

Jake Warner

From: Jennifer Ford
Sent: Thursday, August 01, 2019 6:21 PM
To: Jake Warner
Subject: Fwd: No to Rezone of apprx 1800 E. 11400 So.

Jen

Begin forwarded message:

From: Bethann Martin <bethannmartin@hotmail.com>
Date: August 1, 2019 at 6:16:47 PM MDT
To: "jford@sandy.utah.gov" <jford@sandy.utah.gov>
Subject: No to Rezone of apprx 1800 E. 11400 So.

I recently heard about the proposed rezoning of a property near me that would allow for 18 new homes in an area where all the surrounding properties are either 1/2 or 1 acre. Rezoning will enrich the developer, and negatively impact surrounding neighbors.

I am opposed to any more rezoning that allows higher density than surrounding neighbors. I am also opposed to any zoning that eliminates livestock rights, especially in an area where there have historically been animals. Not only is it important to maintain those rights but it is not fair to the existing neighbors with animals when a new development without animals comes in and creates conflict.

I'm a Utah native, longtime Sandy resident and it's a shame what has happened to this community in the last 15 years. The Master Plan has been largely ignored. As population grows, quality of life has declined because of this. Not enough park and recreation space, traffic problems, no sense of community. Draper has done a much better job keeping up, with growth. We'll never have a Central Park now....no "Sandy Days". Our family goes to Draper to play football, Draper Days, Equestrian events, to teach our kids to ride bikes, to the Aquarium, to swim, to play volleyball, yet we pay taxes to Sandy.

Please stop rezoning our neighborhood so we can keep what livestock and quiet neighborhoods we have left.

I am currently out of town on a family vacation, and cannot attend the meeting.

Lastly I have repeatedly asked why signage notifying neighbors of Land Use Actions are not posted in Sandy. Notifying people via mail who are within 500 feet is not sufficient to get input and feedback from all people who may be affected.

Regards,

Bethann Martin
11128 S 2125 E.

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Jake Warner

From: Jennifer Ford
Sent: Thursday, August 01, 2019 3:41 PM
To: Jake Warner
Subject: FW: Public Comment on Bell Canyon Cove Rezone, Aug 1, 2019

Monica Zoltanski would like to be sure that her comment is submitted into the record.

Thanks.



sandy.utah.gov

Jennifer Ford
Executive Assistant

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7250
jford@sandy.utah.gov



From: Monica Zoltanski <votezoltanski@gmail.com>
Sent: Thursday, August 01, 2019 2:54 PM
To: Jennifer Ford <jford@sandy.utah.gov>
Subject: Fwd: Public Comment on Bell Canyon Cove Rezone, Aug 1, 2019

Thanks Jennifer

----- Forwarded message -----

From: Monica Zoltanski <votezoltanski@gmail.com>
Date: Thu, Aug 1, 2019 at 2:48 PM
Subject: Public Comment on Bell Canyon Cove Rezone, Aug 1, 2019
To: bmccuistion@sandy.utah.gov <bmccuistion@sandy.utah.gov>

(FYI the Sandy website apparently has the wrong email for public comment submissions <rtobler-fleming@sandy.utah.gov>)

Dear Members of the Sandy City Planning Commission:

My name is Monica Zoltanski. I live not far from the proposed development and am writing to share my thoughts with you on the rezone proposal.

I am unable to attend tonight's meeting and wish my comment be submitted into the record.

I am a longtime resident but have lived in the Dimple Dell area 8 years. In the short time I have lived here, I have witnessed the loss of a vast amount of properties with animal rights. I think this is bad for our community. Historically, Sandy was the agriculture center of the valley, with mink farms, turkey farms and cattle grazing not far from where this

property lies. Generations of families have been raised off the working the land and having livestock which teaches children valuable lessons on responsibility, work ethic, and the importance of being in tune with nature and preserving our environment.

Horse and livestock owners are rapidly being displaced from our city. I ask the applicant to reconsider the lot size proposed, and amend to 1/3 acre lots to allow for successor generations to have the opportunity to keep animals on the property as the current owners have enjoyed. This will allow for more housing to meet the applicant's needs, while preserving the integrity of the neighborhood and minimizing traffic congestion.

Our city's ag-centered businesses benefit when people keep livestock. The new Ace Hardware has a unique horse tack section you won't find at any other Ace in the valley. Farriers, veterinarians, saddle makers, hay haulers, feed stores, 4-H clubs, FFA students who live in Sandy rely on a thriving horse community. Eliminating horse rights hurts not just horse owners who want to live in Sandy, but also hurts our economy. As you know, Dimple Dell is a big draw to horse families who want to live near where they can ride.

Slightly larger lots will be in conformance with the surrounding neighbors and whose ag use could likely result in conflict from neighbors who might not appreciate the sounds, smells, and sights of their animal neighbors.

