

EXHIBITS DD

9/18/2021

Re: Proposed New Development
Meeting Date: 9/27/2021 – Public Comment
File No: 21-014 SUB/TREE Deer Meadows Subdivision (TYPE III)
Physical Address: 40808 and 41010 Highway 26
Tax Map/Lots: T2 R5E Section 18 CD, Tax Lots 900 and 1000

RECEIVED
SEP 27 2021
City of Sandy

Sir(s):

I would like to ask the planning commission to consider the following proposals.

After reviewing the latest notice that was issued and mailed to property owners within 300 feet of the site on August 10th, 2021; I/We would like to voice our opinions about the following two items we don't feel have been addressed fully in this latest proposal.

1.) Access in and out of the new proposed development is very limited. After reviewing the latest map it is clear that the only access into the new development will be by driving into or out of either Fawn Street or Dubarko. This is a huge concern of our quiet neighborhood. Our neighborhood takes pride in the fact that it is quiet and pedestrian safe and friendly. Because of that we have two suggestions as follows:

- Proposal No. 1: is that commission provides access into and off of Highway 26 into this new neighborhood somewhere between Langensand and Shorty's Corner. With 32+ new homes going into the proposed area we feel traffic volume will become a much bigger problem. With the average residence having a minimum of two vehicles, that would increase daily traffic by 64 vehicles traveling twice a day through our quiet neighborhood streets.
- Proposal No. 2: We would like to suggest that the commission would consider constructing traffic circles into this new area on both the intersections of Fawn and Meadow and Dubarko and Meadow. Without excessive speed deterrent's a straight shot into the new proposed neighborhood we foresee a huge pedestrian safety problem. Speed bumps "DO NOT" slow anyone down enough. The pick-up trucks using Meadow Avenue, Fawn Street, and Dubarko lately have developed excessive speed issues. Traffic circles will and would be a great solution to that problem.
- Proposal No. 3: We would like to see the developer remove the Douglas Fir trees behind the homes on Meadow Avenue between Fawn and Dubarko. Those trees create a potential HUGE fire and safety hazard. With the increase risk of fires growing annually and the development of these new homes those Douglas Firs most definitely are more and more of a huge fire risk. If a fire were to enter into our area in the future like we almost experienced in 2020, our whole neighborhood would have to flee just because of those trees. Please remove them - We do not want those trees to remain.

Both my wife and I have discussed these items with our neighbors numerous times. We love our neighborhood and would like to continue to find it safe and livable for our grandchildren, neighbors children and ourselves, and as free as possible from any future fire risk and traffic issues.

Respectfully,



Vincent & Lynn K. Mandina
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