From:	Brooke Christensen
To:	Pam Lehman
Subject:	Fwd: Proposed Development at 10670 S 700 E
Date:	Tuesday, March 26, 2019 9:59:39 AM

Brooke Christensen
Sandy City Council- District 1
801.455.0800

Begin forwarded message:

From: Jacob Allen <allen.jake@gmail.com>
Date: March 25, 2019 at 9:40:48 PM MDT
To: bchristensen@sandy.utah.gov
Cc: mbarker@sandy.utah.gov, knicholl@sandy.utah.gov, sfairbanks@sandy.utah.gov, lsaville@sandy.utah.gov, cmccandless@sandy.utah.gov, zrobinson@sandy.utah.gov
Subject: Proposed Development at 10670 S 700 E

Dear Ms. Christensen,

I hope you are well. I live on Orangewood Lane, just south of the property 10670 S 700 E and would like to express my disagreement of the proposed zone change application submitted by the Thackeray Company.

I am not surprised that a company would want to develop the area with a much denser PUD-12 zone because it would likely make more money for them than the current CN zone. However, I'm concerned because I haven't seen a cogent justification to rezone the property. Clearly, Sandy City would get increased tax revenue but there are many other factors that need to be considered for such a substantial change like this.

I'm sure the Sandy City Planning Division has a long-term plan for the area, but in the couple of meetings I've attended on the subject there has been no discussion of how the rezone would enable the city to meet those long-term objectives. The objectives may include tax revenue but should also include items such as public utilities, traffic, crime, education, etc.

I don't expect Mr. Thackeray to provide the justification for all the items I've mentioned. He is running a business and is trying to make money. In addition, his company would be not be able to make an unbiased assessment of the effect of his proposal on all the impacted systems. I expect the planning division to take a side on this issue and present the citizens and residents whether they feel the proposal meets the long-term plan. We can then agree or disagree but at least we could do so with the entire picture rather than the short-term snapshot we have so far been provided.

I propose the Council decline the proposal on the grounds that a proper justification for the change has not been provided by either the planning division or the developer. I hope you will support me.

Sincerely,
Jacob Allen