

From: [David Baird](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] I oppose 10x rezone of Farnsworth Farms
Date: Thursday, October 29, 2020 9:59:02 AM

Traffic study shows level of service (LOS) impacts to multiple major intersections. Negative impacts to traffic, schools, water, crime, police response times & ER wait times. 'Shared wall' construction means rentals, not deeply rooted homeowners.

Developer has already been rejected by both Planning Commission & City Council, but the rezoning process allows them to keep trying to slip it thru with minor modifications. Surrounding neighborhoods are 4 units per acre or less. 4x density increase is reasonable, 10x is a corruption vector. Send a message to developers, no high density in Sandy (except near the freeway).

David Baird
10721 S Trailridge Cir, Sandy

From: [Melissa Beckstead](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms rezone
Date: Friday, October 23, 2020 10:27:57 PM

Please do not allow the high density units to go in. over 90 homes is way too many!!! This will over burden the local schools, streets and will make 7th East to be very unsafe. Please use this area for community space such as a park. Better yet, for a training area for 1st responders, a new 1st responders unit, a new preschool or daycare, a senior center or an all abilities play place. This could even be developed for horses in stables. please do not allow houses to be built there!!!!

From: [DeAnn Black](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms rezoning
Date: Monday, October 26, 2020 7:19:31 PM

I am a Sandy City Resident. I live near Alta High School and am concerned about the development of 96 units on the Farnsworth Farms land. I am concerned about the high traffic this will bring to the area and increase congestion for residence in the area. Sandy City is a great place to live and I would welcome the construction to create homes for potential buyers, but not at the expense of the residence who live here already. Please demand developers be more generous in their projects by helping home investors get a better real estate opportunity of a home with an actual yard and space for living. This would benefit the neighborhood much more.

Sincerely,
DeAnn Black

From: [Michael Brown](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms rezoning
Date: Friday, October 30, 2020 3:43:09 PM

As 20+ year residents of the neighborhood we are totally opposed to the proposed rezoning of that property. The surrounding area is predominantly single family homes and lots, not townhomes or condos. Additionally 700 East is already very busy and the increase in traffic would make it even more difficult to get into or out of our subdivisions. To us the negative impact on the area solely for the enrichment of developers and landlords would be totally inexcusable.

M. Brown

From: [Kassie Butt](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Re: 11228 S 700 E
Date: Tuesday, November 3, 2020 12:52:34 PM

Kassie Butt
kbutt1360@mac.com
801-556-5287

On Nov 3, 2020, at 12:51 PM, Kassie Butt <kbutt1360@mac.com> wrote:

Please help protect suburban neighbors in Sandy from high density housing proposed by DAI at 11228 S 700 E.
If this has failed to pass 2 times already hopefully a third will send them on their way.
Thank you

Kassie Butt
Sandy Resident

Kassie Butt
kbutt1360@mac.com
801-556-5287

From: [Mark Ciullo](#)
To: [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Zach Robinson](#); [Marci Houseman](#); [Cyndi Sharkey](#); [Monica Zoltanski](#)
Subject: [EXTERNAL] City Council and Planning Commission: Regarding Nov 5th Planning Commission Meeting - Farnsworth Farms
Date: Tuesday, November 3, 2020 10:52:18 AM

Dear Sandy City Council, Sandy City Planning Commission, and Mr. Warner,

First, let me thank you all for the time you have spent on this and other projects, and for the serious consideration you give to finding balanced and fair outcomes to the considerations you have before you. I don't say that light heartedly, as I can see the goal is to take careful consideration for Sandy residents as a whole.

I write to you with regard to the Farnsworth Farm rezone application coming before you. I attended the planning commission meeting on June 4th and have been listening carefully to the points of my fellow neighbors, the proposed developers, the planning commission, and the city council because I do indeed recognize that not every Sandy resident will be happy with the outcome, no matter what the outcome is. In that light, we must find a suitable compromise and common good.

