

From: [Allyson Allen](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth farms meeting this evening
Date: Tuesday, October 13, 2020 8:30:57 AM

Dear Michael Applegarth,

I live near the Farnsworth Farms property for 20 years. Please record my view for the meeting tonight that I strongly OPPOSE putting 96 units of high density housing on that property. Everywhere you turn, where there's an open spot of land they shove as many residents as they can and they're causing overcrowding not to mention other problems that happen when so many people live in a small space. It's all about money & not what's best for the Sandy community.

-Allyson Allen

Sent from my iPhone

From: [DE*LON BARB ASKVIK](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms rezone
Date: Friday, October 9, 2020 4:36:16 PM

Hello! I received this information:

"The Farnsworth Farms rezoning application comes before the city council on Tuesday, October 13th at 5:15 for a vote. The city council is asked to approve a rezone for the the 10-acre orchard property, Farnsworth Farms, located on 11228 South 700 East, currently zoned as one-acre residential with agriculture rights. The applicant seeks to rezone the property as a gated community zoned PUD-10 which will allow up to 10 townhomes homes per acre. City Council members will use your feedback to help determine if this high density development is unduly burdensome on traffic, schools, water, & other shared infrastructure."

Please stop turning every open lot into multi units!!! How wonderful if these 10 acres could be ONE acre lots? 1/2 Acre lots? Can we not limit it to single family dwellings? No money in selling 10 lots? Selling 20 lots? There is so much traffic on 10600 S and 700 E we need to limit the high density residential buildings! Please save the open spaces! We already have the BIG townhouses on 10600 S!!

Thank you for listening to the neighborhood people!

Barbara Askvig

From: [Bethann Martin](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Rezone of Farnsworth Farms
Date: Tuesday, October 13, 2020 2:59:26 PM

I am unable to attend the virtual meeting of the city council tonight but would like to express my opinion relating to the Farnsworth farm rezone.

I am opposed to any rezone that significantly increases density, or lacks fidelity to current neighborhood and Master Plan. Citizens count on a measure of fairness and consistency when they stake their interest in a community by either moving or staying here. When the city rezones property, it is a betrayal of trust.

I am also opposed to rezoning because of the unjust enrichment which usually results, at the expense of the community. If under rare circumstances rezoning is inevitable, there should be a development mitigation fee paid upon development equivalent to the difference in property taxes on the new valuation, pro rated back at least 5 years. This mitigation fee should be used specifically for community improvement projects to partially offset the negative effects to the community affected by the rezone.

Contrary to what the pro developer and pro realtor members of the city council might believe, these mitigation fees do not affect the bottom line of the developer. It becomes a development cost that is offset or passed on to the consumer.

In this particular case, if the City Council is inclined to rezone the property, it should be for single family homes only. There are already too many new or planned townhome, condominium or apartment developments in Sandy.

Regards,

Bethann Martin
11128 S 2125 E
Sandy, 84092

Get Outlook for Android

From: [Dustin Fratto](#)
To: [Mike Applegarth](#)
Subject: VM regarding Farnsworth Farms
Date: Friday, October 9, 2020 3:22:47 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Mike,

We received the following VM on 10/9/20 @ approximately 2PM.

Synopsis: She opposes the rezone. Farnsworth Farms rezone is a horrendous idea, infrastructure won't take it, 96 more homes is too many.

Name and Address: Candace Devilla, 649 Meadowhill Dr.

Best,



sandy.utah.gov

Dustin Fratto
City Council Assistant Director

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7140
dfratto@sandy.utah.gov



From: [Candi Jenkins](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farm
Date: Sunday, October 11, 2020 1:59:37 PM

Hi,

My family and I live down the street from this property. Two things we need less of in this valley are new office buildings and new houses. Our traffic and pollution are huge problems here. I prefer this property to be left as it is or converted to a park.

Thank you for your time.

Candi Jenkins

From: [Dustin Fratto](#)
To: [Mike Applegarth](#)
Subject: FW: [EXTERNAL] Farnsworth Farms zoning vote/approval.
Date: Monday, October 12, 2020 2:08:47 PM

From: Dave Diels <dave.diels@gmail.com>
Sent: Monday, October 12, 2020 2:06 PM
To: Dustin Fratto <dfratto@sandy.utah.gov>
Subject: [EXTERNAL] Farnsworth Farms zoning vote/approval.

