

**From:** [Cwilde Life](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Re: Neighborhood meeting community #7 quarry bend  
**Date:** Thursday, March 10, 2022 8:58:16 AM

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Listened to the meeting last night question you said that street parking is legal not always no street parking certain months and before after snow storms and it should not cause viability issues the parking on Harvard park both sides if the street is dangerous I was almost hit there when the grounds crew drove a lawnmower in front of me darting out to cross the street from behind parked cars I stop and was going the correct speed the car behind me was tail gating and going to fast.

Please contact traffic and have the road painted and posted better with the correct speed 25 neighborhood limit. Perhaps several stop signs could also be added.

Would like a sound wall or plant tree lined street on put in on cys road the apartment complex is noisy at 2 and 3 in morning cars coming and going headlight in bedroom window disturb sleep and walking access from neighborhood 910 East to the walking biking paths the less cars on the road if can walk to the park walking paths and green spaces please let's make sandy better and community safe friendly not just bigger

On Wed, Mar 9, 2022, 8:46 AM Cwilde Life <[cwildelife@gmail.com](mailto:cwildelife@gmail.com)> wrote:

Please do something about all the traffic noise and light pollution from the apartment complex on cys road headlights shining in my bedroom window all hours of the night.

On Mon, Mar 7, 2022, 10:53 AM Cwilde Life <[cwildelife@gmail.com](mailto:cwildelife@gmail.com)> wrote:

Good morning Jake

Pleasure speaking with you the other day. Wanted to send a email as you asked with me concerns about the Sugarcreek concept plan.

Please add access to the proposed development plan from Walter's Ln at the light on 13 e and access on Pepplehill road as well the apartment complex created lots of problems for the home owners in the area especially the the street parking on both sides of the street on Harvard Lane the traffic thought the area is dangerous I was nearly in accident there drive the road and cys road everyday speed bump and speed limit enforcement and posting and less traffic not more traffic please.

Please add access to the paths walking paths up on quarry bend biking paths to help decrease the traffic need access from my neighborhood on 910 to the walking paths from 910 would love a walkable community and to be part of that kind of development with a park and green areas and walking biking access to those communities spaces. Including a pond for the geese that have been nesting on the golf course for the 30 years I have lived in area also 30 Hawks some deer foxes raccoons squirrels living there dont just push the wildlife out including wildlife in plan development. The apartment complex pushed raccoons squirrels rats in the our backyards and it was the homeowner who had it deal the problem created by so call progress I personally only use the park and walking path at quarry bend I do not shop at any of the stores much preferred the quiter wild area before hate the traffic. Please make sure to have green spaces provide for the wildlife and give residents in the surrounding neighborhoods access to nice walking Paths. Thank you  
Cindy Wilde

**From:** [John DeJong](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Sugarcreek  
**Date:** Sunday, April 10, 2022 8:10:51 AM

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Dear Mr. Warner,

My name is John De Jong. I live at 1103 E. Pebble Hills Circle. I am writing you this letter as a concerned resident about the Sugarcreek development.

It concerns the road adjoining Sugarcreek with Pebble Hills road next to the LDS ward. Although I am for building residential housing, I think it is a mistake to build the road between the two subdivisions.

I have two concerns about the proposal submitted to Sandy City.

1. The road would create a blind spot for cars coming through. It would be too narrow for street code and create accidents waiting to happen. With the high retaining wall that would need to be built and children in the area, it would be easy to overlook them. My son was hit by an automobile at the age of three in a similar situation of an adjoining road. That is why I moved to this neighborhood because there is less traffic.
2. The road is not needed here and would create more traffic in a subdivision that does not have a lot of outlets to the main roads. This would be troublesome, even more so in the winter months. We are one of the last neighborhoods to see the street plows and it makes it very difficult to get in and out of our streets. Even small hills create a problem.

That small area that you are proposing a connecting road would be better suited for a walking trail. This would create some green space which would be helpful for such a large development and not take away too much of your land. I am in favor of any one of the three proposals submitted by my neighbors, which would create less traffic impact and keep the area a safe living neighborhood.

