

Dear Sandy City Planning and Council Members

June 16, 2016

This is an amendment to my earlier letter dated January 12, 2016 opposing the rezoning at 10661 South 300 East, which letter still applies to this latest request. I wish to outline a few “significant new facts and information” showing that this request is still at least 65 units to dense.

First, as per the 2012 master plan attached, we were “sold” the idea during the zoning of the ultra high density developments to the North of this property. That this proposed property would have 12 single family homes @ 2,500 square feet each and 73 townhomes @ 2,000 square feet each for a total of **85 units**. (Which was higher density than the single family homes previously promised) Was that just a guise? A switch and bait? Or should the City and the Developers actually keep their promises. The community would support a rezoning of the property with a maximum of 85 units above 2,000 sf. It is our feeling that this promised density should not be compromised.

Second, the justification for higher density on this site has before been the excessive infrastructure cost. With this request and the proceedings in the city council these infrastructure costs have been greatly reduced:

1. In the city council it was stated that the city should pay for the main road connecting Beet Digger and 10600 ( Ryan told me after the meeting he would have to build it into next year’s budget)
2. The viaduct and other canal crossings are no longer in the project
3. The trail is system is no longer in the project.

These items are “Significant New Facts” that no longer justify this high density.

Third, if you look at the existing piece of ground on the east side of the Church that is zoned PUD 8, and developed it on its own as it was originally rezoned. By the time the road and green space were taken out it would have half of the units now planned in that space. That would be about the same density or less as the whole site would be with 85 units as shown on the master plan.

With the use of the unbuildable and unusable canal (4+ Acres) factored into the green space along with the unbuildable narrow land to the north. This proposal will unnaturally stack the development around the existing Church parking lot. Guaranteeing an impossible situation for the future HOA and the Church in which neither will be able to stop the church parking lot from being used as the overflow parking. Please don’t allow that” disrupting element” to be a part of

this project, by allowing this stacking. Again 85 or less units is more appropriate to the site and to the intent of the original PUD 8 zoning on the east.

Lastly a few comments on the significant new fact as stated by the developer in his letter.

They state a 25% reduction in units from 200 to 150. The proposal that was denied by the City Council was 181 units 17%

Raising visitor parking to 113 is still 37 less than one visitor per proposed unit. And no mention is made of park able driveways or street parking.

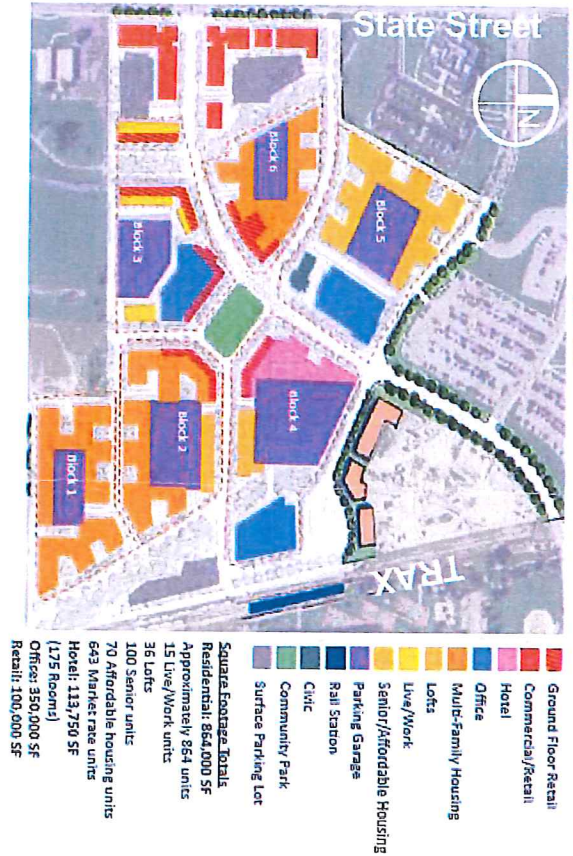
We would ask that whatever you decide on the zoning that you would limit it to a maximum of 85 units and consider the wishes of this involved community and give weight to the 520 signatures representing the concerns and wishes of a community already overwhelmed with the existing high density in place and being built in the area.

