From:	Brooke Christensen
To:	Pam Lehman
Subject:	Fwd: Reams Development Concerns
Date:	Tuesday, March 26, 2019 9:59:09 AM

Brooke Christensen
Sandy City Council- District 1
801.455.0800

Begin forwarded message:

From: "K. Johnson" <THEGREATKATIEBUG@hotmail.com>
Date: March 25, 2019 at 9:51:12 PM MDT
To: "bchristensen@sandy.utah.gov" <bchristensen@sandy.utah.gov>
Subject: Reams Development Concerns

Dear Ms. Christensen,

I'm writing you in regards to the proposed rezone of the Ream's lot located at 10670 S. and 700 E. I live in the neighborhood directly west of this lot and have a few concerns about the impact it could potentially have on the surrounding area.

First, I feel that a PUD12 zoning is too dense for that area, especially since the nearest similar developments to this are zoned PUD8. My neighborhood, which is directly adjacent to this property, is mostly comprised of R-1-20As and R-1-40As. While it's understood that there is a need for housing, it's my belief, and the belief of many of my neighbors, that this property would serve the area much better as a PUD6 or possibly a PUD8 and owner occupied, with an attached commercial strip. A rambler buffer zone between the existing neighborhoods and any new development would also be appreciated, as it would help to preserve some privacy and also still allow us a view of the mountains that Sandy is so famous for.

Second, we have yet to experience the full impact that the Red Sage development will have on our streets and city infrastructures, which is troubling as it's directly down the street from this proposed rezone.

Third, the developer has stated that, per a stipulation set forth by the current owner, he is unable to outright purchase the land that he is proposing to rezone and build on. From what was said at the planning commission meeting on February 7th, the developer would only be able to lease this land until the current owner passes away, at which point he would be able to buy it from the owner's estate/children. Unfortunately, this means that any units that the developer builds would remain rentals until he is able to purchase the property upon the current owner's death. Our community is very involved and close-knit, and having 100 short-term renters would change the characteristics of the neighborhood that we hold dear.

Fourth and lastly, I'm concerned that our agriculture neighborhood will begin to lose some of the animal rights we enjoy through our zoning designation if there is

a neighborhood without animal rights so close to our boarder. My husband and I specifically moved to this area of Sandy because we wanted a large lot zoned for animals. It's our fear that our animal rights will be compromised through people who prefer the townhome life calling animal control on normal animal occurrences, such as smells and noise. The uniqueness of our neighborhood is one of the things that makes Sandy so great, and it would be a shame to jeopardize that.

I appreciate everything that you do for the city and understand that your job isn't an easy one. Please keep our concerns in mind when making your final decision.

Thanks for your time,

Katie Johnson

10702 S. 540 E. Sandy, 84070