Mr. Fratto,

I **believe** the congestion that is inevitable with multi-unit (high density) housing on traffic, school student loads, area aesthetics, and home values **is unavoidable**.

In addition, I believe the overall quality of life in this proposed development would have a negative impact within the development and surrounding neighborhoods. What is to stop these properties becoming rental units for RE speculators/investors? PUD's can spawn malice and division within the neighborhood with the advent of a bad renter (in the case of investment property), **ineffective PUD Board**, or a non-compliant homeowner.

I would encourage the council to consider a one (1) acre home site with agricultural rights or four (4) single family homes/acre with no agricultural rights. In my opinion, a **NO** vote to high-density housing plans on that property is warranted..

With Regards,
Dave Diels
dave.diels@gmail.com

From: [Dave Hall](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth farms property
Date: Thursday, October 8, 2020 3:17:06 PM

Dear Mr. Applegarth,

I wanted to take a minute to voice my support for the development of the Orchard at Farnsworth Farms property on 7th E. I live at 646 Apple Tree Dr, Sandy which is 2 blocks directly North of the property and I can tell you that this property has been a community eye sore for a LONG time. I have heard all of the arguments about crowding the road (complete b.s.) and the schools (also b.s.). I drive down that street every single day and there are 2 huge lanes in both directions and the street has never been crowded. I'm going to take a guess, that at any given time maybe 10% of the residents of a neighborhood are on the road. If there are 96 homes with an average of 2 adults each, then I would guess not more than 15 to 20 would be gone at any given time. 4 lanes of traffic can easily accommodate a few extra cars. In addition, I would love one of my kids to buy a condo here or somewhere like this. As you are probably aware, millennials are not really going for the traditional single family home with the big yard as much anymore. They are favoring condos and apartments with minimal exterior upkeep and a small mortgage or rent. I think this property would add value and much needed beauty to the neighborhood.

Thank you,

Dave Hall

President / CEO

Woodcraft Mill & Cabinet

1442 S. 700 W.

SLC, UT 84104



From: [Debbie Mudge](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms rezone issue
Date: Friday, October 9, 2020 9:29:10 PM

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

I believe the infrastructure in that area would not support the proposed housing. It would also be a traffic burden for those of us that use 700 East regularly. Have you done studies on how our water, sewer, etc. would be burdened by this housing proposal? How about schools in the area? Could they handle the extra students? I'd like to see some research and facts presented before the city decides to put in that many housing units.

I would ask that my comments be read into the record at the time of the public meeting on Oct. 13th.

Thank you,

Debbie Mudge

From: [Deb Hafner](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Friday, October 9, 2020 5:27:37 PM

Please read my comments into the record at the time of the public meeting. My husband and I are absolutely not in favor of a rezone for the 10-acre orchard property, Farnsworth Farms, into a gated PUD-10. We would vote for 1 acre agricultural lots and are vehemently opposed to townhomes of any kind. It is too much on traffic, schools, water, and other shared infrastructure. Further, we suggest that going forward builders should have to pay a fee to request a rezone that would go into a general fund used for infrastructure, and if they are granted a rezone they should have to pay an addition fee into the infrastructure fund. The builders and developers should not profit by squeezing homes on little bits of land with no future plan for our city and only to benefit financially. Thank you,

Debra and David Hafner
Sandy residents and tax payers

From: [JaNel Snow](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Saturday, October 10, 2020 8:00:30 AM

Please read in Tues., Oct. 13th City Council Meeting...

We are sick of high density housing!!!

Thank You

From: [Jeninne Park](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms Development
Date: Friday, October 9, 2020 3:03:57 PM

I would like to express my view on the Farnsworth Farms proposed development. I am opposed to this high of density development. The planning commission already rejected this development. The developer has only reduced the number of units by 20. That isn't that much of a reduction. I sat in on the Zoom meeting with the planning commission in June. There is great opposition to this high density project in this area. All of the emails and phone calls from last June should be submitted for the city council meeting as well, because a 20 unit reduction does not change the way people are feeling about this development.

The manager of Herriman City was just fired because that city is a disaster. They have allowed so much high density housing over there that the traffic and congestion are terrible. Residents of Sandy do not want that type of atmosphere here.

I was told if I emailed this address my comments would be recorded for an opposition to this development. Please let me know what else I would need to do. I have already emailed all the council members.

