

**From:** [DAN B NELSON](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Public Notice on Orchards at Farnsworth Farms  
**Date:** Thursday, October 8, 2020 11:04:01 PM  
**Attachments:** [SCC Water Pressure Farnsworth Presentation v2.pdf](#)

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Jake Warner

I am sending you an email that I sent you for the Planning Commission meeting on June 4, 2020 (attached PDF file).

I have modified it because I had a couple of mistakes in it and I clarified the questions at the end.

I also have a second concern about air pollution from traffic caused from the high density housing project creating a bigger health issue for the many at risk senior citizens that live in the four complexes just to the North of the high density housing project at the Farnsworth Farms.

We already have an air quality problem during the winter time and we don't need any extra pollution added to the existing one we have already.

Dan Nelson

11035 S Grapevine Cove #A2101

Sandy, UT 84070

801-571-2845

Jake Warner

I am responding to you about the Public Notice that I received on the Orchards at Farnsworth Farms. The hearing meeting is for the Planning Commission to consider a zone change application submitted by DAI.

In my view, I think my documentation is the most positive data available that supports denying the request to change the existing zone to a new zone requested by DAI.

A little background information about my data. We have a water pressure problem where I live (Crescent Heights @ 11035 S Grapevine Cove #A2101). I have complained about it for several years and I put together a very detailed list of water pressure tests (psi) during the summer of 2016. Several times Sandy City personnel came and tested the water pressure and said we didn't have a problem. If you look at the data, it shows the water pressure problem happens mostly at night during the summer months when most watering on city as well as residential property is being done. Sandy City tests were done during work time hours (during the day) and that is when most of the problems don't exist. They finally put a device on the fire hydrant that would keep a running test for a few days that would capture the water pressure all day for several days and it verified my concerns about our water pressure problems.

To my knowledge, Sandy City has never done anything to correct the problem. I finally gave up because I have never been notified that Sandy City would work on the problem and that it ever got fixed.

I would like to ask the members of the Sandy City Council a couple questions:

1. Would you like to have water pressure in your home less than 40 psi or even 24 psi at any time during the day?
2. Would you put a request that changes the zoning of a property that further compromises your water pressure in your home or the property owners of any Sandy City citizen?

I sincerely request that you deny the request to change the zone designation.

Dan B Nelson

**Home Owner at 11035 Grapevine CV #A2101  
Sandy, UT 84070 (801-571-2845)**

**CRESCENT HEIGHTS SANDY CITY WATER PRESSURE**

Date	Time	PSI
6/28/2016	5:00 PM	59
6/28/2016	6:57 PM	55
6/28/2016	9:20 PM	45
6/28/2016	10:36 PM	42
6/28/2016	11:22 PM	40
6/29/2016	3:54 AM	35
6/29/2016	4:39 AM	29
6/29/2016	5:33 AM	28
6/29/2016	5:51 AM	30
6/29/2016	11:29 PM	39
6/30/2016	5:35 AM	29
6/30/2016	6:15 AM	30
6/30/2016	8:38 AM	52
6/30/2016	10:01 AM	56
6/30/2016	8:19 PM	49
7/1/2016	12:43 AM	40
7/1/2016	1:15 AM	39
7/1/2016	6:16 AM	29
7/1/2016	7:48 AM	50
7/1/2016	10:07 AM	52
7/1/2016	4:39 PM	58
7/1/2016	7:09 PM	50
7/1/2016	10:42 PM	30
7/1/2016	11:56 PM	35
7/2/2016	4:23 AM	30
7/2/2016	5:07 AM	28
7/2/2016	6:02 AM	30
7/2/2016	8:22 AM	45
7/2/2016	4:35 PM	54
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7/2/2016	10:32 PM	32
7/3/2016	1:01 AM	35
7/3/2016	6:12 AM	24
7/3/2016	9:07 AM	49
7/3/2016	1:35 PM	55
7/3/2016	5:36 PM	56
7/3/2016	9:52 PM	43
7/3/2016	11:48 PM	34
7/4/2016	5:35 AM	25
7/4/2016	6:30 AM	29
7/4/2016	7:02 AM	34

