

**From:** [Landon Pope](#)  
**To:** [Mike Applegarth](#)  
**Subject:** Bell Canyon Cove LLC zoning changes  
**Date:** Tuesday, August 20, 2019 10:11:01 AM  
**Attachments:** [image003.png](#)

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Hello Mr. Applegarth-

My name is Landon Pope. My father recently wrote you an email regarding Bell Canyon Cove LLC zoning changes. I consider myself a de facto stakeholder in this conversation. My father owns two water shares and three parcels on 11400 South. When my siblings and I inherit these properties, we will have to make decisions on how to handle these properties and determine how to best move forward.

My educational background has been in the economic history of the West, including the unique nature of water laws in Utah compared to adjoining states. In graduate school I studied economics.

In a capitalist society, government has an obligation to protect property rights, create laws that put land to its most efficient use, and to facilitate competitive pricing in the market. This is why I support the .25 acre lot sizes.

In the last few years Utah's Department of Water Resources has begun making significant changes that have begun impacting municipalities as well, with goals to limit water use across the state as the population grows. Some recent changes to Utah water laws are bringing water nearer to the market value, but the price of water in this state is still below the market value. The DWR has begun acquiring land (i.e. in Box Elder where they're acquiring land adjacent to the Union Pacific corridor) in an attempt to curb development and reduce water use. Municipalities have also been buying back land in the mountains to monitor water and preserve natural resources. And water companies (such as the Bell Canyon Water Company) have begun pressurizing the water lines with talk of metering water use.

One of the best ways to limit the use of water is to maximize the ratio of the building to the land, to reduce the amount of ground cover like grass that needs constant watering. Placing homes on larger lots only increases the amount of water used per resident. Simply put, larger lots run contrary to the city and state's long term objectives. This isn't just the 3.04 acres belonging to the GMS Trust, I count over 12+ acres that will be negatively impacted by zoning changes in the future.

Another point I'd like to make is that the government has an obligation to maximize its tax revenues and distribute those tax revenues in an efficient manner. I have examined the homes on .25 acre lots (these are older depreciated homes) on the adjacent Crescent View Drive. They have proposed taxes around \$2,300 this year. Meanwhile, across the street from the land in question, Don Chyatrus has built a new home this year on a .53 acre lot and his proposed taxes are \$3,119. If zoning laws change, the government squanders an opportunity generate an extra \$1,500 by putting only one home on a half-acre versus two. Half acre lots run contrary to efficient land use, inflate the property taxes of existing properties, and end up losing the government revenues, all while wasting water! It's downright irresponsible and a case study in bad stewardship and mismanagement.

Finally, the government is obligated help facilitate a good market price for the GMS Trust and others involved in the sale. Half acre lots reduce the amount any builder is willing to pay, because it reduces their ability to build. Geri Shaw, the Hogans, the Wilkins and the Deans settled this area. The Keims haven't even been in the neighborhood a decade and they're trying to bully Geri Shaw into telling her what she can do with her private property. Good government protects those property rights. It does not change those long held rights at a moment's notice, because certain people don't want the wrong kind of neighbors. If the Andersons or the Keims feel so strongly about half acre lots, let them buy the lots at the .25 acre price and develop the properties themselves. The Andersons are developers, they could do it. Instead they want to rob Geri Shaw of the fair market value, reduce the tax revenues for the government, and increase the taxes on the neighbors by inflating home values in the area, all while wasting water. If the city approves the zoning changes, who covers Geri Shaw's losses? Who covers the Hogan losses? The city has been taxing these families for generations without these zoning stipulations, and now at the time of a sale, they're going to undermine the market value. It's antithetical to good governance.

**Landon Pope**

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