Thank you,

Jeninne Park
1175 East 11000 South
Sandy, UT. 84094

From: [Jen Downing](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farmsworth Farms
Date: Saturday, October 10, 2020 10:09:41 PM

While I think the design is pretty I'm worried about that many families being packed in. The traffic will be horrid..what are the plans to accommodate? Also where will they all go to school? Being townhomes, they will have lower taxes so won't be contributing as much to our schools, yet could be sending many kids. Now we will have to support X number more kids without the same resources to accommodate them, which will degrade the schools for all the rest of us. This is not Sandy...

If we are to move forward we need to limit the density by half of the proposal. 5 units per acre. And IF we accept this, it should come with a plan to accommodate the children and accommodate the traffic.

I ask please that my comments be read into the record at the time of the public meeting.

Thanks for hearing me,
Jennifer Downing
23 Northridge Way Sandy, UT

Sent from my iPhone

From: [Dustin Fratto](#)
To: [Mike Applegarth](#)
Subject: FW: [EXTERNAL] Questions
Date: Monday, October 12, 2020 11:20:04 AM

Mike,

I just received the email below with no context. I'm assuming that it's in relation to Farnsworth Farms, but don't know for certain. Do you want to add it to your list of comments?

-Dustin

-----Original Message-----

From: Joanne Fillmore <jofillmore@icloud.com>
Sent: Monday, October 12, 2020 11:15 AM
To: Dustin Fratto <dfratto@sandy.utah.gov>
Subject: [EXTERNAL] Questions

I am concerned about additional traffic. I'm concerned about having small children cutting through Crescent Heights. I'm concerned about our water pressure with an additional 96 homes. I'm concerned about putting a housing development where we already have 4 senior housing and senior care centers. It doesn't seem to be a good idea to me.

Sent from my iPhone

From: [Jody H](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Fwd: "The Orchard" development on Farnsworth Farms property
Date: Tuesday, October 13, 2020 2:35:39 PM

Please distribute to City council members and add to the official record.

Thank you

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

From: **Jody H** <jody.hadfield@gmail.com>
Date: Wed, Oct 7, 2020 at 10:38 PM
Subject: "The Orchard" development on Farnsworth Farms property
To: <astroud@sandy.utah.gov>, <knicholl@sandy.utah.gov>, Monica Zoltanski
<mzoltanski@sandy.utah.gov>, <mhouseman@sandy.utah.gov>,
<zrobinson@sandy.utah.gov>, <csharkey@sandy.utah.gov>

Dear City Council

I am a resident in the 4th district and live just across the street from the proposed development.

I am OPPOSED to the development in its current (although slightly updated) design.

I am worried about traffic up and down 700 East.

We moved into our house 12 years ago- before the 114th I-15 exit, before all the development south of us on 700 E. Our backyard faces the business corner, and it used to be somewhat quiet back there, now there are so many LOUD cars speeding up and down 700 E that sometimes you can't even have a conversation- IN MY OWN BACKYARD! I want to still be able to pull out onto 700 East and go either direction, this development will add a lot of cars coming and going.

I think there isn't enough guest parking even though they say that there is more than code requires- have you ever tried to visit someone in a development like this? There is never enough! And the new design has 71 LESS parking spots than the original design and only 20 less units. This property wouldn't have any options for overflow parking, there is no parking along 700 East, and the roads in the development will be too narrow to allow people to park outside of designated spots.

I especially feel like this type of development doesn't fit into the surrounding neighborhoods. I've been all over the city and see these types of developments going in EVERYWHERE and I don't feel like it fits our neighborhood.

We moved from Sugar House out to Sandy to get away from this kind of

development! Keep our suburb a suburb and not a down town!

I think there are too many units.

There is also a discrepancy between the zoning they are asking for (PUD-12- according to the notice letter we received) and what would be needed for the current design (PUD-10). What are they really asking for?

I feel like they are going to play the switch-a-roo game with us and change the plan after the zoning changes (IF it changes), and build more units than they are saying now. And if you don't think that happens just look at the new monstrosity of the Alta Performing Arts building that was supposed to not be taller than the school, but even a kindergartener can tell that it's TWICE as tall.

Please follow the recommendation of your own Planning Commission and vote AGAINST this request to rezone.

Thank you for your time
and thank you for your service to our community!

Sincerely
Jody Hadfield
722 Sandy Dunes Dr
Sandy

From: [RaChel](#)
To: [Mike Applegarth](#)
Cc: [Alison Stroud](#)
Subject: [EXTERNAL] Farnsworth Farm
Date: Saturday, October 10, 2020 8:25:42 PM

Hello,

We would like to take a moment to voice our opinion on the proposed rezoning of Farnsworth Farm. We would like our comments to please be read into the record at the time of the public meeting.

