

From: [Janet Barton](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farm Rezone
Date: Thursday, November 5, 2020 1:45:14 PM

To Whom it May Concern,

I'm writing to let you know that I support the Farnsworth Farm Rezone. I was sad to see the Farnsworth family farm shut down. Our family has lived in Sandy for 35 years and we have loved picking apples at the farm. Sadly, the farm has become in such a disarray that it appears to be an unkept mess. I believe that the development they have planned will beautify the area with little impact on traffic.

Thank you,
Janet Barton

From: [Deon Beckstead](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farm Re-Zone
Date: Thursday, November 5, 2020 12:06:34 PM

Hello!

I just wanted to let you know that I SUPPORT the Farnsworth Farm rezone. It would create much needed housing that isn't available in Sandy. Single level living for empty nesters looking to downsize and also offer more affordable housing in Sandy, for children or grandchildren who want to live near their relatives in Sandy.

I don't believe that 96 homes will negatively impact our Schools or roads/traffic.

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Thank you
Deon Beckstead
(801)886-9424
(801)209-4459 cell
Deon@newonics.com
Deon.newonics@gmail.com

A veteran is someone who, at one point in their life, signed a blank check made payable to "The United States of America" for the amount of "up to and including his life!!!"

From: [Chris Bergstrom](#)
To: [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Farnsworth Farm Redevelopment
Date: Thursday, November 5, 2020 12:52:31 PM

Members of the Planning Commission and City Council,

I am writing in support of the redevelopment plan on 11228 S 700 E, also known as Farnsworth Farms. Many residents have expressed concern over the impact the development will have on our community. I can only see this as a positive move for the area. I have been a resident of Sandy for 37 years. I have witnessed the incredible growth our city has seen in recent years. That growth has put a strain on the availability of affordable housing in our area. Had we not moved to Sandy when we did, we could not afford to live in this great community. As things stand now my children may never have the opportunity to live in this city. Having attractive affordable housing, where young families can get a start is vital to our city's longevity.

I have had the opportunity to review the plans put before the commission and find them to be in harmony with our city's long-term plans. I encourage the city council and planning commission to approve the plan and give younger families the opportunity to develop deep roots to our community.

I thank the planning commission and city council for their hard work and dedication to our city.

Thank You,

Chris Bergstrom
1353 E Lexington Dr.
Sandy

From: [Jolene Dew](#)
To: [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Farnsworth Farm Rezone Support
Date: Thursday, November 5, 2020 1:23:35 PM

November 5, 2020

Sandy Planning Commission,

We would like to lend my support for the Farnsworth Farm rezone. There is a need in Sandy for more affordable homes. Many people have raised their children in Sandy and like the area. Many want to downsize and not have the care of lawns and landscaping. It would be a good thing for people in these circumstances. There are also young people who want affordable housing in Sandy. I believe this would be a good addition to Sandy City and hope you will give credence to our thoughts.

Thanks you for your consideration,

Bill and Jolene Dew
Sandy Residents

From: [Leo Farnsworth](#)
To: [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Orchards at Farnsworth Farms Rezone
Date: Thursday, November 5, 2020 1:53:27 PM

Orchards at Farnsworth Farms Rezone
11228 S. 700 E. from R-1-40A to PUD (10)

My name is Leo Farnsworth, one of the land owners for this project. As a land owner, naturally I am in favor of this development. But I thought that in this decision some of our story, a little history may be helpful.

My parents John and Sharon Farnsworth raised their kids here on this farm. Dad's intent was to teach his kids how to think and how to work. I have fond memories of working each day after school, and during the summer with my Dad as I grew up.

After Dad came home from WWII in 1945, he had been a dairy farmer with his first farm on Creek Road that he traded for the farm on 700 East. Dad often joked about getting a milk cow and keeping it on the farm on 700 East. Anyone who knew Dad likely heard him say this more than once and I am thankful we never got a milk cow. I think that this was the only time Dad did not get his way as he did most of the time. That is why we named one of the streets on the farm "John's Way". Dad died of a heart attack while working on the farm at age 84.

