis/conclusions have been ascertained. This is yet another reason why these concerns should be adequately addressed before moving forward with the application.