We are opposed to this rezoning request. We feel that the proposal is too high density for the location and will create a traffic problem as well as creating other issues such as having a negative effect on existing property values in the area, water and other utilities and schools.

It would be more appropriate for the area to have single family housing on quarter acre lots.

Thank you for your time and consideration,

Joel and RaChel Pont

Sent from [Mail](#) for Windows 10

From: [John Annunziata](#)
To: [Mike Anagnano](#)
Subject: [EXT:ENR] Rezoning hearing tonight - 111228 S. 700 E.
Date: Tuesday, October 13, 2020 1:13:17 PM

I'd like to include this email in the public record to show support for the request by DAI to rezone approximately 10.07 acres at 11228 South 700 East (#ZONE-03-20-5825).

As a resident of Sandy and resident within 500 feet of the proposed rezoning, I support the rezone request for the following reasons:

The proposed site plan shows a mix of housing types, with both townhome and twin-home units which is good for the community and provides options to single family homes. Most importantly this proposal takes into account the concerns of adjacent properties that are most impacted by the proposal. DAI has consulted with the neighbors on both the west property lines of the proposed project and addressed their concerns for setbacks/views from our backyards. In addition, DAI has also received feedback from community members that expressed concerns regarding density, traffic and open space requirements. The original proposal made this past summer has been revised to address those concerns. The current property has been vacant for an extended period of time and is an eye sore to the community. The proximity to 700 East limits the economic feasibility of building on the current zoning. A previous developer proposed a similar plan for the site which indicates the current proposal from DAI is one of the full viable options for the site. I would rather see the site developed with the current proposal than stay vacant for an extended period of time.

Thank you for considering these points and, again, I encourage Sandy City's approval of the proposed rezone (#ZONE-03-20-5825).

Sincerely,

John and Lauren Annunziata
11175 South Farnsworth Lane

From: [Karri Jensen](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Sunday, October 11, 2020 7:20:10 PM

Please reject the rezoning of Farnsworth Farm! This will only bring more traffic to this area and more rental properties. Also, the zoning commission has already rejected one proposal and this is not right that it's not going back to them anyways. Please vote to keep the current zoning in place!!!

Thanks you,
Karri Jensen
21yr Sandy Resident

Sent from my iPhone

From: [K. Johnson](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms Rezone
Date: Tuesday, October 13, 2020 2:17:13 PM

Please read this comment into the record.

I am opposed to the Farnsworth Farm proposal, but only because I feel that the density isn't a good fit for the area. A PUD6, PUD8, R-1-6, or R-1-8 zoning designation would be a much better fit for this area while still minimizing impact to the surrounding neighborhoods and surface streets. Adequate parking accommodations and traffic impact should also be taken into consideration with a development proposal of this size, as it can potentially impact areas of the city far past the areas that immediately abut it.

Please also keep in mind that Sandy really needs single story homes to accommodate a large segment of our population that is aging. Many of my neighbors are elderly and have expressed fears that they will have to leave Sandy when the time comes for them to move to a single story home, as Sandy has virtually none available. This is sad on multiple levels, but especially when many of these residents have made Sandy their home for 20+ years.

Thanks,
Katie Johnson

From: [KIRK DENISE STUEBER](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms Rezone
Date: Tuesday, October 13, 2020 12:21:13 PM

Farnsworth Farms was a fall tradition for our family for many years. Apples, cider, pumpkins and good old-fashioned fall fun could be had there. We have been sad to watch the store close and orchard begin to die. We knew there must be something going to change with the land.

As current Sandy City property holders we have had first-hand experiences this past 2 years with land behind our house that has been rezoned from animal property to multiple houses on small lots. It has been both sad and discouraging to watch the "country feel" of Sandy disappear. Animals, agriculture and large yards brought us to buy in Sandy 16 years ago and now at every turn high density housing is being built. While the need and desire for animal property is still alive and well, the need for agriculture land is not. We do understand this.

However, in keeping with the suburban feel of Sandy, we would ask that the rezone be for single family houses with small yards. Please do not rezone for townhomes or high-density housing as it does not fit in with the current surrounding neighborhoods. The neighborhood schools zoned for this area are already taxed with crowded classrooms and apartments sit empty in many buildings in Sandy. Many people are moving in from out of state desiring a house in Sandy. Farnsworth Farms would be a perfect subdivision for such a buy as that.