Thank you for reading this and considering my request.

Sincerely,

John De Jong

**From:** [Cwilde Life](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Cy's road  
**Date:** Wednesday, April 20, 2022 1:12:41 PM

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Meeting on Thursday wanted to ask again for a sound wall or trees for some privacy in our backyards the 3 story apartment look right in to our yards with lights on all night cars coming and going 2 and 3 in the morning and residents of the apartments walk across cys road and smoke in our backyards and the 3 foot dry weeds lining the road that the city is not maintaining because apartments are no smoking.

Also personally I have installed an outdoor shower so my gray water can be used to water our lawn due to drought would very much like a private backyard again. Thank you

4-21-2022

Dear Jake,

I am submitting this letter to you so that it can be included in the record of today's meeting. I realize that today's ReZone meeting is only to address the ReZone. Given the probability that the current ReZone will go through, I want to say that my husband and I support the uniform organization of the individual houses on R-110 sized lots. The people who live in Sugar Creek's homes will be as happy as we on Pebble Hills Drive have been for the last 30+ years. My purpose is to find solutions for the needs of Sugar Creek and the needs of the existing neighborhoods. We all want to be happy and secure in the choices that will be made today and on the final decision on May 17<sup>th</sup>.

I realize that today the decision is for ReZone Only, but I am sure that plans are in the works for development, and for that reason I include partial minutes of our Town Hall meeting held with Dustin, and Alison Stroud present. We want to find solutions that will benefit the homeowners of Sugar Creek and the existing neighbors of our streets surrounding Pebble Hills Dr and Harvard Park, and Gravel Hills Park.

- Why did we move to this neighborhood or have our houses built here?
  - Safety- low crime and safe traffic
  - Beauty of houses and the way they are maintained
  - Friendly neighbors
- Why did I get involved with this "SAVE OUR NEIGHBORHOOD" initiative?
  - Because the same Planning Commission process that approved and managed the Rockledge Apartment Complex is the same Planning Commission process that is managing the Sugar Creek Rezone. And none of us are happy about the travesty that Rockledge has brought to our streets.
  - After the first Sugar Creek Sandy City Planning Commission meeting, a group of us got together and decided on a consensus of problems/questions/solutions that we agreed upon that are needed to continue the way of life that we invested in when we purchased our homes in the first place.
- We drafted 3 proposals that we agreed would be sound solutions to the coming development, knowing that we wanted to be solution based and not just negative push back.
- A handful of us then went door to door to gather opinions and ideas regarding our proposed solutions
- We gathered over 50 signatures that were in complete support of our 3 proposals.
- Proposal 1 will be covered by Caleb Bentley.

- I presented Proposal 2 and 3.
- Proposal 2:
  - Much needed relief from traffic problems on Harvard Park
    - Find solutions to the danger of cars parked on sides of Harvard Park and by Rockledge residents.
    - Possible solutions could be:
      - A Marked Bike lane near the white lines...to dissuade parking
      - Eliminate parking on one side of the road entirely. Visibility and accessibility to traffic would be greatly enhanced.
      - Ticket Commercial Trucks that habitually park there.
      - Create a crosswalk at the juncture of Harvard Park and Cy's Road
      - Create Speed Humps
        - They DO exist on Sego Lily Rd. and in all surrounding cities
    - Put a 3 way stop sign with flashing red lights at the base of the steep road that joins Harvard Park and Gravel Hills
- Proposal 3
  - Real green space is needed!! Some solutions could be:
    - Create open green space in a neighborhood park for both Sugar Creek and our existing neighborhoods.
      - The concept that is exhibited in Daybreak and other neighborhoods in Sandy of providing green space entices people to live and dwell there with their families.
    - A walking path could also be an alternative.
      - It could include a green spaced trail that might include historic markers and plants that could be planted that are drought tolerant, while maintaining trees that would already exist along the trail. People and their dogs could enjoy this feature. It would start in our neighborhood and continue thru Sugar Creek.
  - The massive loss of trees, greenery and water spots will severely impact clean air and global warming.
  - This is the last opportunity for green/open space in our part of Sandy City.
  - Once it is gone, it is gone!!!
  - We want to be good neighbors to the Sugar Creek neighborhoods, and solutions to these issues can be found if we work together. These solutions will also favorably impact the new home owners of Sugar Creek.
- Continue the drive because whatever happens can still be improved on and agreements can still be changed even whatever the verdict is. The Developer who is hired to build Sugar Creek, if the ReZone goes thru, will be looking to create the final plans for the building of this community. So our focus and work continues.