On June 4th, I heard a lot of praise for the developer for working with the community and trying to make the neighbors happy, yet I saw around me a community that felt left out of the process and not informed. I did however see a developer working to satisfy the adjacent neighbors. At this meeting, I expressed desire to have the developer reach out to me as well since I too am a neighbor in the adjacent neighborhood. Although my property boundary does not touch this site, I can see the property when I get my mail, and I will surely be affected by the community impact of a PUD10 development much more than others in Sandy. I live in the neighborhood that touches this property.

Knowing that some of my neighbors bordering this property were supportive of the proposal on June 4th, I kept an open mind and asked for the developer to reach out to more of this community I live in, including me. I heard nothing back from the developer after this meeting.

I could not attend the City Council meeting on October 13th, where I know the Planning Commission's had sent a recommendation not to approve to Council, but I did listen to the recorded call and all of the details from the developer, the community and the City Council. I again saw a detailed proposal with lovely renderings from the developer, but I feel that this is distracting us from the matter before the council, which is a rezone of the land to PUD12 (at the time). Just as the developer can present renderings of a nice community without enough details to make decisions on, I can present pictures of failed PUD10/12 communities across the region. Just as the developer can say, for example, they will support an HOA that will tend to gardens and not let them go unkempt, I can drive up and down 700E and see 8 or more real world PUD developments that are not what my neighborhood wants or would support. Keeping an open mind to the desire of some of my neighbors who live bordering the property however, I again realize that the only way to get to a compromise is to restrict the development in some way that is much greater than a site plan. We need a community plan, or zoning subdistricts that will protect my community long after the developer hammers the last nail in the buildings and long after the last unit is sold, potentially to a non-owner occupied buyer. I'm not convinced that a PUD10 would protect my long-term concerns, but I again tried

to keep an open mind to hear why I should disregard these concerns directly by hearing the voices from the developer and supportive community.

On October 16th I reached out to Brooke Christensen to both discuss how this community does not feel that we have been notified and listened to as a whole, and also to get more details from the developer. We held a community Zoom call with only Brooke on October 21st, and although many people had desire but could not attend, 6 people in this community directly to the west of this property were on the call. All of these community members were opposed to the development even as a PUD10, but some expressed openness, as I have, in working toward a compromise. I want to point out that one of the neighbors that joined the call lives directly bordering the property on Farnsworth Lane. So the notion that everyone abutting the property supports this proposal is not a fair assessment of the real situation. On top of that, it seems that the neighbors within the next few blocks are also largely NOT in favor of the rezone at PUD10. I was not selective of who could join the call with Brooke, and yet it was a unanimous representation opposing the rezone at the current proposal. This makes me strongly believe that the community at large is against this rezone, and it is now clear that there is not unanimous support from the abutting property owners. I believe the community does not feel we have been notified well, and we are only starting to understand the true support and opposition of this neighborhood. Just as the feelings of the abutting property owners should matter heavily, so should the whole of the community that will be affected. We simply have not had the time to work out the compromise and understand each other as a whole that would be required to allow this rezone to take place at the current proposal.

Lastly, I asked Brooke on October 20th to share my information with the developer again asking them to contact me to understand more deeply each side of this issue so perhaps these compromises could be reached. Although I heard from the developer (Joe Salisbury) via text on October 27th with my response to him on October 29th, I have yet to hear from them again. Whether true or not, I can't help but currently feel the developer has focused on working with the community that they felt would most positively influence their chances of getting the rezone done quickly, but are setting aside the larger wave of community opposition and discussion that should happen with such a drastic zoning change request. The way I look at it, the bigger the zoning request change, the more important the larger community say should have. I can understand the Planning Commission and Council heavily weighing the abutting neighbors for a one or two step change in zoning, but this is nowhere near that, and I believe the onus should be on the developer to convince the larger community that this change is beneficial. Despite being open to hearing that argument, and openly asking since June 4th, I have received only one text message. As Brooke rightly said, the developer does not have to do this community work, but then the Planning Commission and City Council should also protect the community opposition I strongly see in both my direct contacts as well as the letters and public comment that have been made.