Please vote to rezone as single-family houses with a yard. Please vote to keep Sandy as a great place to raise a family and continue raising a family.

Thank you,
Kirk and Denise Stueber
Sandy City Residents

From: [Laura Lunceford](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms - the next version.
Date: Monday, October 12, 2020 1:08:55 PM
Importance: High

Mr. Applegarth

I just want to let you know that I have sent a similar version of this to Monica Zoltanski and have posted on "Farnsworth Farm Group" NextDoor. Also, it was suggested that I let you know that I would like this to be put in the official record.

We sat through the neighborhood meeting (while the developers made us feel like they were being magnanimous by holding a meeting they weren't even required to hold), and they got a pretty good earful even that night. Then, we also were on the Zoom meeting of the Planning Commission, (all of whom I believe had access to most/all? of the comments submitted by residents), and they voted to send this proposal to the City Council with a 'negative' recommendation. I knew the developer would just go back the drawing board and present another plan. And here it is.

I recently saw the new proposal for a PUD 10, and here were my immediate thoughts. They are trying to show us pretty pictures of more green space, and a 'barn' (?), and a fire pit (?), and community garden areas, etc., so we'll overlook the fact that there are still 96 units on this property. Those renderings are really helpful as sales brochures for the developer when it comes time to start selling units to potential buyers, but they mean little to nothing to surrounding residents. After all, we won't be the ones using those amenities, what we care about is reducing the density (by more than the proposed 20 units) and addressing all the issues that came up both at the neighborhood meeting, all the initial public comments, and comments to the planning commission.

They look to have addressed the parking and visitor parking, but there are still what appear to be two entrances (or one entrance and one exit, it's not clear on the renderings), and they also appear once again to be gated (which already came up as a nightmare that would back up traffic even more). I would think by now they would have more accurate traffic studies (and perhaps they do, but will we get access to them?). I never heard when (or if) UDOT is going to install a concrete median from 114th north to 110th South, which would just add to the traffic issues. U-turns at 110th south would become the norm, not the exception. Backups heading east on 45th South (and already backing up the left turn lane back into the street lane) will just become worse and worse. What the developers want you to forget about is that as time goes on, what is currently congested will become untenable with additional growth, especially if it's all high-density housing.

Also, someone mentioned last time, that their estimate on how many children would be going to our already overburdened schools, was absurd. Last time, they estimated 20 to 40 kids. If there's still 96 units, do the math - we have an average of 2.5 children in families here. That's more like 200 kids. One woman had to remind them to remember that this is Utah, and we have tons of kids here.

I never saw road damage and road maintenance addressed either. 700 E. is a state road, so the developer won't be paying for that, your tax dollars will. (As they tear up 700 East and perhaps other

areas to access utilities for the development.) They may be required to pay for remediation on roads that they tear up, but the public has to deal with the construction mess for as long as that takes. And you thought traffic was bad now.

We've watched with horror as Draper just let anyone and anyone build whatever commercial or residential buildings they wanted. If they have a planning commission, they aren't doing their job. When we moved here 25 years ago, 123rd South was one lane in each direction and there was a gas station and a restaurant from State Street up to about 10th East. Look at it now. I'd rather take a beating that use 123rd South, and 114th South is starting to get just as bad, not to mention 700 East. Once they put a freeway entrance/exit at 114th South, the traffic just skyrocketed. We think so far, Sandy has been trying to do a better job of controlling growth and putting high density housing and commercial buildings in mostly appropriate locations. This development belongs west of I-15, not at this location. Can we please be more thoughtful and make better city planning decisions than Draper? (I'm not sure if they have city planning, but if they do, they've done a very poor job of it). I understand wanting to expand the city's tax base, but at the same time, we want the city to also take lifestyle issues into consideration with just as much weight as our tax base.

I have a bigger issue with PUDs in general. My brother lives in a PUD around 8600 South. The original owner moved out within a year or two and it has been rented for 4 years with 2 tenants – the second one even worse than the first.

