From: Brooke Christensen
To: Pam Lehman
Subject: Fwd: Vote NO to rezone 10670 S. 700 E. to PUD12
Date: Tuesday, March 26, 2019 9:59:21 AM

Brooke Christensen
Sandy City Council- District 1
801.455.0800

Begin forwarded message:

From: Shannon Broadhead <shannon.broadhead@gmail.com>
Date: March 26, 2019 at 12:26:37 AM MDT
To: bchristensen@sandy.utah.gov
Subject: Vote NO to rezone 10670 S. 700 E. to PUD12

Ms. Christensen,

I'm writing in regards to the decision of whether or not to rezone the old Ream's property on 10670 S. 700 E. from CN to a PUD12. While I am not against development on this property, or even the possibility to rezone it to be able to build residential, I am completely against rezoning it to a PUD12. Thackeray Company's proposal to build approximately 100 multi-family units on this property is absurd. The most alarming fact is that Thackeray has admitted these 100 units will be RENTAL units until the current property owner passes away.

My home is one of the five houses that borders this property to the west. We bought this house two years ago because we were in love with the neighborhood and surrounding areas. We knew the field behind our house was zoned commercial, and we were prepared for possible commercial growth in the future. Had we known Sandy City was considering a rezone to a PUD12, we would never have purchased this home. High density housing will decrease the value of our home, and all of the homes in our neighborhood. High density housing will disrupt everything great about our spacious neighborhood. The current plan Thackeray company has proposed places 35 rental units backing up to 15 luxurious homes. Imagine looking out your back window and seeing a rental unit that is valued at less than half of your property investment. It's depressing and unimaginable.

The fact that Thackeray Company will be building these units as rentals is especially disheartening. Homeowners are invested and known for taking greater pride in their homes. 'For rent' property occupants don't care for their property

like homeowners do. There is a higher rate of turnover meaning occupants are more likely to move in and out repeatedly. Though I'm sure there is a need for rental properties in Sandy, it doesn't need to be backed up to a luxurious neighborhood of homeowners. Most of our neighbors have lived here since the neighborhood was built and plan to stay indefinitely.

We are all hoping that our City Council members will consider the Sandy City goals and policies. One of the goals states that 'all new developments will be compatible with adjacent areas'. It also states that 'the density allowed for a PUD shall be no greater than the zone it's located'. Considering this area in question backs up to a neighborhood full of homes on half to full acre lots with animal rights, a PUD12 should not even be considered. A PUD4 would be most comparable to the existing area, and a PUD6 would be a good compromise. But please, don't approve PUD12 zoning for this land. Passing this rezoning to a PUD12 would be going against the goals of Sandy City.

In addition to being a resident of Sandy, I am also a 5th grade elementary teacher at Sunrise Elementary (Canyons School District) in Sandy. I know that the district planning and enrollment department has heard NOTHING about the possibility of 100 new homes going up in the boundaries of Altara Elementary, Indian Hills Middle School, and Jordan High School. And since the property sits near the intersection of 10600 S. and 700 E., it is very close to the boundary lines of three elementary schools (Alta View, Crescent, and Altara), three middle schools (Mount Jordan, Eastmont, and Indian Hills), and two high schools (Alta and Jordan). Since district boundary maps are planned out years in advance, 100 new homes will inevitably impact classroom sizes. I recognize that not every home will have children, but also that the ones with children will most likely have more than one child. As the district becomes more aware of these plans, they will then have to make the necessary changes to accommodate for such growth. This may include changes to the boundaries, which will affect all of us with children in these schools. It also affects teachers and faculty that have to be moved around to accommodate the needs. The fact that these 100 homes will be rentals increases the difficulty in planning for the number of students at each school.

I really hope you will vote to keep what we all love about Sandy. Allowing a PUD12 in our backyard will destroy the uniqueness of this area. We want a community of home owners that take pride in their homes and in their community.

Thank you for your consideration,

Shannon Broadhead
10711 S. 580 E