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

Reed Stallings

# Mixed-Use Master Plan – Community Charrette (January 2010)

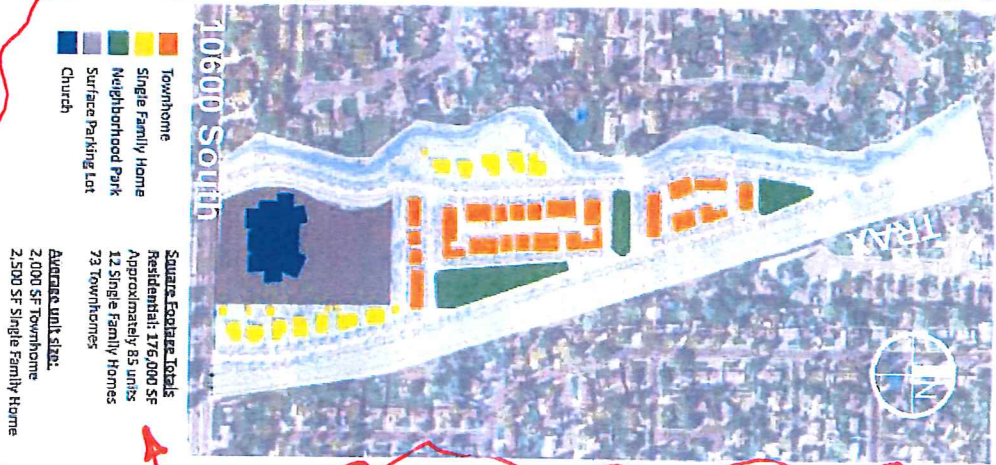
Proposed Program for TOD Site, North.



**Block-by-Block Program for TOD, North.**

<b>Block 1:</b> 60 residential units per floor X 4 floors = 240 units 4.5 levels of parking = 364 spaces provided (360 parking spaces required)	<b>Block 4:</b> 14 Loft Units 125,000 SF Office 175 Hotel Rooms 5 levels parking = 1,000 spaces provided (641 required, parking is shared between two garages)
<b>Block 2:</b> 54 units per floor X 4 floors = 216 units 22 loft units 4 levels of parking = 560 spaces provided (357 parking spaces required)	<b>Block 5:</b> 5 levels of parking = 605 spaces provided 100 senior units 70 affordable units 125,000 SF office (608 spaces required)
<b>Block 3:</b> 15 live/work units 125,000 SF office 4 levels of parking = 440 cars provided (482 spaces required, 42 parking spaces shared with garage in Block 2)	<b>Block 6:</b> 4 levels parking = 295 spaces provided 46 units per floor X 4 floors = 187 units (260 spaces required)

Proposed Program for TOD Site, South.



**Parking Assumptions Made in TOD Project Area (North and South).**

Shared parking policies among mix of uses,  
1.5 ratio for multi-family residential units  
1.5 ratio for affordable housing units  
2.0 ratio for lots  
3.0 ratio for live/work units  
0.65 ratio for senior units  
3.5 spaces per 1,000 SF for office space  
1 space per hotel room  
325 SF = average parking space in garage

**Total Parking Counts:**  
3,264 garage spaces provided  
3,078 garage spaces required  
3 surface lots with additional spaces for retail and mixed uses

**Total Program:**  
Residential: 950 units / Approximately 1,040,000 SF  
Hotel: 113,750 SF (175 Rooms)  
Office: 350,000 SF  
Retail: 100,000 SF



UTA Sandy East Village  
Sandy, UT



Sandy Mixed Use Master Plan Submittal  
January 9, 2012