From:	Gary Martin
To:	Mike Applegarth
Subject:	rezone application (File #ZONE-06-19-5665, Bell Canyon Cove) on behalf of Bell Canyon Cove LLC., requesting that two parcels, 4.5 acres, located at 1785 E. and 1815 E. 11400 S. be rezoned from the R-1-40A Zone
Date:	Tuesday, September 03, 2019 10:19:24 AM

Chapter II Sandy City General Plan

Goals and Policies Adopted January 1997(Revised November 2017)

COMMUNITY IDENTITY
GOAL: 1.0 ESTABLISH A STRONG COMMUNITY IDENTITY IN SANDY.

GOAL: 2.0 CREATE AND PRESERVE DISTINCTIVE QUALITIES IN THE COMMUNITIES AND NEIGHBORHOODS.

GOAL: 3.0 PROVIDE A STRONG CITIZEN PARTICIPATION PROGRAM FOR SANDY CITY TO OBTAIN INPUT AND TO INFORM AND INVOLVE CITIZENS IN THE PLANNING PROCESS.

To the Sandy City Council:

My family returned to Utah 16 years ago and purchased property in Sandy because it had a strong identity as an equestrian friendly city, and unique in being a suburban area that maintained open spaces, large lots and animal zoning.

Part of Sandy's character and one of the only things that makes it unique among other cities in the area is its accommodation of larger lots and an animal/equestrian community, with proximity to Dimple Dell Regional Park and Brandon Canyon. The city's master plan stated that new development should not change the character of existing neighborhoods, and we trusted the city would act in good faith on future development to preserve those distinctive qualities.

Many of our neighbors are just now finding out about this potential rezone and no doubt many more are unaware. If we want to provide a strong citizen participation program to obtain input and involve citizens in the planning process, there should be a more robust mechanism to inform them. Quietly notifying people only in a 500' radius to the affected property, is not adequate to encourage citizen participation. This rezone will affect a vastly larger number of citizens. Posting large signage about the zoning change on site (like other cities do) and expanding the notification beyond 500' would help inform the community of proposed action.

In the previous meeting, the landscape architect proposing the development stated that animal use in Sandy is recreational and therefore not a valid use of the property. Picnicking, soccer, basketball, football, tennis, pickleball, and baseball are also recreational. Should citizens give up those activities to meet a perceived demand for high density housing? We've already lost the opportunity in Sandy for a large central park in favor of big box retail and high density apartments, and we will never get back that or other open spaces that are already developed in the area.

Another argument was made that animal zoned property uses a lot of water and was therefore

an environmentally unsound use of the property. The many residents and lawns of the 18 lots of the proposed development would not do without water. They also would not do without sewer, furnaces, air conditioners and multiple automobiles. A strong case can be made that rezoning would have the greater negative environmental impact.

The landscape architect proposing the development argued that there were many R10 neighborhoods in the area, justifying a zoning change. In actuality, he demonstrated that there are already *enough* R10 lots in the area, and what is needed is to keep a variety and preserve some R1-40a lots.

There was also a property rights argument made. The fact is that no one is trying to deny this owner's property rights. She has the same rights as any other property owner; the right to market and sell the property as zoned or come before the city council and her community and persuade the council to change the zoning. The council, however is under no obligation to modify zoning for any property owner that requests it for a larger return on their investment. If that was the case, then every property owner would feel entitled to a zoning change to whatever they see fit. As you know, there are many other factors to be considered; traffic, safety, city resources, environment, and not least, the desire of the community to maintain the quality of life that they came to Sandy to achieve.

Let's maintain some of our city's unique character and not turn Sandy into just another crowded, traffic congested Wasatch front city.

Respectfully,

Gary Martin
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