After Dad passed, Mom was now in charge. Along with her multilevel marketing distributorship in Sunrider, the business of running the farm kept her busy until Mom died of a massive stroke in 2015. Both Dad and Mom worked until they passed away, neither of them retired.

My wife Shauna and I lived on the farm for many years. It is where we lived when our children were born. Working the farm is hard work and both my wife and I have had back surgery. After my surgery, I physically could not keep up with the farm work. We no longer live on the farm, but live close by in Riverton. I have since found other work that I can do that is not so hard on my back. But when I drive the tractor all day to mow the weeds in the orchard, it typically takes a day or so for my back to recover. I have been teaching my son Benjamin and daughter Rachel to drive the tractor. Maybe we need to look for a hobby farm or horse property so we can work the land? I think Dad would approve. In the public comment portion of the City Council meeting on October 13th, Don Cann (10966 S. Blossom Tree Lane) commented that he knew that John Farnsworth would have a fit if he knew what was happening to his land. I think I know what my Dad wanted more than Don does. I worked side by side with him my entire life. If Don really knew what my Dad wanted, he would have been in favor of changing the orchard to a dairy farm. But I digress.

This townhome project would develop the last 10 acres of the 50 acre orchard started by my father, John O Farnsworth in 1958. We have developed 2 times before. In 1993 or so, we traded 24 acres for a farm in Utah County. This 24 acres was developed into single family homes on quarter acre lots. The second time we developed was in 2004 or so (after Dad died and the farm was out of money

because farming is a capital intensive business). This 13 acres was developed into third acre lots. I remember that getting the zoning changed to 1/3 acre lots was a struggle. It passed the city council by a vote of 4 to 3. It came down to the last vote. Looking back, having 3 votes against third acre lots seems silly, but it happened. The concerns then were traffic and school overcrowding. None of those concerns became a problem. It looks to me that those families that now live in homes from both times we developed in 1993 and 2004 have added to the community. Traffic is acceptable and schools have the capacity. When we lived on the farm, we went to church with some of those families and are well pleased that we were willing to provide land for them to have a home. I think of the people who now live on those 1/3 acre lots when we developed in 2004 and think back that it almost did not happen. Shane Duffin is one of those people who now lives on this part of the farm that was zoned 1/3 acre lots. Before 2004 the land where he now lives was part of the orchard. Sandy is a wonderful place where people like Shane now live.

After developing 40 acres of the farm into 1/4 and 1/3 acre single family lots, why townhomes for this last 10 acres? I like strawberries but I would not go fishing with a strawberry on my fish hook. My son Benjamin tells me, fish prefer worms. We live in a home in Riverton on a 1/4 acre lot that I love. There is a townhome development in our neighborhood of twin homes and townhomes. We have to remember that not everyone wants the same things. The families that have moved into the townhomes in our neighborhood are wonderful. Some are young couples just starting their families. Others are empty nest couples who have downsized their lives and don't want a large yard to care for. They are leaders in our church and are involved with the youth programs for my children as they are growing up. The point is that even though a townhome development is different than 1/4 or 1/3 acre lots, it will fill a missing need of our current community. My goal is to have a place I would be overjoyed to have my children or my retiring in-laws to live. Please vote to approve this project for them, our future community of family and friends.

The proposed Farnsworth townhome development is similarly dense to the townhome development by Brad Reynolds located just north of 9400 South and just east of 700 East. As I have looked at this project, it seems to have added to the community nicely. Has Brad's project put an undue burden on the community? Has there been any community backlash for approving it? Has it put any city council member in jeopardy of getting re-elected for voting in favor of it? Or the Reams project? People speaking from an emotional state can be convincing when they speak from their desires and fears. It is safe and easy to simply reject all change. Change can be scary. It takes courage to consider change and plan for the future. Something to consider when people "grab their torch and pitchfork" as my wife likes to call it. I am grateful for those who are courageously supporting our project just like I am thankful for those who have supported us in the past.

By the way, "High Density" housing in my mind is apartments. I remember Mayor Kurt Bradburn commenting that townhomes in his mind are not high density housing. It has been somewhat annoying that people consider our townhome development a high density project.

Please vote in favor of our townhome PUD (10) project.