Just by the numbers in public comment and letters, and from the survey done there is more community opposition to this change than there is support. It is as simple as that to see why I feel more time and community involvement is necessary to get through the details of a plan that this community can get behind. I oppose this change at PUD10 at this current time and hope the Planning Commission makes the recommendation to oppose to the Council, and that the City Council rejects the zoning change. I again welcome the developer to put the application on hold and work with the community and not just a few abutting neighbors to come to a plan that most people can get behind. We simply aren't at that point yet, and as our

representatives and appointed bodies that are there to protect us, I believe the Planning Commission and the City Council should not be approving this plan without further work.

Let me know how I can help organize meetings and get the word out. We are a wonderful and proud community here. I believe strongly that the voices of those that are both for and against this property rezone should be heard and listened to. As I write this to you on election day, I think it would be a disservice to leave the large numbers of community say out of the equation on this matter. It is neither my fault, the City Councils fault, nor the developer's fault that we have yet to hear the real voice of the community... we just are not there yet.

Please do not recommend the rezone of this property. Please let the developer know there is still work to be done, and that I and others are willing to come to the table to figure out what is best for us and our families for years to come.

Thank you,
Mark Ciullo – 476 E Wilde Cherry Way

From: [A D](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] High density
Date: Wednesday, October 28, 2020 10:45:26 AM

Hello,

Just sending a quick comment about new Farnsworth Farms development. Please stop rewriting zoning laws that were put in place to protect against exactly what they are being changed for. Protect water, open space, schools from being more overcrowded. The overwhelming majority don't want these high density developments and our politicians know it. The community knows they aren't being listened to and feels taken advantage of every time you allow these high density developments to go up. We just want you to use the tax money you have better and stop over extending infrastructure.

Thank you,

Alison

From: [shauna Farnsworth](#)
To: [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marc Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Orchards at Farnsworth Farms
Date: Thursday, November 5, 2020 8:36:01 AM

I would like to voice my support of the Farnsworth Farms development. As one of the owners, of course I would be in support of it, but I have kept silent all this time and listened to neighbors who 'knew my father-in-law back in the day' state their opinions about how he would feel, make claims that we are being greedy or that we should just keep farming it. I have seen residents who live MILES away raise their pitchforks and light their torches against this beautiful, well-planned development that will in all likelihood, not affect their lives at all.

Sandy City is an amazing place to live and raise a family. Leo and I had all our children while living on and running the farm. We loved teaching our young children the value of hard work and of seeing food grow. We loved running festivals and field trips for the community. But we also have physically paid the price for it. Both of us have had back surgery and we simply cannot do that kind of work anymore. Leo's father, John had a heart attack and died at the age of 84 after pulling weeds on the farm for hours. He worked from sunup until sundown 6 days a week. It may have been his dream to work the land until he died, but it is not ours.

We know this is an emotional issue for many people. It is for us also, but I would like to address some of the concerns I have heard with facts and logic, not simply fear of what *might* come.

Traffic. Of course, rush hour traffic is going to be busy. It doesn't matter where you live, when you get close to the freeway during rush hour it is going to be crowded. 700 East was made to handle a large volume of traffic. The UDOT study stated that our development would have a minimal impact for the surrounding traffic. Are people expecting that 96 cars will all be trying to leave the development at the exact same time every morning? These concerns are unfounded.

School impact. We contacted the enrollment person at the Canyons School District and asked him what kind of impact our development would have on the school district. As was stated in our initial Planning Commission meeting, he stated that based on the type of housing he didn't anticipate more than 30 kids K-12 for the entire development resulting in a minimal effect to the surrounding schools.

'It doesn't fit the neighborhood.' Our farm is uniquely situated being surrounded by residential housing, but some of it is also high-density housing (significantly higher density than what we are asking for). Crescent Heights Condominiums is on our north border, Cedarwood Assisted Living is across the street from Crescent Heights, and Silver Pines Senior apartments are kiddie corner. ¼ mile north of us will be more townhouses where the Reams used to be. Our development will not be out of the ordinary. On the contrary, I believe it is a wonderful mix and transition to all the surrounding neighbors. Not everyone wants to live on a ¼ acre and do yard work every weekend. Not everyone can afford a ¼ acre home in Sandy. We are trying to create a wonderful neighborhood with affordable housing so that people can live here!

