

From: [Heather](#)
To: [Marci Houseman](#); [Cyndi Sharkey](#); [Zach Robinson](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); jsorensen@sandy.utah.gov; [Kurt Bradburn](#); [Matthew Huish](#); [Jake Warner](#); marco@utahdevelopmentgroup.com; [Brian McCuiston](#); [Scott Marsell](#)
Cc: [Dennis Hiatt](#); [Cody](#); joan.lewis2626@gmail.com; carihart@msn.com
Subject: [EXTERNAL] Coppercreek Rezoning, Community #16 (Falcon Park), Council District 2 File #ZONE-07-20-5877
Date: Wednesday, September 2, 2020 12:59:07 PM

Dear Sandy City Representatives;

In response to your notice of proposed rezoning of Community #16 (Falcon Park), Council District 2, File #ZONE-07-20-5877, I am **formally demanding a decline of this rezoning change.**

During the neighborhood meeting on August 13th, 2020, held through a ZOOM meeting call, we the residents, were given an overview of this plan and also a polished slide presentation of the proposed site development renderings by the developer. The barely, 1.02 acre lot which has a MasterPlan of only 3 homes, is now in jeopardy of 12. Marco Diaz stated, many times over, that this was considered a small development. Perhaps in his building industry it is. However, against the Master Plan and those homes nearby, anything past 3 or even 4 homes, is not a small plan. It is greatly increased by 4 times. It was even asked by residents if the builder would consider a lower density than 12, which we received a quick solid "no" and tried to redirect our attention to his renderings and to choose the elevation we liked. No give, no compromise, no agreement leaves me with a solid petition to **decline this change.**

We were asked what we wanted as far as a nice five (5) or ten (10) year plan for this property that the present property owners have neglected and we collaboratively agreed we needed one, BUT WERE NOT in favor of this plan. You and I both know that the longevity of townhome communities are a one (1) year life span of quite, conformed, pleasantly part of a neighborhood. Afterwhich, the owners meet the 1 year live in requirement before they can legally turn their property into a revolving door rental with all the chaos, loitering, lack of regard and respect for others takes off. Townhomes are rarely, if at all, lived in by the actual owner residing for years and years and years. They are a transition home or an investment rental, no matter how nice they are said to be on the inside.

Futher more, 1380 East is not just a little street that allows traffic into Plata Way and Copper Creek Road, it is the main artery for over 150 homes from Highland Drive all the way to 1380 East. This road is so highly used that adding 12 homes, 24+ cars in a 1.02 acre is just asking for accidents, both cars and pedestrians. We, the residents expressed with a high level of concern of 4 drive ways being put between 2 stop signs and another driveway already existing across from them (around 70Ft to 100Ft between the signs), and 2 adjoining streets merging together. Stop signs, that 90% of the time, are not even abided by and the increased congestion of drive ways and cars pulling out will, without question, will take a life. Also, this is a school bus pick up and drop off for junior high schoolers, high schoolers and a special needs bus which already congest the streets and cause need for caution.

Winter is coming. We do reside in Utah. And, with it comes snow. The plows barely have enough room to clear the roads and put snow as it is to keep the narrower 1380 E to Plata Way cleared for mobility of 2 cars passing. Adding all this congestion, movement of 8 more cars, kids, school busses and more is poor and quite frankly, greedy, planning.

We agree as residents that something ought to be done. Perhaps the city should do what they said they'd do and meet with residents that have lived in this immediate area, at the stop sign locations who have watched the flow and movement of the streets and pedestrians for 46+ years and can set their clocks of the hour of the day by the influx of traffic it truly supports. But still, that agreement to do so never materialized. Instead, we have seen people show up to this property in question, walk it, point to trees and the ground and assess the lot.

This has been, in no means, a proposition listened to by the people and residents who this immediately affects and that voted and elected officials to be our voice of reason, to listen to all sides, and ultimately a voice for the people in good choices.

I add my voice to others, that this is not in the best interest for the residence of Plata Way, 1380 East, Copper Creek Road, 9200 South, 1480 East, Sterling Drive, Stanley Drive, and all others that use these streets as means to connect to main artery roads. I petition you to look into the real risks of this higher zoned density project.

Regards,

Heather Meier
Sandy Resident

From: [Dennis Hiatt](#)
To: [Brian McCuistion](#)
Cc: [Heather](#); [Marci Houseman](#); [Cyndi Sharkey](#); [Zach Robinson](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Kurt Bradburn](#); [Matthew Huish](#); [Jake Warner](#); marco@utahdevelopmentgroup.com; [James Sorensen](#); [Cody](#); joan.lewis2626@gmail.com; carihart@msn.com
Subject: Re: [EXTERNAL] Coppercreek Rezoning, Community #16 (Falcon Park), Council District 2 File #ZONE-07-20-5877
Date: Wednesday, September 2, 2020 3:36:14 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I am in total agreement with Heather on this matter. The current condition of the vacant reception center is deplorable. A change is in order. However, the corner on which it is located is not a simple location. It is unique. As Heather has noted, it is a funnel spot for residents, a school bus stop, a narrow road barely wide enough for three cars, and positioned right at a primary stop sign. Additionally, it is next door to a Kinder Care that has parents dropping & picking up youngsters at many hours of the day, This all feeds in to 1300 east via a stop sign. Moving forward with project is a problem creator, not a problem solver!

There must be a better way to utilize the property and enhance the entire neighborhood.

Respectfully

Dennis Hiatt

Sent from my iPhone

On Sep 2, 2020, at 14:20, Brian McCuistion <bmccuistion@sandy.utah.gov> wrote:

Heather,

Thank you for the comments. We will forward your comments to the Planning Commission for their meeting tomorrow. All of the City Council were included on this email so they will already have this.

After the Planning Commission provides a recommendation, the City Council will review the request. I believe this has been tentatively scheduled for September 22, 2020.

Jake Warner is the Planner working on this particular rezone and he can let you know if the City Council date changes.

Thanks,

<[image001.jpg](#)>

Brian McCuistion
Planning Director

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568-7268

bmccuistion@sandy.utah.gov

sandy.utah.gov

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)
[<image005.png>](#) [<image006.png>](#)

From: Heather <smilesnsunshyne@gmail.com>

Sent: Wednesday, September 2, 2020 12:59 PM

To: Marci Houseman <mhouseman@sandy.utah.gov>; Cyndi Sharkey <csharkey@sandy.utah.gov>; Zach Robinson <zrobinson@sandy.utah.gov>; Brooke Christensen <bchristensen@sandy.utah.gov>; Alison Stroud <astroud@sandy.utah.gov>; Kris Nicholl <knicholl@sandy.utah.gov>; Monica Zoltanski <mzoltanski@sandy.utah.gov>; jsorensen@sandy.utah.gov; Kurt Bradburn <kbradburn@sandy.utah.gov>; Matthew Huish <MHuish@sandy.utah.gov>; Jake Warner <jwarner@sandy.utah.gov>; marco@utahdevelopmentgroup.com; Brian McCuistion <bmccuistion@sandy.utah.gov>; Scott Marsell <smarsell@sandy.utah.gov>

Cc: Dennis Hiatt <drhiatt6@msn.com>; Cody <cody.kofoed@gmail.com>; joan.lewis2626@gmail.com; carihart@msn.com

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