

January 12, 2016

Dear Sandy City Council members,

I'm writing to you concerning the proposed Boulder Ventures Rezone request at approximately 300 East 10600 South.

As a resident of Sandy for 39 years and as a resident in the community of this zoning request for the same 39 years, I wish to state my opposition to this request and ask for your support in denying this request for high density zoning / housing.

In the past 39 years we have seen a lot of change in Sandy and we are not against change, but at some point and in some instances change isn't the right thing for the community and this is one of those instances. There are over 1,500 high density units now under construction or newly finished in the area with 790 of those units directly north of our community and more are planned as I'm sure you are aware. The city and community have only felt the beginnings of the impact this mass of new development will have on all of our resources and despite every engineers guess the real impact is yet to be determined and will be our reality to deal with when it is. The point being we have enough high density in the area and don't need to add more right between two low density neighborhoods.

In this instance the developers are attempting to bring high density right in the middle of our community. In Sandy City's Land Development Code 15A-20-07 B it states: " Every planned unit development shall be designed to achieve the following design objectives: 2. Be related to existing and proposed land use and circulation plans of the community and **not constitute a disrupting element in the neighborhood. C. be compatible with adjacent residential areas**". With the surrounding neighborhood zones of R1-20a, R1-10 and R1-8 and considering a significant area on the proposed lot is taken up by the canal and the narrow land on the north a PUD designation would need to be PUD 3 to be compatible with adjacent residential. When the high density to the north was approved the community was assured there would be low density buffers on the north side of 10200 south to insure the integrity of the community to the south of 10200. If this new zoning were approved it would shatter those buffers and promises.

Because they are counting the canal as the majority of the open green space the condo's would be unnaturally dense around the existing church parking lot. That coupled with the design of no driveways and no parking on the streets will create an impossible situation for the future HOA and the Church to be able to stop the church parking lot from being used as the overflow parking. Which will certainly cause a "disrupting element in the neighborhood" as stated in the development code.

About 99% of the residents surrounding this land are opposed to this high density zoning but understand that a PUD with densities that were "compatible with adjacent residential areas" may be the best fit at this location. We have collected over 520 signatures and the impressive part of that is nearly 100 % of the people contacted were united in their opposition to this zoning change.

I think the city has been sold the idea that the tracks and canal provide a buffer from the existing

neighborhood as if we are being protected some way by being an extra 60 feet away from the high density. And that, is missing the whole point, we are not looking to be protected from, we are looking for a neighborhood that we can be a part of, that as the ordinance states is "compatible" with the existing community and neighborhood. We have a great community, an invested community that care about each other and care about Sandy. That is why individuals took the time to walk door to door to talk to their neighbors. That is why you have a petition with 520 signature that represent over 2,000 if everyone would have been home when they were going around. This very type of community and neighborhoods are the very backbone of Sandy City and it is important everything that can be done, is done to protect this dying dynamic that is so vital to the health of the city. Please don't further fracture something that important, for the sake of a road and so a developer and UTA can make more money.

There really are other solutions to accomplish what the city wants and what the community wants (I have talked to Mike in the planning dept. and Ryan in transportation about some of them). It may involve the active participation of the city the developers and the community but it would be worth it. I personally would be willing to donate my time and effort to further this discussion and solution.

I petition each of you to take very seriously the wishes of this united community and not allow this request for higher density to go any further.

Thank you for your service to Sandy City and thank you for considering our concerns.

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