In his case, these are townhouses with a shared wall between 2 units. There were always far more people living in the unit than were allowed via the CC&Rs, and 4 kids constantly making noise that was so loud they had to move to different bedroom in order to get any sleep. Both the tenants were single moms who had different boyfriends living there every few months (also adding more kids). Garbage started piling up in the backyard and worse still, for the last 2 years they can hear all the screaming fights through their 'shared' wall that are horrific. I heard some of these in person and some recordings of others and I could actually hear what they were screaming at each other. Profanity filled screaming (mom included) with people slamming drawers or cabinets, and who knows what else. It sounded like an MMA fight going on all the time. The mother has walked out to the sidewalk several times to pick fights with them, and she heard and saw her kids calling my brother a bitch, a faggot, and every other offensive thing they could think of and she did nothing to stop it. In fact, she used much the same language.

The previous tenant's child left a hose turned on (full force) in their backyard all night that flooded the basements of both units, and it took nearly a year to get repairs done (12" of water in a completely finished basement) and even more time to get a partial insurance reimbursement for all the repairs that had to be done. There were 3 different insurance companies each pointing to the other as being responsible for repairs.

He finally installed security cameras so he had video of everything that happened in both the front and back of the units, and he also recorded the profanity-laced arguments he could hear (both inside and outside), and the multiple times the police were there, etc. The next door tenant actually called the police on THEM recently claiming that they were 'racist' and they had 'disrobed' in front of her

children in the front yard!! So when the policeman came to their door, they showed him all the video that showed nothing of the sort, he went back to the tenant next door and warned her about the penalties of filing a false police report.

He sent letters and spoke to the Board members multiple times (who did nothing), and then to the property management company (who sent them a couple of 'please be more understanding about your neighbors' letters), but besides that, literally nothing was done to address these issues that basically made his home unlivable.

This is more common in these developments than most people can imagine. He tried to reach the owner, but he never seemed to be able to get him to respond until recently when the situation became untenable. Too many police calls, etc. finally forced the board to step up and tell the owner that his tenant had to go.

So after 2 years of this torture, the tenant in question finally got evicted and moved out 2 days ago (after a 60-day time frame where the noise and vandalism just ramped up). The renter was apparently unemployed, but getting help from the church with her rent (once she got baptized), but even they have their limits, it seems. She continued ranting and rave and lie to the board, the property management representative, the police, and anyone else who would listen to her, but she kept getting met with video and audio proof (oops).

The owner allowed my brother to do a walk-through with him after the tenant had finally vacated, and they estimated they have between \$15K and \$20K worth of damages to repair. I hope they're right, but it could be much more than that. The wife was in tears at one point. It needs all new flooring, drywall repairs to both multiple holes in the walls, and large drywall areas cut out of the walls. The cabinet finishes are destroyed, doors and hinges were pulled off the frames, all the vents were removed and tossed into the back yard with the rest of the piled up garbage, etc. The list goes on and on.

This couple was clearly naive about renting and admitted they had never done a background or even a credit check on their tenants, and had used a boilerplate rental agreement they downloaded from the internet (that he hadn't actually read). So, of course that was bound to cause massive problems, but this is just a sample of what can (and often does) happen in PUDs.

The buyers in my brother's PUD (it was a brand new development like Farnsworth when he bought there) were also promised a 'professional' property management group, yard maintenance, etc. They were supposed to enforce parking regs and all of the other rules spelled out in the CC&Rs. Virtually none of that has ever happened. Most of them just give up and do their own yard maintenance and snow removal because nothing ever seems to get done in a timely manner. Snow removal doesn't help if it shows up 3 days after a storm.

This is just a word to the wise to everyone about how these things often turn out after a few years. Many promises are made, but there's really no way for tenants to get enforcement via an HOA board (I've never heard about anyone who was happy with their HOA board), or the property management company (semi-useless), especially when the units start turning into rentals.

There are now investors who are buying up these properties just to rent them out and there is nothing the developer or the neighbors can do to stop it. My brother told me he's ready to sell and he will NEVER live in another PUD or other planned development - only a single family home (with no HOA), where he doesn't have to deal with a board and a management company telling him what HE can and can't do, but not meeting their express obligations. I've never heard a great story about living in a PUD. Ever.

Everyone need to be aware that there are more problems with these planned unit developments than the ones we all mentioned in earlier zoom meetings, like ever-worsening traffic, additional infrastructure, law enforcement and schooling resources.

