

Received in the Council Office

June 7, 2016 at 12:43 PM

Dear Mayor,

This is a letter that I have posted around my neighborhood. I hope that you will read it.

It has come to my attention that Sandy City is currently discussing a plan to develop homes in what is now Dimple Dell Regional Park. This is a terrible thing. Many of us use the land to ride horses, run, or go for a stroll. As a child I would play in the creek when Bells Reservoir would overflow. The park is home to deer, rabbits, birds, snakes, coyotes, and even foxes. It a beautiful place with so much natural beauty. Before the pioneers came Native Americans would roam the land. Utah is one of the most amazing states and that is because of the natural environment that has formed here. It would be tragedy to ruin 664 acres of the land for more homes. I love this place, I love that I can escape from the stress of school and work to go and stare at the beautiful mountains and relax. It is a place that must be protected. It is a place that we have right to protect and keep. I am now here in hopes for people like me who love the park to stand up against the development. Tonight (6/7/2016) at 7:05 Sandy City will hold a public hearing on the plans to have it be developed. Sadly, I will not be in Sandy to speak. If any of you can come and defend the land, the wildlife, the environment, and the community that we love. I would be forever thankful. I will not stand for one square inch to be developed. I hope together that we can protect this park we all have access to and that we all are a part of.

Best Regards,

Isaac Reese

Received in the Council Office

June 3, 2016 at 2:56 PM

Memorandum

Re: Proposed Dimple dell park overlay zone, amend title 15A

To: Sandy City, Mayor Tom Dolan, Sandy City Council

Brian McCuiston, zoning administrator- Sandy City

We are in opposition to the proposed Dimple dell overlay zone and land development code amendment. Dimple dell regional park is a very unique area within the Salt Lake valley shared by many various user groups from all over the State. It represents the efforts by both Salt Lake county and Sandy city to recognize the tremendous value of Open Space within a fast growing community of the Salt Lake valley. The current Dimple dell residential area is unique in that its residents enjoy a more rural setting that is different from the tradition subdivisions surrounding it. Sandy City has the responsibility to maintain the integrity of the surrounding areas of the park by continuing with its current master planned zoning for the area (low density residential). We as a community can identify and build higher density residential projects in other areas of the City. Growth doesn't need to come at the expense of valuable and irreplaceable open space that is currently created by low density residential zoning. we believe that a diversity of residential zoning makes for a better community and you cannot recreate the Dimple dell community anywhere else!

Specifically, I would like to challenge that the proposal identifies the purpose (15A-39-01) "preserve the nature of the regional park and open space". In no way does the proposed overlay zone amendment identify how this objective is met by allowing clustered high density subdivisions around this unique park! I also do not see where Salt Lake County has agreed to this or at least provided comment on this proposal. This Park is owned in part by the County and has recognized it as a "regional park". It is disingenuous to not open up the notification process to a much wider audience unless the City is not interested in a more open public comment process. A rezoning proposal for a 644 acre park should be treated with more respect if the City actually cares what it's residents desire.

I could go into more details of the actual draft of the proposed overlay zone and its specific standards but the overlying question still remains why? What is driving the City's decision to make this change? Is there a known planning need outside of Developer greed? Is it really in the best interests of the residents of the City?

Unfortunately, we will not be able to attend the City Council meeting on June 7th. We request that this letter be forwarded to all the council members prior to the meeting and also be included in the minutes of the public meeting.

Sincerely,

Debbie and Dave DeSeelhorst, 1771 e. dimple dell rd., Sandy, Ut

Received in the Council Office

June 7, 2016 at 8:12 AM

From: Brian McCuiston
To: Verene Froisland
Date: 6/7/2016 8:12 AM
Subject: Fwd: Proposed Dimple Dell Overlay Zone

Hi Verene,

Would you mind either sending this out or giving a copy to all of the CC members today?

Thanks

Brian

>>> "Rob Elliott" <relliott@xmission.com> 6/3/2016 6:39 PM >>>

Mr. Brian McCuiston

Community Development Department

Dear Brian,

We will be out of town on June 7th and unable to attend the Sandy City Council meeting regarding the proposed Dimple Dell Park Overlay Zone. Please read this letter at the hearing and provide each council member with a copy of such. I thank you in advance.

