

December 1st, 2022

Notice to Sandy City Council for the upcoming proposal to change zoning in Bell Canyon Acres.

Michael and Kerry McLelland who own the property at 10711 S. Whirlaway Ln. OBJECT to this proposal to change zoning ordinances in Bell Canyon Acres.

The current zoning was established in 2009 to protect the community. It was redefined to keep the horse property as a use for each family not to create businesses and ways to make money from these large properties. As stated in the first paragraph of the current zone...***It's purpose is to provide and perpetuate a rural residential environment within Sandy City that is characterized by large single-family homes with farm animal rights.***

We look for current laws to keep us, our families, properties, and animals safe from harm. This proposed zoning change is reckless and a blatant disregard for each property owner.

Sales pitches were sold to the planning commission by neighbors who are currently boarding horses in Bell Canyon Acres. Statements that they are helping non-residents with places to house their horses and that they are making very little money with this business venture. They will use this same information to you the council members.

We as owners are not responsible for outside people and their needs. Why are we expected to save every horse and provide a place for them to live? These people coming into our neighborhood have other available options outside Bell Canyon Acres. There are large boarding facilities throughout the Salt Lake Valley that people could house their horses.

These zoning laws were created for a reason. Why have they not been enforced? Why does the city continue to allow this action? Why do we create laws? Once individuals see that rules are not enforced then a blatant disregard begins. It's happening and until the city stands up and is the bad guy...everyone will walk on everyone else's private rights.

I support the city in upholding the laws that were established. Please see this endeavor as a way to make everyone compliant with their violations. Changing rules to allow bigger buildings only allows more abuse. Say NO to all aspects of this proposal. There is not a good reason for any of this change.

We appreciate your support and if you have any further questions please contact us at 801-694-2010.

Thank you.



Michael and Kerry McLelland

10711 S. Whirlaway Ln. Sandy, Utah 84092

Proposed Code Amendment for Bell Canyon Acres

CONNIE and JAY ELLIOTT <connieelliott3565@msn.com>

Sun 12/4/2022 6:02 PM

To: citizencomments@sandy.utah.gov <citizencomments@sandy.utah.gov>

Cc: mayor@sandy.utah.gov <mayor@sandy.utah.gov>

Dear City Council members,

My Name is Connie Elliott. I reside at 10914 S Ascot Parkway, with my husband Jay Elliott, Labrador retriever and 2 horses. I am writing today to voice my opinion on the proposed code amendments for Bell Canyon Acres.

Here is a little history of our family and association with Bell Canyon Acres. My husband and I first moved into Bell Canyon Acres in August 2001. At that time, we lived at 1441 E Pimlico Place. During that time, I became an active member of the HOA (secretary). We moved out of Bell Canyon Acres in 2005. Only to return in June 2017.

I am in favor of allowing the boarding of horses at owner occupied properties. I feel this will help preserve the equestrian use and feel of the neighborhood. There are many aging residents who can no longer care for or ride horses. And Boarding availability in the SL valley is extremely limited and is becoming more and more rare especially on the east side of the valley. When I first Moved to Sandy in 1991, I was in awe of all of the equestrian properties, trails and facilities. It made the Salt Lake Valley a very special and unque place. Over the years progress has caused more density and the elimination of open space. This is where Bell Canyon Acres can preserve the strong history of the area and preserve if for generations to come.

I am also in favor of the Farm Animal Area Set Aside Amendment. This is an equestrian/farm animal development and should remain as such. Even if an owner chooses not to own any animals. We need to preserve the equestrian/farm animal rights, and environment. And protect property values as much as possible.

I am in favor of the Special Use Permit for Keeping of Additional Farm Animals Amendment.

If you have any questions, please feel free to reach out to me at 801-558-3672 or reply to this email.

Thank you for your time and consideration,
Connie & Jay Elliott

A handwritten signature in black ink, appearing to read "Connie Elliott", with a long horizontal flourish underneath.


Dear City Council,

Abe and Andrea Denzer here, we listened to the meeting on Nov 17th via Zoom and appreciate that you made it so convenient to attend. We are in favor of all proposed changes. We of course listened to all the rhetoric that was presented by members of our neighborhood and took it all with a grain of salt as passion can impede logic.