I'm with many other folks who would prefer they just build houses that match the density of the surrounding areas on all sides of them and in Sandy generally. Barring that, maybe they can figure out how to put (only) 50 or 60 units on this property. Yes, they'd have to be larger and sell for much more, but that doesn't seem to be much of a disincentive these days. They told us in the neighborhood meeting that the starting price on the smallest unit with standard materials and no upgrades would be around \$350K, and they were building them for young families and 'empty nesters' to address the housing shortage. First, since when is base price of \$350 a starter home price for young families, and second, what 'empty nester' wants to move into a high density area that's full of kids – just like they lived through when they were raising their kids. They want peace and quiet. The developer can't have it both ways. DAI is extremely unlikely to reduce this to a density that most of us want to see. I looked up their web site, and they are obviously developers who specialize in high density housing. I didn't see one proposed development or finished development that wasn't high density housing.

I know this was referred to the council with a negative recommendation, so I, like many people would like this to be denied. I don't even really want them to go back to the drawing board, because I don't believe that they want to build anything but high density housing and I think they may have determined (price of the land, increased cost of building materials and labor, etc.) that high density is the only way for this development to be profitable for them. I have no doubt that there are other developers out there that would very much like to build single family homes on this property with far less density and they can sell them for enough money to be profitable. Again, price doesn't seem to be much of a deterrent these days.

That's my rant for the week.

Best regards,
Laura Lunceford

From: [Lori Pathakis](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farm Rezoning
Date: Tuesday, October 13, 2020 8:30:21 AM

Dear Mr. Applegarth,
At the city council meeting tonight, please record my view of voting against the 96 unit high density housing at Farnsworth Farms. That is too many units, with too many people and cars for that area. Also, the height of those units negatively affects the existing neighbors in the homes in that area and takes away from the mountain views.

Please vote NO on the Farnsworth Farms rezoning.

Thanks,
Lori Pathakis
Sandy Resident 34 years

From: [Lucy Lucy](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth farm development
Date: Tuesday, October 13, 2020 12:36:49 PM

Hello city council members,

I am a resident living in Sandy class on se to the development mentioned in the subject line. I am strongly oppose this current 96 units high density plan because it will pose way too much stress on the residents nearby. I request the developer to reduce the units number by at least half, or no more than 40 units. Thank you.

Lucy

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From: [Marci Vasic](#)
To: [Mike Applegarth](#)
Cc: [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Zach Robinson](#); [Cyndi Sharkey](#); [Marci Houseman](#)
Subject: [EXTERNAL] Farnsworth Farm Rezone
Date: Saturday, October 10, 2020 7:19:33 AM

Hello,

I would like to take a moment to voice my opinion on the proposed rezoning of Farnsworth Farm. I would like my comments to please be read into the record at the time of the public meeting.

I am opposed to this rezoning request. I feel that the proposal is too high density for the location and will create a traffic problem as well as creating other issues such as having a negative effect on existing property values in the area, water and other utilities and schools.

It would be more appropriate for the area to have single family housing on quarter acre lots.

Thank you for your time and consideration,

Marci Vasic

From: [Mark Ciullo](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms Rezone
Date: Monday, October 12, 2020 10:35:47 AM

Dear City Council,

I am a homeowner very nearby, but not adjoining the Farnsworth Farms development and rezone proposal. I wanted to write to you for 2 reasons in your consideration for this rezone:

- 1) I did join the Planning Commission meeting held on June 4th, although the meeting minutes did not capture my position correctly. To clarify, I AM NOT in favor of this rezone to PUD-12. The minutes said I was in favor, and this was captured incorrectly.
- 2) Many neighbors I have spoken to in the neighborhood I live that is adjacent to the property have stated that they do not feel they have been made aware of the details of this rezone and proposal since they are not one of the few houses that are required to be notified. With that said however, many of the members of my community have expressed concern over this proposal when they do get details. I am sure, like me, that there are people who would like to see this property be used for something fruitful for the community, but a change in the zoning to such an extreme PUD-12 change is well beyond what the members of my neighborhood express to me. Since there is no guaranty in any way that the proposal and drawings the developer is putting forth are going to be what is in existence for years to come, the only decision on the table is a rezone of the property to a level that is not fitting to the surrounding community. Just as the possible developer can put forth renderings of a nice development, we too can put forth renderings of a run-down, partially funded, bankrupt-stalled development property. On both sides, these theories are only ideas and possibilities, and the only thing being considered is if PUD-12 should be rezoned no matter what the outcome will be in 10 years.

I do not feel that this rezone fits the community and surrounding area. I would hope that you can understand the community around this property has not been adequately engaged and informed. I feel the community needs to be part of this consideration and although compromise will be required on both sides, this extreme proposal should not be allowed as proposed.

