

From: [Heather](#)
To: [Marc Houseman](#); [Cyndi Sharkey](#); [Zach Robinson](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); jsorensen@sandy.utah.gov; [Kurt Bradburn](#); [Matthew Huish](#); [Brian McCuiston](#); [Scott Marsell](#); [Jake Warner](#); [Brynn Bohlender](#); mchristopherson@sandy.utah.gov; dbromley@sandy.utah.gov; mcollard@sandy.city.gov; rmortimer@sandy.utah.gov; cduncan@sandy.city.gov; jlovell@sandy.utah.gov; jtsandes@sandy.utah.gov
Cc: [Dennis Hiatt](#); [Naso, Joe](#); lewisland83@gmail.com; [Cody](#); tlkofoed@gmail.com; carihart@msn.com; [Jean Miner](#); pstoker80@msn.com; [Paul Stoker](#); edva555@outlook.com; debbiestok@msn.com; karenc4444@gmail.com; hitchwlm@att.net; myrleva@gmail.com; jenicedavis@msn.com; konstott@comcast.net; kaye.cse@gmail.com
Subject: [EXTERNAL] Coppercreek Rezoning, Community #16 (Falcon Park), Council District 2 File #ZONE-01-21-5975
Date: Wednesday, February 17, 2021 6:52:58 AM
Attachments: [Sandy City Car Congestion.pdf](#)

Dear Sandy City Representatives.

In response to your notice of proposed rezoning of Community #16 (Falcon Park), Council District 2, File #ZONE-01-21-5975, I am **formally demanding a decline of this rezoning change.**

During the neighborhood meeting on January 28th, 2021, held through a ZOOM meeting call, we the residents were given an overview of this plan of the proposed site by the developer, Ben Smith. The barely, 1.02 acre lot is in jeopardy of 8 townhomes along with 2 single family homes. This is greatly increased by 3 times of what normal lots and homes in the neighborhood range. Again it was asked by residents if the builder would consider a lower density than 10 home dwellings. To which we received a solid "no" from Roxy, the current property owner's representative. In fact, not only was there a "no" given, but also a scare tactic stated by Roxy at the end of the Zoom call telling the residents that if we did not agree to this plan and if it was not approved to go forward, that a new property management company was in the ready and lined up to be more aggressive in their use of the lot and building and we would have wished that we agreed to the proposed rezone change. The residents were muted with no means to rebuttal such a statement.

It is unfortunate that the current property owner purchased a property that they have shown they cannot adequately maintain, nor have they been able to be successful in their subsequent business ventures onsite. Their failure to make a good financial investment should not fall on the residents to take the brunt end on. Nor should their living, home equity, and the neighborhood be the ones who pay the price while the owner cashes in on a healthy amount of money rewarding them for their misuse of their asset. No compromise, no regard to residences affected, and a scare tactic rather than real intent on doing what is best for all leaves me with a solid petition to **decline this change.**

The single family lots remain the request of the residents as the rendering of the plat map clearly shows that 3 or 4 single family homes can be plotted into the 1.02 acres of land and adjustments of inlets made to accommodate the entrance to the homes. Much like any other circle of homes is done throughout Sandy, Draper, Cottonwood Heights, and more. This is seen done every day to mesh new homes with the already established neighborhood it joins.

The residents continue to express that WE ARE NOT in favor of the townhomes and still they are presented to us. Mathematically, 8 townhomes and 2 residents presented to us now are only 2 homes shy of the first proposed application made in the fall of 2020.

You and I both know that the longevity of townhome communities is a one (1) year life span of quite, conformed, pleasantly part of a neighborhood. After which, 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.

It has been said by the current owner of this property that in the past this building has had loads of traffic and that this proposed re-zone and development would ease this from the neighborhood. Let me be clear, that this **NEVER** was in the past a high traffic, commotion of chaos and noise from the initial owners as it continues to be a leverage angle the current owners feel is valid. It is not. This was a home. A home to 6 girls, 1 boy and parents that all ran a reception center during the weekend when the father wasn't teaching since he was a schoolteacher. We have never had traffic issues. Loitering. Run down areas and all else this property exemplifies now was never part of it's makeup. They were solid residents that gave back and considered their actions as how it affected the many.

Furthermore, 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 driveways 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 here. 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 more cars, kids, school busses and more is poor and quite frankly, greedy, planning.

Added to this email are pictures that depict a gathering that happened at one home a couple of weeks ago. For a few hours, traffic was congested. Passing cars having to wait their turn to pass through the small area only big enough for one car to pass at a time. Residents had a tough time maneuvering it with 2 streets combining to one that ultimately went out on Copper Creek. Even those coming from the west, had to wait while cars moved through the congested street. Yet, we knew this was for only a couple of hours and it would not be a long

term hindrance. As all gatherings follow suit. However, the owner of the lot and the builder are asking us, as residents, to live with this long term. To live with the hazards and frustration this will cause day in and day out rather than for one off occasions. This is completely out of the question! *(Pictures were approved by resident and neighbor)*. The world is awakening from the Covid slumber. Cars, traveling, gatherings and more that bring traffic back again to the roads are increasing each day.