- We will only be successful in these proposals if the majority of us get involved and make our voices and needs heard.

Those of us who attended our Town Hall, interacted in an awesome 2 hour meeting, and a thorough presentation of the issues were shared.

But we still need your help.

I will be submitting your names only (no contact info for privacy concerns) to the Planning Commission Meeting on April 21<sup>st</sup> to show the strength in numbers of our needs and requests and our desire to work with our City servants to find solutions that will be successes for all involved.

Planning commission will be held meeting on April 21<sup>st</sup> for rezoning.

This meeting will be held virtually and in person.

May 10<sup>th</sup> meeting Planning Commission to present findings to the City Council.

May 17<sup>th</sup> meeting the City Council will decide a final decision regarding ReZone.

**We realize that all of the above issues are not the responsibility of the planned Sugar Creek development, but are solely the responsibility of Sandy City. Again, the reason we bring these needs to the attention of this ReZone meeting is that the Sandy City Planning Commission did not take these problems into consideration as they rezoned the adjoining area of Rockledge Apartments, Gravel Hill Dr, Pebble Hills Dr and most problematically, Harvard Park Dr.**

**I look forward to the solutions that will pour forth as the ReZone, and the Developer's plans Create the homes of Sugar Creek. We want to be good neighbors to Sugar Creek, and we want the development of Sugar Creek to be good neighbors to us.**

**Please find below the names of the existing neighbors of Pebble Hills Drive, Gravel Hills Drive and Harvard Park Drive who support Proposals 1,2,and 3 who are in great support of the above stated issues.**

AARON CLEVERLEY  
ALISON STROUD  
ANN GLOVER  
BAILEY BLACKHURST  
BEN & LENZY HURST  
BRENT LAKE  
CALEB & ELLEN BENTLEY  
DAMON MARTIN  
DAVE & ROXANNE PARKER  
DAVID DUMAS  
DEB & DON PECORELLI  
DON & BEVERLY CUTSHAW  
EDWARD DUKETTE  
EVERCARDO R REYNOSO  
GARY AND JULIE MICHAELS  
GOPAALA KRISHNAN  
GREG AND MARY GRIFFITHS

JAMI MARTIN  
DAMON MARTIN  
JANE & BRAD ERWIN  
JANIS GREEK  
JAY CHRISTIANSEN  
JESSIE MORRIS  
JOHN DE JONG  
JOSH & HANNAH NAKAOKA  
KALON COLVIN  
KATHY STRINGHAM  
PHIL STRINGHAM  
KATHY THOMAS  
KATRINA BLACK  
LAURA CLEVERLEY  
LINDSAY & COLBY DEAN  
LORRAINE MCCLELLAN  
MICAH STEPHENS  
TAI WINN  
NATALIE WALCH  
PAM AND CARL BAUMEISTER  
PANKAJ & DIPTEE PATEL  
ROBERT MONSON  
RYAN BENCH  
SAGE LEPPALA  
'SIONE BLOOMFIELD  
SUE AND TY KIISEL  
TODD AND DIANE MORRIS  
TRISH BENCH  
TYLER KEMP  
VERN GREENBAUGH  
VICKI HOUMAND  
JOHN GLASSEY

**I hope and pray that the good of the whole be met in the current ReZone decisions, and the coming decisions of of the Sugar Creek development.**

**Thank you for reading this and putting it in the record of the minutes of this meeting.**

**Respectfully,**

**Deb Pecorelli**  
**8709 S Pebble Hills Dr**

**From:** [David Parker](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Sugar Creek Development  
**Date:** Thursday, April 21, 2022 3:12:55 PM

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Dear Mr. Warner,

I have lived on the north side of PebbleBrook Golf Course now for over 34 years. It is a good neighborhood. The neighbors are concerned about each other and up until a few years ago, crime was not prevalent. Since that time, we have had large developments including WalMart Lowes, Quarry Bend shops, Alpine Meadows and Rock Ledge. Traffic has soared. Crime is a common experience. we would like to take back our neighborhood and request support from you and Sandy City.