We are adamantly opposed to any zoning change to property adjacent to the Dimple Dell Park and more particularly, the three properties starting at 1861 East and running East to 1895 East, on the north side of Dimple Dell Road. As I understand what is being proposed in a nut shell, is to preclude any development of the northerly portion of the subject properties where they abut the Park, (which is down in the canyon, well below the street level), and in trade, allow for a much denser residential "cluster" type development up above and adjacent to Dimple Dell Road. This, in no way, fits with the rural atmosphere which currently exists, both up and down Dimple Dell Road and is contrary to the master plan and we are very much opposed to allowing this to be approved. Approximately forty three years ago we purchased our property for it's openness and rural atmosphere. Not everyone is cut out to care for the amount of property these large lots contain, but it was our choice not to live in a subdivision but rather have horses and direct access to the Park and it's trails and to raise our children in this very special and unique area. Our neighbors made these same choices we made years ago, including the property owners to the east that are pursuing the subject zoning change. They may be getting older and do not appreciate the openness and hard work as much as they did when they were younger, and we may be in that same situation ourselves someday. But in either case, now or in the future, that should not give call to pursue a zoning change to something less rural, providing for a more dense residential zoning, all in an effort to better line the subject property owners pockets and enhance their retirement accounts. The proposed change in zoning will negatively affect all that remain on Dimple Dell Road. In addition, the current rural R-1-20-A zoning and sparse development which currently exists up against and adjacent to the Park is the correct zoning for providing a less impactive and a much better buffer then the high density "cluster" type development being proposed.

The impact the proposed zoning change would have on the Dimple Dell Park would be detrimental to the fragile nature of the park. The condominium development on the north side of 10600 South between approximately 1400 East and 1500 East is a prime example of this. The subject property was also zoned R-1-20-A and was changed to whatever it is now, with the city providing their normal "300 foot notice" for change in zoning. Since we do not live within the notice circumference, this rezoning passed without opposition. The real negative with this development up next to the Park is the lack of interest and care those that live there have for the Park. The trash accumulation over the last approximate eight years is offensive and has yet to be addressed by Sandy City.

Those of us that currently live along Dimple Dell Road on the South side, take pride in neighboring the Park to the north and do not feel that those living in "high density residential" will take that same pride. The whole purpose of this proposed rezoning is to create "protection" for the park and I think it falls way short of accomplishing that.

Rob and Holly Elliott
1747 East Dimple Dell Road
Sandy, UT 84092

Received in the Council Office

June 3, 2016 at 4:06 PM

From: Brian McCuiston
To: Verene Froisland
CC: bprince@ivoryhomes.com
Date: 6/3/2016 4:06 PM
Subject: Fwd: Albion Ridge Concept Plans
Attachments: Concept R-1-20 Layout 6 2 16.pdf; Concept Dimple Dell Overlay Cluster Layout 6 2 16.pdf

Verene,

Can you please forward this to all of the Council members?

Thanks

Brian

>>> Bryon Prince <bprince@ivoryhomes.com> 6/3/2016 3:20 PM >>>

Gentlemen,

Attached are two concept plans for the proposed Albion Ridge Subdivision:

Concept Dimple Dell Overlay Cluster Layout- is intended to show what Ivory would propose for the cluster layout option under the new overlay zone
Concept R-1-20 Layout- is what Ivory intends to build if the overlay zone fails

I'm obviously not the application in the next Tuesday's meeting but when I get up to speak in the public hearing I would like to show these two concepts to present an example what the cluster layout will allow and help council members better understand the real community value of the overlay zone.

Brian- can you make sure these files are accessible in the meeting? I appreciate all your help.