We agree as residents that something ought to be done. But, the higher density build on a barely 1.02 acre is not the correct answer.

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 and **DECLINE THE REZONING R-10 application**

Regards,

Heather Meier
Sandy Resident





From: [Naso, Joe](#)
To: [Heather](#); [Marci Houseman](#); [Cyndi Sharkey](#); [Zach Robinson](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); jsorensen@sandy.utah.gov; [Kurt Bradburn](#); [Matthew Huish](#); [Brian McCuiston](#); [Scott Marsell](#); [Jake Warner](#); [Brynn Bohlender](#); mchristopherson@sandy.utah.gov; dbromley@sandy.utah.gov; mcollard@sandy.city.gov; rmortimer@sandy.utah.gov; cduncan@sandy.city.gov; jlovell@sandy.utah.gov; jtsandes@sandy.utah.gov
Cc: [Dennis Hiatt](#); lewisland83@gmail.com; [Cody](#); tlkofoed@gmail.com; carihart@msn.com; [Jean Miner](#); pstoker80@msn.com; [Paul Stoker](#); edva555@outlook.com; debbiestok@msn.com; karenc4444@gmail.com; hitchwlm@att.net; myrleva@gmail.com; jenicedavis@msn.com; konstott@comcast.net; kaye.cse@gmail.com
Subject: [EXTERNAL] RE: Coppercreek Rezoning, Community #16 (Falcon Park), Council District 2 File #ZONE-01-21-5975
Date: Tuesday, February 16, 2021 2:27:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thanks so much Heather, you're absolutely correct.

I can easily see how this development will increase the traffic problems there and as it is, we have to watch for cars that turn onto Copper Creek as they may be going right into Kinder-Care so we can't be too close behind them, but cars going east on that part might have to stop for cars coming out, can and will back up traffic and if a car was assuming it's all clear to turn onto Copper Creek, and then finds out all traffic is stopped because of cars parked on Copper Creek and there's a waiting period before the cars can go again, there could very easily be an accident right on 13th East as the driver thought they'd be through the turn in time. I could see most people trying to avoid going that way because it's too scary and a hassle and then we end up rerouting ourselves and taking a longer way instead.

No, this is a very poor decision if the city continues to do this. That street will end up being used as a parking lot and it'll be a real hassle trying to get through there when those new residents have family gatherings or sorts and there's nowhere to park, except out on the street. I could see this actually lowering the value of my house if this goes through and is a big problem like we know it'll be. I love Sandy, and have always loved living here.

I hope Sandy city takes another look at this proposal and sees that it's not really in the best interest of the city to add traffic problems that they were fore-warned about and work to make a better decision for all that are affected by this proposal.

Joe Naso

Applications Specialist

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From: [Julie Hepworth](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Copper Creek Road Rezoning (File # ZONE-01-21-5975), Community #16 (Falcon Park)
Date: Wednesday, February 17, 2021 3:42:23 PM

Dear Sandy City Representatives,

My husband and I (Dave and Julie Hepworth) were just made aware of what has been going on with the former wedding reception site at the corner of 1380 East and Copper Creek Road last night. We live on Stillwater Circle which is the first cul-de-sac off of Copper Creek Road to the north and a bit east of 1380 East. Copper Creek Road is our main road in and out of our subdivision and we pass 1380 East as we head out onto 1300 East to go anywhere. So, this area really affects us.

We are against this request for the change of zoning for the following reasons:

1. The Master Plan, I have been told, has 3 homes on that 1.02-acre lot. This new plan would put 8 homes in that same area. We would love to see 3 or 4 single family homes be built on the property. We would love to see that property developed and taken care of and not be the eyesore it has been all these years.
2. The corner of Copper Creek Road and 1380 East is already a congested area especially during certain times of the day. I have already had several close calls as people exit 1380 East onto Copper Creek Road and don't see me coming from my circle down Copper Creek Road because of parked cars or whatever. It is also a Canyons School Bus pick-up and drop-off site.
3. During rush hour there is already a lot of traffic exiting off of 13th and going in to the KinderCare to pick up or drop off children. Is there a concern about the closeness of the KinderCare (all those children) to a more transient type of housing? Years ago, we were told that there would be a light put at the corner of CopperCreek Road and 1300 East. Imagine our surprise when the light when it was finally installed went on the corner of Waters Lane and 1300 East, when it is our corner that has all the business traffic and neighborhood traffic. We have had accidents at that site.
4. Our neighborhood has already been affected by the allowance of Short-Term Rentals, of which we were involved in expressing our concern to the city, and asking to please not allow them. CopperCreek Road is a narrow road and, in the winter, when we have all these ski people renting in the neighborhood and parking illegally on the roads, the snow plows can't do their job, and only a single lane of traffic can get in or out. We have several Short-Term Rentals on CopperCreek Road alone and one grandfathered-in Ski Rental house. This past winter has been the exception due to the pandemic, but when we finally get back to normal, we will again have that problem in this neighborhood of a congested road, with people parking illegally on CopperCreek

overnight and during times when we need snow removal. I can only imagine that guests to the townhouses will also park on CopperCreek Road. I know I was told that by allowing the Short-Term Rentals, the city can then enforce rules and regulations on them, but from what I see, people are allowed to have them without having the additional parking that is required. I was told I could call and report violations, but what kind of a neighborhood does that create when you have to call and report your neighbors continually? I don't want my neighbors to hate me, but I don't like what they have done to my neighborhood adding all those strangers coming and going at all hours.

