

Sandy City Council Meeting

7pm Tuesday 2/28/2017

It is a public hearing with an open public comment period in the beginning where citizens can comment for 3 minutes on pretty much any topic - doesn't need to be an official agenda item. This is where we need your participation.

- 1) Although the North Rim Trail paving is a County project, Sandy City leaders have apparently supported it for a long time. We want to bring to their attention, to Mayor Dolan and the City Council, of the growing opposition for the North Rim Trail pavement, and offer them fact based, well-reasoned arguments why they should review and withdraw their support for the pavement.

As Sandy citizens, we need to ask our leaders to rethink their support for paving the trails in Dimple Dell for reasons that may not have been considered planning started years ago. Please come prepared to comment on how you use the park and a single issue most important to you, such as:

- Preserving wild space and need for tranquility
- Impact to wildlife and native plants
- Terrain and environmental harm/eco cost of asphalt
- Archeological importance of the park
- Anticipated conflicts from high speed bike traffic
- Trail degradation and erosion maintenance on sand
- Increased police and fire enforcement costs
- Historical importance
- Lack of alternatives for current users vs. existing alternatives for hard surface users in virtually every other park
- How Segoe Lily already meets the connectivity needs for cyclists
- Unanticipated consequences, etc.

Please **prepare your comments and be concise**. We want to offer constructive, fact based comments and give our leaders the opportunity to show they care about the community. You'll only have 3 minutes and it goes by fast.

We will be **asking Sandy City to review and withdraw their support** of the North Rim Pavement project in light of overwhelming constituent opposition, and the current preservation needs of the community.

Our Requests:

- A. We ask for a public hearing or agenda item for Sandy City to more fully consider **open space preservation and education**, and not connectivity or development, as the main goal for Dimple Dell Park. Preservation is the primary goal identified for Dimple Dell in the County's master plan. It would be great if Sandy would pass a resolution in support of the master plan priorities. (Pavement is not one of them). All other purposes for the park must be weighed against preservation and maintaining the park in a natural state.

We ask that Sandy City offer a public meeting to hear the needs of its constituents against developing the park.

- B. We want to ask the City to **revive the studied Dimple Dell overlay plan** because the city needs a comprehensive plan for managing development demands around the park. We **cannot continue to have development decisions made on a case by case basis.**

We want the City representatives to be prepared and informed by their constituents as the county reviews the North Rim Plan. We want to be a resource to our elected officials, not an angry opposition group. **We need their support and they need to hear from us** as this issue develops at the county level, so they are informed and up to date in the needs of their citizens.

- 2) Coincidentally, also on tap this Tuesday at the City Council meeting is a developer Boyd Bradshaw / Quail Crest's request to rezone 3 adjoining properties on Dimple Dell Road, right across from the cemetery. The developer proposed building 13 homes where now 3 exist, with room for more homes to be built in the future. These lots back down into the park. If this sounds familiar, it's because this

project already came before the city council and the rezone was denied at the January 17, 2017 meeting. This was a very highly attended meeting that went from 7 PM until nearly midnight. Most who attended were opposed to the rezone and were worried about its negative impacts on the park and congestion along Dimple Dell Road.

Now the developer is coming back **a month later** and the council has to decide on Tuesday if there is some "significant new fact" that would allow the developer to revisit the issue so quickly. Without meeting this threshold test, he'd have to wait 12 months to resubmit to the council. The new fact he's offering is a conservation easement on the lower section of the properties, beneath the hillside slope. Under city rules, there is **not much public notice requirement**, and only a few neighboring property owners got written notice of this agenda item. Also, **there is no public comment section on this agenda item on the "new fact test."** **It looks like it will move forward.**

Our concerns here are we think **more than just a few next-door neighbors should have received notice** of this coming back before the Council so soon. Even if there is no mechanism for public comment at this stage, the **process should be transparent and the public should be better informed.** We'd hope the City looks at that and makes some changes going forward.

We would ask the city to **expand their notice zone** so more neighbors in the area will get notice of when and if the rezone application is reconsidered.

While this agenda item is not open for public comment under council rules, our **strong physical presence** at the hearing, and perhaps **some comment in the earlier open forum portion** of the meeting will inform the Council of **our keen interest in the project and all things around the park.** Assuming the rezone request moves ahead, there will be a big open forum hearing with public comment on the Bradshaw development on Dimple Dell Road. That is slated for as early as **March 21, 2017.**

Just to review, the developer will get another crack at bat on the underlying rezoning application, offering a conservation easement now on the low lands in exchange for denser development on the top rim.

Many at the January meeting felt the lower section could not be developed anyway because of the steep grade of the hillside, and saw that as an empty threat, while others feel this might be a welcome compromise.

Hope this helps you prepare and get informed. If you think something was overlooked, please email us at dimpledellwild@gmail.com.

Since the second issue isn't open for public comment, the meeting is not expected to go that late but **ya never know till you're in there.**

- 3) Finally, the Sandy City Council hearing on Tuesday should not be confused with the upcoming big mamma jamma **County hearing/open house in the North Rim Trail project.** The date for that has not yet been announced, but we will keep you posted. Word us that will be held at the Sandy Expo center **sometime in early March.** Stay tuned.