From:	Elizabeth Thackeray
To:	Mike Applegarth
Subject:	OPPOSE REZONE of 11400 S
Date:	Saturday, August 31, 2019 2:16:06 PM
Attachments:	image001.png

Please do not rezone the property at 1785-1810 E, 14000 South. It is not the best use of the property or good for the neighborhood.

I am against ANY rezone of this property for many reasons.

1. **Not consistent with Master Plan**

Sandy has had a master plan approved by the citizens for 40+ years. **Many people including me relied upon this when they invest their savings and put their stake in the city.** I chose to move here because the plan allowed for family friendly and horse friendly neighborhoods with large lots. All of us who invested in this community have "buy-in rights" that should be protected. Three of the members of the current City Council have all but ignored the Master Plan over the past few years, allowing multiple higher density developments where previously large lots were prescribed. I believe we need to adhere to the Master Plan, unless there is a true compelling reason to change it. (I.E. the need for a school, church, or other need for public good.) Rezoning just because a property owner and developer want to make more money is not for the public good.

2. **Economic harm to neighbors**

Right now there are too many R10 lot homes for sale in this area. **Adding to the supply of those lots with newer 700-800k homes will simply devalue all those nearby. There is significantly more demand for larger lots, so the argument the developer has made that everyone want smaller lots is just false.** The only parties standing to benefit from this is the current owner and the developer. Neighboring properties will be devalued.

3. **Unjust enrichment**

It has been zoned for 1 acre lots for many years (at least 30+) in a County "island". The property was recently annexed into Sandy city and they immediately asked for a rezone. **For the last 50 years they have paid lower property taxes on the land because of its zoning and agricultural use.** Now that they're ready to move and a developer is offering four times the current market value they feel they deserve having their property instantly quadrupled in value. (Current value is already significant, especially when you consider what was paid for the property 50 years ago.) This sets a dangerous precedent, meaning any landowner could expect the same treatment from the city. **An instant windfall at the expense of the surrounding neighborhood.**

4. **No compelling need or cause.**

As referred to in 1. above, rezones should only be approved by the City Council if compelled by need for the public good. It is not unusual to rezone a property for a church, school, recreation or Commercial zone. **There is no compelling reason to rezone property just to provide smaller lots so a developer can make more money.** 5. Traffic congestion, overcrowding

Imagine the added traffic on 11400 So. and surrounding streets by adding first 14 new residences plus 30+ more when the zoning on the adjacent property is also changed, (which they will no doubt want to do if this passes.)

I'm unfortunately not able to attend the city council meeting because of my work schedule, but I **strongly oppose** the rezone and hope you will represent Sandy's citizens by opposing the rezone as well.

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