I also ask you to consider the opinions of the residents who immediately border us, most of whom have already sent in letters of support during our previous Planning Commission meetings and City Council meetings. DAI has worked tirelessly with neighbors and City Council members. They have listened to and implemented the recommendations and ideas they received and have created a beautiful development.

I ask you all to approve this rezoning application and let us create a wonderful neighborhood for our Sandy residents to live.

Shauna Farnsworth

11228 S 700 E

From: [Duane Hall](#)
To: [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)
Subject: [EXTERNAL] Farnsworth Farms project
Date: Wednesday, November 4, 2020 2:55:00 PM

I have seen a lot of hyperbole about the Farnsworth Farms project, including claims that traffic would become congested, and schools would be negatively impacted. From what I have learned, the Jordan School District does not see any potential problems with the development, and, with a 4-lane road designed for FAR higher traffic flow than what now exists, those objections are more an attempt to confuse and obfuscate the project than legitimate objections. From what I have learned, the residents of the area are mostly in favor of the planned development and the public amenities that will go with it.

Many of the objections I have heard come from people living far away from that area. I certainly hope those people's objections aren't given equal weight to the wishes of the immediately nearby residents!

I know that whenever an area is slated to become something it wasn't before, there are those who automatically object, wanting to keep the status quo. While that may be an admirable sentiment, it doesn't qualify as a legitimate objection. The fact of the matter is that something will be built on this property. It is simply not possible for a farm or apple orchard to survive economically in an area like that. We have the option to have a beautiful, well-planned development with many public amenities in that space, or somewhere down the road we'll just have another bunch of houses and NO amenities whatsoever. Anyone who thinks that the area will remain as it now is, is simply being unrealistic.

Given that something will go there, why not have something beautiful and well-planned?

If someone has a legitimate reason for opposing developments like this, those reasons should be considered. But, whatever you do, "The Sky is Falling" or "John Farnsworth would turn over in his grave" objections should be recognized for the nonsense that they are.

I, for one, would like to see the area developed with the townhomes as the proposed plan outlines. It would certainly improve the appearance of that area, and would add to the value of our community.

People who are opposed to progress of any sort should be recognized as such, and not grouped in with those who have reasoned, considered concerns which should be addressed.

Duane Hall

10115 S. Countrywood Dr.

Sandy 84092

From: [Brian McCuiston](#)
To: [Jake Warner](#)
Subject: FW: [EXTERNAL] Farnsworth Farms
Date: Thursday, November 5, 2020 8:53:20 AM

Here it is.

From: Cyndi Sharkey <csharkey@sandy.utah.gov>
Sent: Wednesday, November 4, 2020 9:39 PM
To: Brian McCuiston <bmccuiston@sandy.utah.gov>
Subject: Fw: [EXTERNAL] Farnsworth Farms

Brian, can you please provide this email to the Planning Commission? Thanks, Cyndi

From: Patch Henderson <2pathend@gmail.com>
Sent: Wednesday, November 4, 2020 12:39 PM
To: Cyndi Sharkey <csharkey@sandy.utah.gov>
Subject: [EXTERNAL] Farnsworth Farms

Hi - Not happy with the way this is going. Let's cut the number in half, 48 homes, or at least by 1/3, 64 homes. Would you allow this in your already highly populated neighborhood? Please put my comments into the record if impossible.

- There is no reason to change the current zoning except to make money. What is the reason for changing anyway? Just because someone asks, doesn't cut it.
- Let's put the quality of life ahead of money; not just their quality of life but everyone around them as well.
- There are already plenty of high density housing developments around.
- The city master plan was made for a reason, let's stick with it, or at least something like it.
- Traffic back up on 114th South is already bad, from State Street AND from the TRAX line
- 96 units in that small of an area is inconsistent with the surrounding homes in the area
- Please don't ruin Sandy.