Three years ago, Sandy lost the big stable, Misty Farms, to rezoning and development. Over 50 horses went to live someplace new. Many owners couldn't find stables and ended up selling their animals and giving up the lifestyle altogether. Horse owners have so few options left in our city and people are desperate to find a home where they can raise their families with their animals. Please let's reserve some animal rights so this development can offer what generations of owners before have enjoyed on this same property.

Thank you,
Sincerely,
Monica Zoltanski
10963 S Bay Meadow Circle
Sandy UT 84092

Jake Warner

From: gerald@and-dev.com
Sent: Thursday, August 01, 2019 6:20 PM
To: Jake Warner
Subject: Bell Canyon Cove rezone application

August 1, 2019

Sandy City Planning Commission
C/O Jake Warner

Reg: Bell Canyon Cove rezone and sight plan applications

Commission Members,

I am Gerald Anderson; I own 6 plus acres at 1784 East Jolley Acres Circle which is near to the proposed 'Bell Canyon Cove' (approximately 500 feet to the south). I have lived at that address for over 20 years. I am a Land Developer by trade and have been for over 35 years.

I would appreciate the opportunity to express my concerns regarding the 'Bell Canyon Cove' rezone that you are reviewing this evening.

CONCERNS:

- 1- Much of the property that you are considering tonight was only recently annexed and rezoned to R-1-20. As part of an annexation/rezone we as citizens had a chance to agree or disagree with and protest those annexation stipulations. I agreed with the subject property being rezoned to a R-1-20 zone but would have actively protested it's annexation if I would have known this would be the end result. When the City annexes a property the standards for rezone change, making it much easier for an applicant to get a higher density. For you the city to consider rezoning this property this close to the previous annexation seems to be nothing more than a "Bait and Switch". Especially when your zoning regulations state that once denied a certain zone you can not seek a new application for 1 year. Your annexation code states that the new code upon application should be as close to the County zoning code as possible. The new proposed zoning isn't even close to what it was when annexed from the County and smacks of the City and Developer trying to circumvent Sandy's own current code.
- 2- When the developer presented his original proposal, he was proposing 27 lots tonight it is only 17 lots with stub roads that would bring the lot count back to 27 lots. This is because he is reducing the number of acres you are

considering but it will be difficult to deny those adjoining property owners the same zoning especially when Bell Canyon Cove is providing the street and utility accesses. This looks more like a shell game.

- 3- The developer has presented a traffic study for the 17 lots only instead of the 27 that will eventually exit his project onto 11400 and has only addressed the impact on 11400 South in front of his project and in front of my street Jolley Acres Lane. In his community meeting the Developer was ask to look at 11400 South, east of his access. At that point 11400 narrows down to less than what the city's requirements are for a two lane road plus 11400 doesn't have sidewalks or pedestrian and biking lanes. This has been a problem area and needs to be identified in his traffic study. Adding over 300 (that's what the real traffic study should identify) trips per day onto 11400 will only increase the dangerous bottle neck as vehicle, pedestrian, bicycle and equestrian traffic merge into what is a dangerous bottleneck.
- 4- The City has a long-term road Masterplan adopted in 2010. 11400 is part of that masterplan. It calls for 11400 from 20th east to 1300 east to be a **minor arterial road** which City code calls for 4 to 5 lanes and 86 feet in width. The proposed plan by developer does not allow for that road width and would require the property owners on the south side of 11400 to have their homes condemned (possibly 3 homes)
- 5- Staff claims that the proposed zone conforms to other property's around it. While the back-property lines touch similar zoning, the zoning for nearly all property's that are accessed off of 11400 is a minimum of ½ acre and nearly all of it has large animal rights. That is especially true when you consider the properties that have pulled out of this rezone application. The proposed zoning would pit homes with no animal rights against those who still have large animal rights (mine especially) Good zoning practices would argue that it's not the rear lot lines that count it's the zoning along access points that should be similar.
- 6- I moved into the area a number of years ago (21 to be exact). Sandy City had approved Brandon Park Subdivision and the Subdivision to the west of Brandon Park. Both subdivisions ran much of their storm water off into 11400 South. After 11400 had been resurfaced it then became higher than Jolley Acres Lane and we became the outlet for Sandy's storm water. I personally received most of it because my home is at the end of the lane. After several attempts to resolve the issue with Sandy and with Salt Lake County my neighbors and I paid nearly \$50,000 to improve Jolley Acres Lane and resolve the storm water issues. Sandy refused to pay for any of the expenses but did allow us to connect to Gracey Lane's storm water system. Today after large rain falls the Gracey Lane storm water system is over flowing. If the City chooses to rezone the application that is before you tonight you are put on notice that any further discharges onto Jolley Acres Lane will be met with litigation. Sandy's efforts to install Storm Mountain drains on the west side of Jolley Acres does not stop the water from entering Jolley Acres on large flow events.

Thank you for your consideration,

Gerald