Thank you for your consideration, and I would be happy to answer any questions you have.

Mark Ciullo
476 E Wilde Cherry Way

From: [Mary Kay Noland](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Tuesday, October 13, 2020 1:33:43 PM

This is such a large ugly project. It is an eyesore. Why is this project being pushed so quickly? This project is not appropriate for the area. The beautiful houses to the West of this project should not have to contend with high rise density units in their backyards, let alone what will happen to traffic on 7th East. This area should be for single family dwellings. Where does the Mayor stand on this? I remember his campaign when he criticized Mayor Dolan for allowing so much high density housing. Sandy City can keep high density in the Cairns area, not in residential neighborhoods. Are all of you realtors and developers who just can't wait to push this project? Please build single family dwelling homes on this land.

I am asking to have my view recorded

Thank you

Mary Kay Noland
11515 S 1320 E
Sandy, UT 84092
801-642-1345

Sent from my iPhone

From: [Helize Matusick](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] No to Rezoning Farnsworth Farms
Date: Saturday, October 10, 2020 8:14:51 AM

We are Sandy residents that live by Alta High School. We are very much opposed to rezoning the Farnsworth Farm property into high density housing. Please do not approve the development request to rezone this property.

Matusick Family
Sandy City Residents

From: [Patch Henderson](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms 96 unit development
Date: Tuesday, October 13, 2020 9:42:35 AM

Hi - Please put my comments into the record for the meeting today on the above.

- What is the rush on this?
- There is no reason to change the current zoning except to make money. Let's put the quality of life ahead of money. 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
- Congestion at 114th South and State Street is already very bad
- 96 units in that small f an area is inconsistent with the surrounding homes in the area
- Please don't ruin any more of Sandy
- We could use another park!

Thanks,
Patch
Cell/text 801-652-8052
~ Go Forward with Courage ~

From: [Randy Park](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] High Density Housing Proposal
Date: Tuesday, October 13, 2020 7:45:25 AM

To whom it may concern,

Regarding your high-density housing proposal on Orchards at Farnsworth Farms, the residents of Sandy made their voices known back in June, and the voice of the people stated clearly that they were opposed! It appears that the Sandy City Council is trying to sneak this project through saying things like “The developer has worked closely with the city” only reducing the number of proposed homes by very few.

Remember, The “City” is the people, and they made their views known. Pushing this through without giving the citizens of Sandy a say in the matter is not in the best interest of the people or the community or the City Council.

Please record this opinion as part of your decision process. And remember this when you are voted out of office because you wouldn’t listen to the voice of the people.

Randy Park
Sandy City Resident

From: grumpy4u@live.com
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth farm rezone.
Date: Monday, October 12, 2020 6:37:19 PM

Please do not rezone the 10 acres that use to be the farnsworth farm. The impact on traffic, city services such as police, firefighters, water, sewer facilities would be a tremendous strain on these facilities. Please keep our city more family friendly. We need more open areas and more areas that can be farmed. Please do not rezone this area. I have been a Sandy resident for 27 years and seen so much change and growth. We came here because it was smaller and we enjoy having lots of open areas. Please help keep our small town atmosphere. Please consider addressing these concerns.

Thank you,
ReNee Leonhardt

From: [Russell Mower](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Tuesday, October 13, 2020 12:43:42 PM

I am a Sandy resident at 11026 S. Longdale Circle 84092. Just wanted you to know that I am against the Farnsworth Farms 96 unit development. A big sinkhole on city revenue along with more congestion to produce very little tax base. I wish you would quit trying to ramrod this through.

Thanks,

Russ Mower

From: [Wayne Hansen](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Tuesday, October 13, 2020 12:44:14 PM

Hi I am writing about the development being proposed Farnsworth Farms. I am in favor of the change in zoning. I am concerned that my children will not be able to afford to live in Utah without more housing and specifically more affordable housing being made. Bringing younger families to the area will help vitalize the neighborhood and contribute greatly to the area. It's unfortunate that a vocal minority is so protectionist and unwilling to realize the difficult truth that most people can't afford housing in Sandy, I feel this development will help some afford a home. I live and commute in sandy and have never seen a "dense" development impact traffic. Additionally the location makes it easy to access the freeway from two different on ramps. Hopefully we can get this change done and in a small way help the housing shortage in our area.

Respectfully,
Wayne Hansen

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