Thanks for listening,

Patch

~ Go Forward with Courage ~

From: [Eric](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms PUD 10 Proposal
Date: Thursday, November 5, 2020 8:39:36 AM

Hello,

I'm writing today to voice my concerns about the proposal for the Farnsworth Farms rezoning to PUD 10. I don't believe enough action has been taken to ensure minimal impact to traffic in the area. The developer has brought up 700 east but myself and others are more concerned about eastbound and westbound traffic on 11400, 11000, and 10600 south. These roads already can get backed up heavily in morning and afternoon congestion and allowing a property with higher density housing than the surrounding areas will only increase the issues on these roads.

The developer has also stated that they will be making this a gated community which poses the problem of traffic backing up into 700 east as multiple residents are trying to gain access to the community at the same time.

I believe the only solution here is to reject the current proposal and only allow a rezone for the same density as the surrounding area.

Thank you for your time and consideration.

Eric Johnson
11321 Hawkwood Dr, Sandy, UT 84094
8019169290

From: [Jon Lamé](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth rezone
Date: Thursday, October 29, 2020 11:08:03 AM

Hello, I understand you're the person to talk to about the Farnsworth rezone, and I wanted to make my opinion known. As a resident within a few hundred yards of the property, I absolutely oppose the rezoning to high density PUD-10. This is not the area for high density. I would be 100% in favor of a rezone to ¼ acre lots with single family homes, just like the rest of the neighborhoods surrounding that area. Why is that option never talked about? All we hear about is high density. We do NOT NEED high density by 11400 S. and 700 E. The area is far too crowded already.

Thanks for your time.

Jon Lamé
Hooper Homes Real Estate
801-990-3000

From: [Jodi Lemon](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Zone change
Date: Tuesday, November 3, 2020 2:00:07 PM

I am writing to express my concern about the change in zoning on 700 East and 112th in Sandy. I oppose of any housing other than houses. We do not need high density housing on 7th East.
Thank you

From: [Russell Mower](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Tuesday, November 3, 2020 8:35:21 AM

Why do we keep circling back to this issue? Please govern according to the will of the people. The Farnsworth Farms development is a big NO!

-Russell Mower

From: [Debbie Mudge](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Wednesday, November 4, 2020 1:46:12 PM

This is in regards to the 96 unit high density development proposal for Farnsworth Farms.

I am again emailing to say that I do not support the 96 Unit high density development for Farnsworth Farms.

I still believe that 96 units are too many housing units for that area.

I have yet to see any studies proving that the area could handle that many units. How would the water, sewer, schools and traffic be impacted by that many units?

I think the council needs to slow down and do some research before going ahead with this proposal!

I would ask that my comments be read into the record at the time of the public meeting on Nov. 5th.

Thank You,

Debbie Mudge

From: [Teashia Stennet](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth farms rezone
Date: Monday, November 2, 2020 9:22:45 AM

Hello

I am writing to share my opinion on this land. Me and my family live in the Crescent white willow neighborhood near this property. We do not want to see large scale traffic increase due to multi level housing.

I hope our voice can be heard

Teashia

From: [Susan Strunk](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Tuesday, November 3, 2020 2:24:17 PM

My home backs directly onto 7th east across from this property. I am concerned about the proposed use for this property. This area is an area of mostly single family homes and we would like to keep it that way. There is already significant traffic on 7th which makes it hard sometimes to even get out of the neighborhood. The proposed project would put additional stress on our roads. In the evenings it is fairly quiet here but if multifamily housing is allowed it would deprive us of the peace and quiet we now enjoy. Plus the additional lighting would make it nearly impossible to sleep. I feel if this property is used for multi family housing it won't be long before it is nothing but rental property and become run down and create problems with crime. Please save our neighborhood and say no to the proposed zoning change. Thank you

From: [Harriet Wallis](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] DO NOT approve proposal for Farnsworth Farms
Date: Tuesday, November 3, 2020 6:20:09 PM

DO NOT APPROVE THE PROPOSAL FOR FARNSWORTH FARMS. It's bait and switch. Don't give an inch. -- Harriet Wallis -- Sandy resident.

From: [wilson...marilee](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] High density housing
Date: Sunday, October 25, 2020 12:51:05 PM

Why do you think there is do much high density housing going on in Sandy. Don't we have enough already