From: George & Karen Wilkins
To: Mike Applegarth; Jake Warner
Subject: Zone Change application by Bell Canyon Cove LLC
Date: Sunday, September 01, 2019 9:17:47 PM

RE: Zone Change Application by Bell Canyon Cove LLC

4.5 Acres located at 1785 E. and 1815 E. 11400 S.

City Council District #4

DATE: September 1, 2019

FROM: Karen Wilkins, 1855 E 11400 S., Sandy, Utah

My family has owned this property for over 60 years. We have a house, a hay barn, a horse barn with corrals and a hay field at the back.

We have delt with Sandy City Planning in the past and were always told that we would be able to retain our Agriculture Zoning. Our entire neighborhood has enjoyed their horse property. We have ridden together, taken our horses hunting with us, some have entered horse shows, and of course had 4-H Clubs.

The traffic coming from the east on 11400th South has increased substantially, making it hard for us to exit our driveways. This new subdivision has planned for 14 homes. The increased traffic that this subdivision will create will make a bottleneck by the Park at 1700 East. There will be more of a safety issue for children and families using the Park. We have already had about four vehicles exit the subdivision property together without even a look to see what traffic was coming from the east. We wonder if this is an example of the future.

One of your Council members said that he drove the neighborhood prior to your last meeting. He strongly recommended that the lot sizes be larger and would vote against this zone change. I would hope that all of the Council would drive this area before making a decision. The original request, I believe, was for 19 homes in this subdivision. The last number I heard was for 14 homes. If 1/2 acre lots were supported, there would be, at most, 9 homes. If the Council left the Agriculture Zoning in place, it would give a buyer the option to purchase two lots and have their horses and animals.

Our way of life is hard for subdivision dwellers to truly understand. But we hope you will consider our input to your decision. We live here.

Sincerely, Karen L. Wilkins

cc: mapplegarth@sandy.utah.gov

cc: jwarner@sandy.utah.gov