We were impressed by your analysis and the presentation of clarifying details such as animal density (horse specifically being the hot button) already set. We see no reason for measurable increase in traffic from the proposed boarding change. We already deal with through traffic on Ascot that is more concerning as those passing through our neighborhood seem to be in more of a hurry than those making stops. Might I also point out that with roughly 25% of the density of housing in a standard neighborhood we enjoy a particularly light traffic situation so a few more cars hardly become a problem. We were also grateful for the analysis of the liability as it has always seemed a preposterous argument alongside the Utah Equine laws and my understanding of insurance and liability.

Ultimately, we support the proposed changes, in our view it allows for more straightforward housing of animals in a truly unique setting that we feel strongly must be preserved as such. We watch homes go up for sale and new neighbors move in with no intention of keeping horses or livestock of any kind. If the retention of set aside is more clear, boarding is an option to navigate the expense and work load, structure and fence expectations are favorable to accommodation of livestock, in short it seems that the proposed changes make keeping horses and other animals less complicated, more easily enforced and therefore the changes help to preserve the beauty and uniqueness of our neighborhood.

Kind Regards


Andrea Denzer 12-2-22

We need your VOICE!

In the event you are unaware, the City Council is meeting December 6, 2022, for a preliminary hearing of a proposed code amendment for Bell Canyon Acres. The council wants to know how all 114 residents feel about the changes and the impact on the neighborhood. This means YOU!

1. Boarding – do we change current regulation to allow horse boarding in the neighborhood? Yes!
2. Farm Animal Area Set Aside – clarification of current regulation on how much of your lot is set aside. Why? Let people do what they want!
3. Farm Animal Allowance – we are Bell Canyon Equestrian Estates, specifically what farm animals will the proposed amendment include or restrict? Who cares?!?
4. Special Use Permit Allowances – do we allow even greater amounts of farm animals, up to a possible, 10 large animals, 10 medium animals or 50 small animals per lot, assuming adequate square footage? Sure!
5. Accessory Structures – do we want additional square footage for accessory structures? Absolutely! *use Bluffdale as example
6. Fencing – some in the neighborhood are non-conforming. How is non-conformity handled? *Code is completely outdated!
Who cares! The whole neighborhood is non conforming! That's what makes us one of a kind, unique & special!

See Exhibit A in packet for further details of changes. (For all other exhibits see

<https://sandyutah.legistar.com>)

Please send a letter or email, prior to December 6, to the City Council with your comments and concerns. Please include examples, pictures, experiences and documents to give greater clarity for the council. A self-addressed stamped envelope is enclosed. If you prefer sending an email, the email is citizencomments@sandy.Utah.gov

If you only want the 7 City Council members to read your comments add a sentence stating so, such as "I request this letter only be sent to the council members and not be made public." The email only goes to the 7 council members but you can add a similar comment in your email if you don't want your thoughts shared with anyone else.

PLEASE sign, date and give your address.

December 20, 2022 a formal vote will be made by the City Council.

* Debbie Mertens
* Thomas Mertens
1403 E. Thistle Downs Dr.
Sandy, UT. 84092

11/21/2022
11/21/2022

12-02-2022

Dont change anything!

Let A Sleeping Dog Lay.

I Have Lived here 40 years

Havent Had A PROBLEM until

The Last Few years.

Sorry. New People moving in.

RONALD F. SMART
10792 Bay Meadow Dr.
Sandy, UT 84092

Ronald F Smart

12-2-2022

We need your VOICE!

In the event you are unaware, the City Council is meeting December 6, 2022, for a preliminary hearing of a proposed code amendment for Bell Canyon Acres. The council wants to know how all 114 residents feel about the changes and the impact on the neighborhood. This means YOU!

- Yes 1. Boarding – do we change current regulation to allow horse boarding in the neighborhood? *let boarding be allowed up to the max horses,*
- Yes 2. Farm Animal Area Set Aside – clarification of current regulation on how much of your lot is set aside.
- Yes 3. Farm Animal Allowance – we are Bell Canyon Equestrian Estates, specifically what farm animals will the proposed amendment include or restrict? *horses, house pets*
- no 4. Special Use Permit Allowances – do we allow even greater amounts of farm animals, up to a possible, 10 large animals, 10 medium animals or 50 small animals per lot, assuming adequate square footage? *too many per lot.*
- Yes 5. Accessory Structures – do we want additional square footage for accessory structures?
- leave it alone 6. Fencing – some in the neighborhood are non-conforming. How is non-conformity handled?

