From:	Brooke Christensen
To:	Pam Lehman
Subject:	Fwd: Proposed development at Reams Property (10670 S. 700 E.)
Date:	Tuesday, March 26, 2019 9:58:08 AM

Brooke Christensen
Sandy City Council- District 1
801.455.0800

Begin forwarded message:

From: Mandy Allen <rigby.mandy@gmail.com>
Date: March 25, 2019 at 9:12:43 PM MDT
To: Brooke Christensen <bchristensen@sandy.utah.gov>
Subject: Proposed development at Reams Property (10670 S. 700 E.)

Ms. Christensen,

As a Sandy City resident who lives on the street directly south of the Ream's lot, I have some comments about the proposed development by the Thackeray Company.

I am concerned about how this proposed zone change fits into the general 20 or 50 year Sandy City plan. I do not believe that zone changes should be approved unless they fit into the long term vision for Sandy City as a whole. City planning should not be hastily decided just because a private company sees an economic opportunity. Why was this site initially zoned as Planned Center-Neighborhood District and not for residential development? What has changed? If high density housing is needed in the City, which sites are most appropriate? Piece-meal decisions that are directed by private companies without considering the city as a whole will not serve the citizens of Sandy.

I am against having rental properties in the development. Housing values for rental properties will be lower than owner-occupied homes. Families moving in and out will also have a negative impact on schools in the area. With my house right next to this site, it would have a negative impact on my property values.

The proposed density of 12 units per acre is far too dense for the area. In consideration of the surrounding neighborhoods, a density of 5-6 is more appropriate.

I am also concerned about the lack of green space in the area surrounding our neighborhood. We enjoy the birds of prey and other wildlife we observe in the open space at this site. Completely developing this site as a high density development reduces any open space and I strongly believe open spaces throughout Sandy City are important.

Thank you for your consideration

Mandy Allen