

TO: Sandy City Council / Planning Commission

Re: QUAIL CREST, LLC RE-ZONE/DECEMBER 01, 2016

Honorable Sandy City Planning Commission:

I oppose the re-zone identified to be discussed December 01, 2016.

Please note that no such Quail Crest, LLC, is registered nor known by the State of Utah Division of Commerce. Such LLC should be deemed suspect.

Why is this property identified as being on Dimple Dell Road?? All are on 10600 South. The application should be void since it is identified incorrectly.

Furthermore, my opposition is just for the following reasons:

The parcels requesting re-zone have been denied re-zone twice in the past year. Thank you. The proposed now will build into the Park's slope?? The Community, Sandy residents, Draper residents, and Granite residents spoke in opposition of any zone changes of these parcels in 2015. The Community has not changed flavors.

Building into the slope of Dimple Dell Park is, well, **just feels wrong, is wrong, and will be wrong.** As I ride my horses through the Park, any development down the slope will be the constant reminder – Sandy City approves any type of development that benefits the tax base.

Where has our Community gone with regards to Sandy City? All overwhelmingly appreciated the Sandy City Council in 2015 when the re-zones were denied. Our Community is not high density ¼ acre lots with other lots extending into the hillside bordering Dimple Dell park. Our community is one of a kind. Buccolic. Rather rural in nature.

Developers do not have an unfettered right to zone creep, bargain and plan until somebody at the Council says yes. Furthermore, Planning Commissioners do not have an unfettered right to change OUR zoning laws. SAVE OUR COMMUNITY.

Zoning ordinances are laws. Leave the laws alone, please. We all purchased in this area for one reason, to stay away from higher density housing and destruction of habitat.

When you fly over the area at night, you see: darkness. Darkness, because our community is not a high density parking lot or like a city center. It is a large lot community. We like our neighbors, but we don't like them so close we can see in their windows.

COMMISSIONERS: Deny any re-zone. To not deny such would mean our PC'S are two-faced. Plain and simple. Past officials zoned all of this land at ½ acre for a reason: TO KEEP THE CITY OUT.

Michael R. Braun, 3020 Apple Hollow Cove, Sandy, UT 84092