Thank you for your time and efforts,

Leo Farnsworth

Sent from [Mail](#) for Windows 10

From: [Stefanee Jessop](#)
To: [Brian McCuistion](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Support of Farnsworth Farms
Date: Thursday, November 5, 2020 3:01:25 PM

To Sandy City Planning Commission,

I want to give my support to the proposed development of Farnsworth Farms.

I have been intrigued by this project since I first heard of it, and should have voiced my support sooner. I am a resident of Sandy City and have an aging mother. I am very concerned about her having a safe, affordable place to live now that she has retired in the last year. She will be needing help in the future, and it would be so convenient to have her nearby, in a safe new community. She is hoping to sell her home and pay cash for another, as she is now on a fixed income. This type of housing is exactly what Sandy needs!

It would give me great peace of mind to have her close by, so that I could get to her within a few minutes if she needed anything. It would also allow her the independence that she desires.

I don't believe 96 homes will impact the schools much, if at all. I believe that when people buy a townhome or twin home, they usually are beginning their families, or are downsizing. The families with children typically move on as the size of their families increase.

Traffic from this community is not going to have an impact on the several lanes of 700 East. We have had several new housing communities go in around us (off Pepperwood Drive and another off 10600 S across from Larkin.) I wondered how these communities would impact traffic, and have noticed that I rarely see cars coming from those neighborhoods. Traffic has been a non-issue.

This community will add character and life to the area of Farnsworth Farms, as the other complexes are much higher density.

I urge you to consider approving the proposed plans for a 96 unit development as a safe option for my mom.

Sincerely,

Jake and Stefanee Jessop
52 Wanderwood Way
Sandy, UT 84092
801-946-1568

[Sent from Yahoo Mail for iPhone](#)

From: [Shelly Latham](#)
To: [Jake Warner](#); [Brooke Christensen](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#); [Brian McCuiston](#)
Subject: [EXTERNAL] Farnsworth Farms rezone
Date: Thursday, November 5, 2020 1:25:15 PM

Hello!

I wanted to give my SUPPORT for the Farnsworth Farms rezone. I like that it will be a more affordable development, as I have a son who is looking for a place in Sandy, and let's face it, there's not ANY affordable housing in Sandy. Sandy needs MORE affordable housing, so young married adults, that are just starting out, could move to our wonderful city. We do have a fantastic School District that I want my grandkids to go to! I do not think this development will harm our schools or overcrowd boundary schools. I do not think it will negatively impact the traffic. Please, please APPROVE this project so my kids can live by me!

Thank you,
Shelly Latham
10964 Pleasant Hill Circle

From: [Eric Latham](#)
To: [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Thursday, November 5, 2020 1:51:01 PM

To Whom it May Concern,

I want to voice my opinion on the Farnsworth Farm Rezone. I like the development and believe that APPROVING it would bring a great addition to Sandy City. I like that it will provide much needed housing. I like that it will give housing options, currently not available, in Sandy. Especially for empty nesters and newlyweds that want to move to Sandy.

The traffic in Salt Lake is nothing compared to where I grew up and do not think this project will negatively affect traffic in the ways people are afraid it will.

I also have adult children who have expressed a desire to move to Sandy, and are unable to because of the current housing market. Sandy could use more affordable housing. Please give your RECOMMENDATION FOR APPROVAL tonight for the Farnsworth Farm Rezone.

Thank you,

Eric Latham

10964 Pleasant Hill Circle

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From: jsrussell7@icloud.com
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farm rezone
Date: Thursday, November 5, 2020 12:59:31 PM

I am a Sandy resident and am sending out this email in support of the Farnsworth Farm rezone!

With the influx of population, I think Sandy is in need of more homes in the area and 96 homes will not have a negative effect on schools or traffic!!

Please rezone the farm into affordable residential!!

Jodi Russell

From: [KIRK DENISE STUEBER](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms Rezone
Date: Thursday, November 5, 2020 3:00:25 PM

Please vote against the PUD-10 rezone of the Farnsworth Farms property. Please propose and vote for a rezone that would better serve the surrounding neighborhood, traffic and schools. with single family houses. 96 units is too congested for the area. Please rezone for fewer single family units.

Sincerely,

Kirk and Denise Stueber