Thanks,

Bryon Prince

Ivory Development

978 Woodoak Ln.

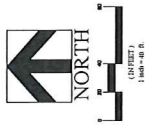
Salt Lake City, UT 84117

O: (801) 747-7015

C: (801) 520-9155

F: (801) 747-7091

bprince@ivoryhomes.com



CONCEPT - ALBION PROPERTY

LOCATED AT: 1800 E. DIMPLE DELL RD., SANDY

ORIG. PROPERTY
7.90 ACRES
TOTAL DENSITY
1.01 UNITS/ACRE

ZONE REQUIREMENTS

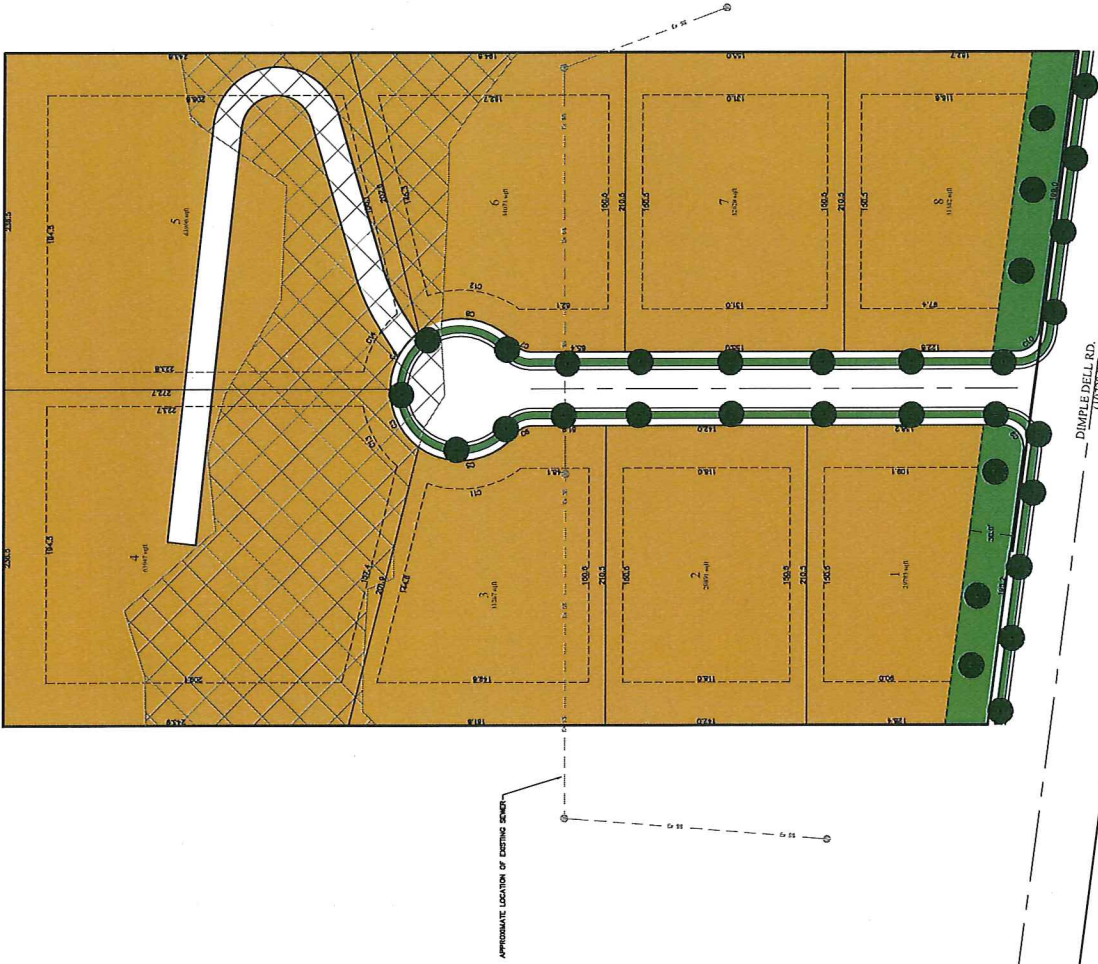
LOT SIZE:
20,000 sq. ft. min
ROW HEIGHT:
5'



UNBUILDABLE SLOPE AREA


SETBACK REQUIREMENTS

FRONT: 30'
REAR: 30'
SIDE (CAL-DE-SAO): 20'
SIDE (STREET): 20'
REAR: 30'



Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CURVE	DIRECTION	CHORD	LENGTH
C1	47.45'	50.00'	049°32'00"	25.89'		N45°31'45"E		45.77'
C2	48.24'	50.00'	049°32'00"	25.89'		S85°42'38"E		45.50'
C3	13.37'	50.00'	08°19'52"	7.22'		S87°28'18"E		12.63'
C4	13.37'	50.00'	08°19'52"	7.22'		S87°28'18"E		12.63'
C5	13.37'	50.00'	08°19'52"	7.22'		S87°28'18"E		12.63'
C6	13.37'	50.00'	08°19'52"	7.22'		S87°28'18"E		12.63'
C7	13.37'	50.00'	08°19'52"	7.22'		S87°28'18"E		12.63'
C8	75.50'	50.00'	046°35'42"	47.64'		S87°13'28"E		68.53'
C9	25.46'	50.00'	07°10'53"	17.00'		N46°27'50"E		25.51'
C10	21.86'	50.00'	048°44'07"	13.30'		S41°23'04"E		19.83'
C11	68.80'	70.00'	049°30'18"	37.06'		N05°32'52"E		65.77'
C12	68.80'	70.00'	049°30'18"	37.06'		S89°23'22"E		65.77'
C13	48.53'	70.00'	049°10'53"	25.89'		N05°10'51"E		48.23'
C14	48.53'	70.00'	049°10'53"	25.89'		S89°09'08"E		47.93'

DESIGNED BY:

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 102 WEST 8000 SOUTH
 SANDY, UT 84070
 (801) 556-8985
 www.focusnh.com

GENERAL NOTE:
 INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



CONCEPT 13- ALBION PROPERTY

LOCATED AT: 1891 E. DIMPLE DELL RD., SANDY,
 ORIGINAL PROPERTY 7.98 ACRES
 TRACT FULLY LOTS 1.38 UNITS/ACRE
 TOTAL FLOOR AREA 1,775 SQ. FT. (0.04 ACRES)
 NON SENSITIVE AREA OPEN SPACE 1.75 ACRES (22.1%)
 SENSITIVE AREA OPEN SPACE 0.84 ACRES (10.5%)
 TOTAL OPEN SPACE 2.60 ACRES (32.6%)

ZONE REQUIREMENTS

LOT SIZE: 10,000 SF MIN, 15,000 SF MAX
 ROW WIDTH: 32'
 ZONE: R-1-20 DIMPLE DELL OVERLAY

SETBACK REQUIREMENTS

FRONT: 20'
 FRONT (CUL-DE-SAC): 20'
 SIDE (STREET): 20'
 REAR: 30'

