

March 13, 2019

Dear Sandy City Council members,

I'm writing to you concerning the proposed Villas at Southtowne Rezone request at approximately 10670 South 700 East.

As a resident of Sandy for 42 years and as a resident in the community of this zoning request for the same 42 years, I wish to state my opposition to this request and ask for your support in denying this request for high density zoning / housing of PUD12

In the past 42 years we have seen a lot of change in Sandy and we are not against change, but this change is not appropriate to the area. As you are aware there are over 2,000 high density units now under construction or newly finished in the area west of the rail line and more are planned as I'm sure you are aware. The city and community have only felt the beginnings of the impact this mass of new development will have on all of our resources and despite every engineers guess the real impact is yet to be determined and will be our reality to deal with when it is. The point being we have and will have enough high density in the area and don't need to add more east of the rail lines and right between two low density neighborhoods.

In Sandy City's Land Development Code 15A-20-07 B. it states: "Every planned unit development shall be designed to achieve the following design objectives: 2. **Be related to existing and proposed land use** and circulation plans of the community and **not constitute a disrupting element in the neighborhood**. C. **be compatible with adjacent residential areas**". D. **The density allowed for a planned unit development shall be no greater than the zone in which it is located**. And in the Sandy Goals 1.1 it states: **Develop infill options that complement existing housing stock and neighborhood characteristics**.

With the surrounding neighborhood zones of R-1-40a, R-1-20a, R-1-10 and R-1-8, If this 9.32 acres were to be developed at the highest density of surrounding zones (R1-8) it would be a **34 lot subdivision**, that density would equate to approximately a PUD 3.7 (to be compatible with adjacent residential areas)

All of the residents I have talked to surrounding this land are opposed to this high density zoning. But I understand that a PUD with densities that were "compatible with adjacent residential areas" may be the best fit at this location. That said a PUD 4 would be the most appropriate density, but by no means should it be any higher than a PUD 6 (56 units) which would be a 65% increase from the highest surrounding density.

In 15A-20-07 C. 1 of the development code it states: "The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property". As the developer told us in the neighborhood meeting the owner of the property would only be leasing the property to the developer at this time and into the foreseeable future, **so none of the proposed units could be sold when they are built, they would all be rental units**. Making this a development before its time. This property should not be developed into a residential PUD until all of the completed homes can be purchased and owned by private owners. A 100% rental community would in no way "be compatible with adjacent residential areas" or "complement existing housing stock and neighborhood characteristics" As stated in the code and goals of the City.

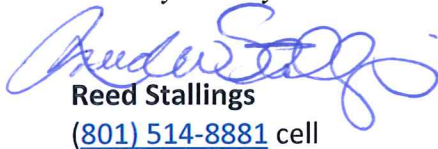
In the Memorandum it states: "that the applicant has expressed that a majority of the buildings along the existing residential would be single story in height" The actual count as shown would be 19 single story and 17 two story (a majority by one). And that would be 36 residential units backing 16 existing homes, again this is just way to dense for this area. Looking out my back window I would be looking at a literal 35' high wall of 9 townhouse units.

Even with the proposed concept plan of 100 wall to wall townhouses.... a very small common area, private roads and inadequate parking etc. the density would be a PUD 10.8, I can't imagine what a PUD 12 would look like. So again if it is compatible with the adjoining neighborhoods it should be a PUD 3.7 or lower and any compromise to higher density should certainly be no higher than a PUD 6.

We have a great community, an invested community that care about each other and care about Sandy. We ask that you consider these citizens and these existing neighborhoods as you evaluate this proposal. Please don't further fracture something that important, for the sake of a property owner and developer making more money at the expense of the community. Please encourage development to be consistent with the community of existing Sandy residents.

I petition each of you to take very seriously the wishes of this united community and not allow this request for PUD 12 to go any further.

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



Reed Stallings
(801) 514-8881 cell