See Exhibit A in packet for further details of changes. (For all other exhibits see

<https://sandyutah.legistar.com>)

Please send a letter or email, prior to December 6, to the City Council with your comments and concerns. Please include examples, pictures, experiences and documents to give greater clarity for the council. A self-addressed stamped envelope is enclosed. If you prefer sending an email, the email is citizencomments@sandy.Utah.gov

If you only want the 7 City Council members to read your comments add a sentence stating so, such as "I request this letter only be sent to the council members and not be made public." The email only goes to the 7 council members but you can add a similar comment in your email if you don't want your thoughts shared with anyone else.

PLEASE sign, date and give your address.

December 20, 2022 a formal vote will be made by the City Council.

Maria Optar
10808 Bay Meadow Dr.
Sandy Ut 84092

Date: 7 December, 2022

Subject: existing code amendment

To: Sandy City Council Members

From: LaMar Beckstead

Dear Council Members,

My name is LaMar Beckstead, I live at 10665 S. Whirlaway Ln. Sandy, residing since 1987.

In regards to the amendment proposed by Mayor Zoltansky and the Sandy Planning Commission I am opposed for the following reasons:

1. If zoning is changed in this neighborhood it sets precedence for other equestrian areas in our city.
2. It will require more police coverage, animal control, waste management and code enforcement officers.
3. Why are the current boarders who have been breaking the law by not obeying the existing code being rewarded? They may continue to push the limits.
4. People boarding will absolutely need a city commercial license and state commercial license to make sure they are paying taxes on the income which is considerable! For example, if they board 4 horses at a minimum of \$500 per month and the horse owner provides the hay and feed, that's an annual income of \$24,000 a year! I'll bet the IRS will be interested in this!
5. In my opinion, and others, it is a conflict of interest for our Mayor to seek favors for a small group of people. The contentions and bitterness is high and we all need to simmer down and work together to create harmony. That's what animal lovers are about.
6. Thank you for listening to me. I have volunteered in Sandy for over 20 years and still serve many hours for the Sandy Police Dept.

Sincerely,

LaMar Beckstead

Date: December 6, 2022

From: Margaret A Allen

1472 E Thistledown Drive

Sandy, UT 84092

To: Sandy City Council

RE: Proposed Code Amendments to Bell Canyon Acres

These were my comments for the Dec. 6, 2022 City Council Meeting. Feel free to quote me.

My husband Dean and I moved from Provo, Utah, in 1991 to join the faculty at the Waterford School in Sandy. **I have lived in Bell Canyon Acres for 31 years.** We have a great neighborhood based on horse and animal ownership which is unique in contemporary Utah. I appreciate the wise approach that Sandy City is taking on addressing the Codes for Bell Canyon Acres. Clarifications will help us to avoid division and expense. THANK YOU!

In my opinion, horse boarding should be allowed. With high prices for hay and water and care, this provides benefits to the homeowner. More stabling is available for local horses. Boarding is not fraught with dangers and according to testimony, is not a big moneymaking enterprise.

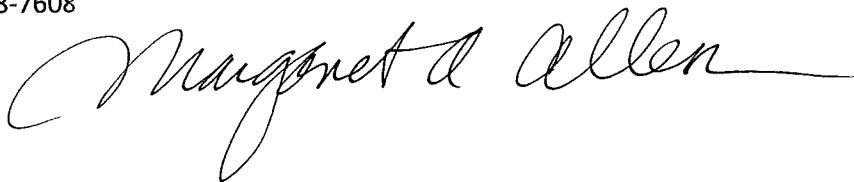
If an owner owns a house and keeps his horses there, I think its ok for the owner to rent out the home. An owner who boards and trains his animals on the property is not "absentee". Perhaps this could be addressed on a case-by-case basis with a special use permit.

One of the dangers in our area is homeowners erecting gates and placing obstructions in the bridle trails. Is this clearly addressed in our codes? Our bridle trails were established with shared rights-of-way, as I understand it. Owners maintaining their properties and keeping their weeds controlled is beneficial for all owners and their pets.

I do not object to Bell Canyon Acres neighbors following our bridle trails and riding their horses through our neighborhood. Riding is a social activity. Following existing bridle trails is safer for both horses and riders. Sincerely,

Margaret A Allen (801) 808-7608

haymeggi@gmail.com

A handwritten signature in black ink that reads "Margaret A Allen". The signature is written in a cursive style with a long, sweeping underline.