From: Rychen Jones
To: Mike Applegarth
Subject: Re: Bell Canyon Cove comments - 9/3 City Countil Mtg
Date: Tuesday, September 03, 2019 12:43:49 PM

Mike,

I may not be able to attend the city council meeting to be held on September 3rd where the rezoning of the so-called "Bell Canyon Cove" development will once again be considered. In the event that I am not able to attend, I would appreciate if my thoughts on the issues are included:

My name is Rychen Jones and I'm a resident of sandy and the north boundary of the property in question borders a portion of the south side of my property.

I don't have traffic studies, or water use data, or tax ratios, or any other data to support or oppose this issue. And as a fairly new resident of Sandy and to Utah I don't know all the relationships that exist here between the various players involved.

I fully and unequivocally support the Ms. Shaw's right to sell whenever, to whomever, and for whatever price and terms she desires. That's her right. And I think we would be hard-pressed to find anyone that disagrees with that.

However, it's not her right, as she indicated in her written remarks that she would like it to be, to zone it how she wishes.

So here we are. And if it's not about whether she should or shouldn't be able to sell the property, then why are we all here? Why are we all doing this? It's about money.

It's seems clear that the proposed rezoning to R-1-10 lots maximizes the gain to both the seller and the developer. That's evident in their resistance to listening to the outpouring of opposition asking for larger lots, lots large enough allow for large animals, for instance, as the neighboring properties currently do. And while smaller lots and greater number of homes may increase the amount of taxes that come to the city, it is incremental at best.

What is interesting to me is that with those I've known since moving here and those I've met more recently, I would bet that with the Rolodexes of the individuals that are passionately opposed to this rezoning, 3 or 4 potential buyers interested in a 1+ acre lot could be found in a fairly short amount of time. Buyers who would perhaps even pay a bit of a premium for such a lot because there is so little supply in this area for the demand that exists, if it was known they were available.

So it’s about money. And margins. And profit.

I may stand corrected, but I don’t believe it is the job of any city council to help negotiate the highest price for an individual seller.

Rather, I believe the City Council's role is to take the information presented as well as the feelings and opinions expressed by the community, and make the best choice based on the prevailing desire of that community.

So as each of you consider your options tonight, you can decide to make changes to the zoning in a way that will never be able to be undone and will certainly set a precedent. Or you can choose to reject this application, make no changes at this time, and allow for other suitable solutions to be found that ultimately meet Ms. Shaw's objective of selling her property.

While there are strong opinions on both sides of this matter, it is clear from the response to two city council meetings in two weeks, as well as a planning commission meeting and a neighborhood meeting, that an overwhelming number people in the immediate vicinity to the property in question are opposed to this rezone. I stand in support of that opposition.

I would encourage you to choose to listen to these voices and allow space for another solution to be found rather than deciding to be in the business of essentially helping negotiate the highest price or largest amount of gain for a small number of individuals. Thank you.

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