We have received notice of this new Sugar Creek Development. I have also listened to two different meetings where our good neighbors have expressed some concerns. While part of this may not be relevant to the re-zoning meeting, we want to make sure that our City Council understands issues that have been raised. We have over 100 signatures of our good neighbors who have expressed concerns. Let me summarize the main concerns.

1) Integrating the new neighborhood into the existing neighborhood and help foster cohesiveness, comradely and minimize crime or unsightly areas. In review of the proposed layout, it is markedly clear that Sugar Creek wants to maximize lots while minimizing infrastructure, and making the area a nice, pleasant and worthwhile neighborhood. They have not allocated anything other than a couple hundred feet for a park. There are no walking or bike trails and clearly, this would violate the intent of the Council to have a walkable neighborhood. We would also expect better neighborhood health if trails were installed. These are minor expenses and would enhance the area.

2) While the golf course was mainly a neighborhood course, it also provided much. Oftentimes, we have seen many animals including deer, elk, squirrels, rabbits, foxes, red tail hawk, eagle and we have even seen a coe wolf. There are other animals that I haven't mentioned, but these are ones that I have personally seen.

3). The area has significant history. There is a vital pioneer weir located above Cy's road. This was an absolute necessity for the local farmers and local economy. Further, the railroad had a spur that started at 90th south and State and when up through this property. Not only did this spur carry granite blocks for the Latter-Day Saint Temple, it also carried lumbar, supplies and necessities to the mines and workers up Little Cottonwood Canyon. Quarry Bend was a vital part of the reconstruction of I-15 and other main roads. The name "Sugar Creek" doesn't mean a thing to this area or development.

4) Increased traffic and transportation issues: With 135 homes and the main corridor going on to Cy's Road (a commuter 2 road) and 1300 East, there should be an increase of traffic by more than 1000 cars per day. The intersection of Cy's Road and Harvard Park has a swooping bend and cars are parked on both sides of the road at Rock Ledge. Parking is going down both sides of Harvard Park north of Cy's Road. This creates a blind area. A four way stop should be implemented. Likewise with the travails of Harvard Park Road, there should be a 3 way stop at Gravel Road. The road should not be considered a Commuter 2 road and should just be a neighborhood street.

5) Dangerous areas and Overlay sections. There is a significant issue with an access road from the development on to Pebble Hills Drive. Sandy has noticed that there is a significant slope on this area, more than 30 degrees. The soil is strictly alluvial sand and you do not reach any stable bedrock for another 75 feet. Sugar Creek has suggested an access road. This is not feasible because a) it would take significant excavation for the road which would endanger the neighboring homes b) should a retaining wall be erected, it would cost significant amounts, but would be an attractive nuisance for taggers, graffiti artists, inquisitive youth etc. The base of the retaining wall would be over 4 feet if it is constructed correctly. I am sure you are well aware of the issues in North Salt Lake where slope and ground material were not considered appropriately d) the area owned by Schneiders is too narrow according to the Sandy City Code. We would object to any variance of the size of the road. And finally e) in violation of Sandy City Code, it does not create a right angle intersection, but rather another blind area. While there is a connector between Pebble Hills Drive and Gravel Road, this is mainly an access road and not a designated street.



I have written Walter Plumb and voiced my concerns. I have not heard back from him concerning any my raised issues. I am still willing to meet with him. I have some suggestions that not only would enhance the area, but would be minimal costs and could benefit both his company and the neighborhood. With his lack of response, it gives us the feeling that he wants to ram this development down our throats and not consider practical and important policies.

I would be happy to answer any of your questions or address any of your comments.

Thank you for your time and consideration.

David W. Parker  
801-699-5400

Sent from my iPad