From: DENNIS CARDER
To: Jake Warner
Cc: Dennis Carder; Lisette Carder; mscarder86@gmail.com; Rachel Carder
Subject: Villas at Southtowne 10670 S 700 E
Date: Sunday, March 24, 2019 12:16:34 PM

I'm writing on behalf of our family that have lived at 584 E. Fruitwood Lane since August 1996. Over the years, we have seen many families come and go. One constant is that the family vibe of the neighborhood has not changed over this time. The homes overall are well maintained and values have consistently mirrored the real estate values in the area.

One negative we have noticed in recent years is the congestion and traffic on 11000 South and 700 East that surround our neighborhood. As the pressure has increased on these roads, there are increasing numbers of non-residents of our neighborhood cutting through our neighborhood going between 11000 S and 700 E. The cars often seem to be in a hurry and travel with less regard to the safety of the neighborhoods' residents and children than those living within the neighbor.

I am concerned and oppose the proposed development in its current form for a number of reasons.

1. The pressure on our roads and other infrastructure will no doubt continue increasing dramatically.
2. Our neighborhood will become even more of a through street rather than a neighborhood. This increases risks of accidents, endangers small children and generally diminishes the enjoyment of our neighborhood.
3. While my children are now out of the public school system (both are currently attending universities and are voters) , these types of units will pressure the local schools even more. As Utah schools already are challenged in teacher to student ratios, this will only increase the pressures on already overcrowded classrooms.
4. As I understand, the development is for rental units as opposed to condos being purchased. This, to me, is the largest concern. Residents of apartments do not have anything invested in the property or community. To maintain the degree of community pride we have experienced for 23 years, residents need to have "skin in the game". While apartments are essential for life transitions for people, apartments really do no belong mixed in single family home neighborhoods. I am open to high density housing but it should be based on individual ownership with less than the density proposed in order to be mixed with traditional, single family homes.
5. I believe the proposed development is enough of a change to our neighborhood that many, including our family, will consider looking to move to a less congested area or an area that is made of property owners rather than renters.

Our family asks that you NOT approve this project as proposed and rather insist on ownership

based units with less density.
Thank you for your attention.

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