5. Lastly, we bought our home in 1982 after living in apartments and apartment communities for the first 9 years of our married lives. We wanted what Sandy City's **Section 21-20-1, R-1 Districts** had to offer *"established to provide residential environments within Sandy City that strive to emphasize a minimum of vehicular traffic and create quiet neighborhoods favorable for single-family detached homes."* We worked hard to save and be able to build our first home. We feel that adding the townhouses on top of the Short-Term Rentals you already let in to the neighborhood will add more traffic in an already congested area depriving us of that "quiet neighborhood favorable for single-family" housing.

Please help protect the rights of the single-family homeowners who willingly pay taxes to have that type of environment and help protect our community. We cannot see what advantage that plan for 8 housing options on that small corner acre would bring. We would love to have 3 or 4 more single-family homes added to the neighborhood. Please deny the request for a change of zoning.

Sincerely,
David and Julie Hepworth
9135 Stillwater Circle
Sandy, Utah

From: [Dennis Hiatt](#)
To: [Heather](#); [Marci Houseman](#); [Cyndi Sharkey](#); [Zach Robinson](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); jsorensen@sandy.utah.gov; [Kurt Bradburn](#); [Matthew Huish](#); [Brian McCuistion](#); [Scott Marsell](#); [Jake Warner](#); [Brynn Bohlender](#); mchristopherson@sandy.utah.gov; dbromley@sandy.utah.gov; mcollard@sandy.city.gov; rmortimer@sandy.utah.gov; cduncan@sandy.city.gov; jlovell@sandy.utah.gov; jtsandes@sandy.utah.gov
Cc: [Naso, Joe](#); lewisland83@gmail.com; [Cody](#); tlkofoed@gmail.com; carihart@msn.com; [Jean Miner](#); pstoker80@msn.com; [Paul Stoker](#); edva555@outlook.com; debbiestok@msn.com; karenc4444@gmail.com; hitchwlm@att.net; myrleva@gmail.com; jenicedavis@msn.com; konstott@comcast.net; kaye.cse@gmail.com
Subject: [EXTERNAL] Re: Coppercreek Rezoning, Community #16 (Falcon Park), Council District 2 File #ZONE-01-21-5975
Date: Wednesday, February 17, 2021 7:44:09 AM

Heather:

Hey, Thanks for pulling things together to help our neighborhood express our deeply felt concerns regarding the current development plans for the Silvercrest Reception Center property. Thanks for pointing out that this property has been totally mismanaged for a significant number of years. Such mismanagement has resulted in a virtually abandoned deteriorating property which is indeed a negative element in our neighborhood. The issue does need to be appropriately addressed.

This proposal, as did the previous one, is skewed heavily toward increased residential density. We all recognize the movement toward providing housing opportunities for people and increased densities are a means to aid in that objective. However, there are areas where increased densities work and there are areas where increased densities do not work. This particular location is clearly an area where it does not work. As has been pointed out, the streets are narrow streets, yet they have turned into primary roadways serving hundreds of families. This has created much ongoing traffic. Even though there are some parking spots included in the proposal, we all know how that works in reality. Just a few extra cars in such a key area will impact everyone.

As a neighborhood, we have noted that a few single-family homes is about the limit on what is reasonable for the location, not the increased density proposed.

From: Heather <smilesnsunshyne@gmail.com>

Sent: Tuesday, February 16, 2021 1:30 PM

To: mhouseman@sandy.utah.gov <mhouseman@sandy.utah.gov>; [Cyndi Sharkey](mailto:Cyndi.Sharkey@sandy.utah.gov) <csharkey@sandy.utah.gov>; zrobinson@sandy.utah.gov <zrobinson@sandy.utah.gov>; bchristensen@sandy.utah.gov <bchristensen@sandy.utah.gov>; [Alison Stroud](mailto:Alison.Stroud@sandy.utah.gov) <astroud@sandy.utah.gov>; knicholl@sandy.utah.gov <knicholl@sandy.utah.gov>; mzoltanski@sandy.utah.gov <mzoltanski@sandy.utah.gov>; jsorensen@sandy.utah.gov <jsorensen@sandy.utah.gov>; kbradburn@sandy.utah.gov <kbradburn@sandy.utah.gov>; mhuish@sandy.utah.gov <mhuish@sandy.utah.gov>; bmccuistion@sandy.utah.gov

From: [Heather](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Zoning for the Copper Creek Road Lot
Date: Thursday, February 18, 2021 9:12:21 AM

From: Susan Middlemas <suemiddlemas47@hotmail.com>
Sent: Wednesday, February 17, 2021 10:33 PM
To: drhiatt6@MSN.com <drhiatt6@MSN.com>
Subject: re zoning

It's Sue again. To be clearer, Steve and I want 4 qtr acre single family dwelling homes to be built on this property being discussed.