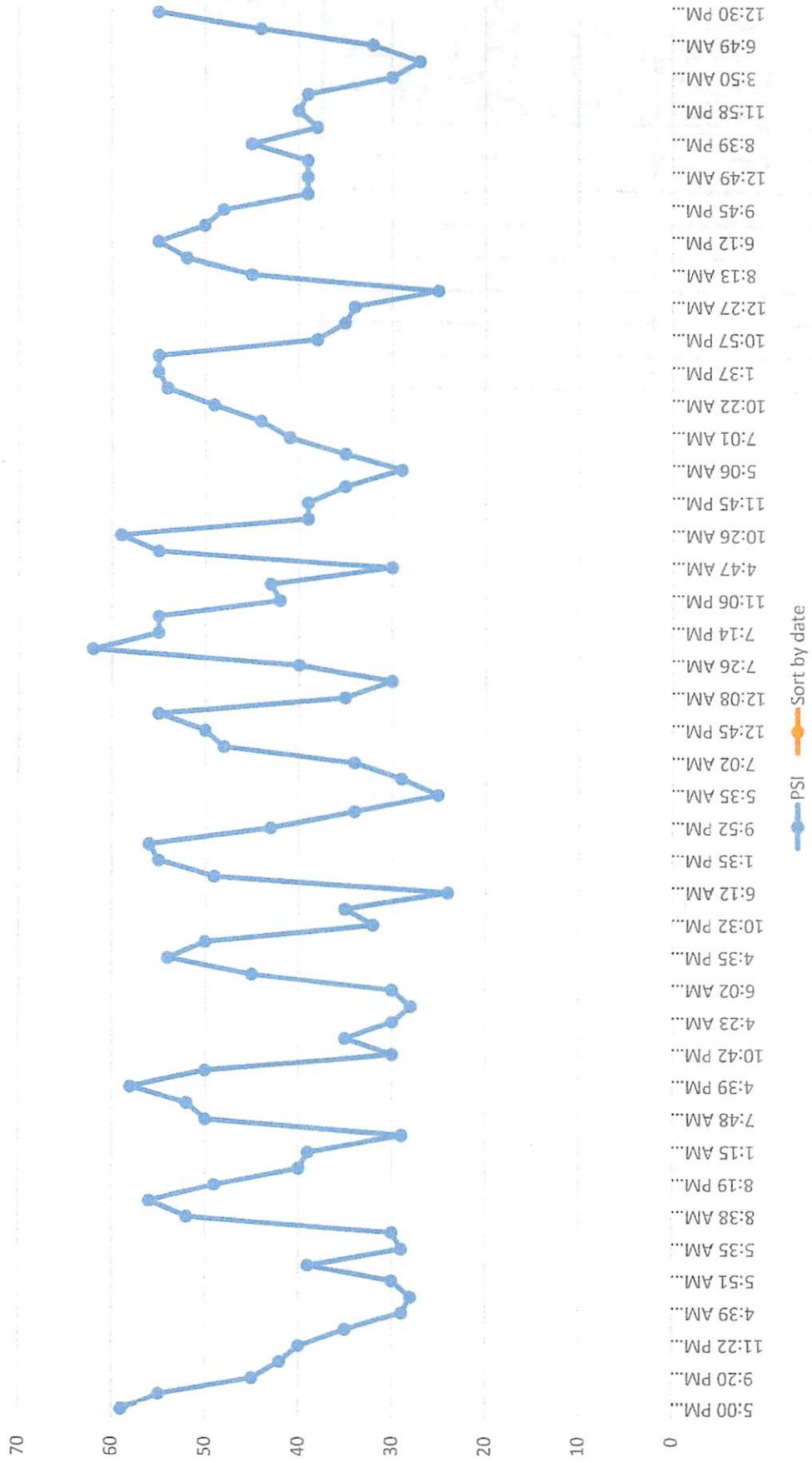
Sort by date

Date	Time	PSI
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7/4/2016	12:45 PM	50
7/4/2016	3:07 PM	55
7/5/2016	12:08 AM	35
7/5/2016	5:49 AM	30
7/5/2016	7:26 AM	40
7/7/2016	5:23 PM	62
7/7/2016	7:14 PM	55
7/7/2016	8:26 PM	55
7/7/2016	11:06 PM	42
7/8/2016	12:32 AM	43
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7/8/2016	8:42 AM	55
7/8/2016	10:26 AM	59
7/8/2016	10:57 PM	39
7/8/2016	11:45 PM	39
7/9/2016	12:42 AM	35
7/9/2016	5:06 AM	29
7/9/2016	6:23 AM	35
7/9/2016	7:01 AM	41
7/9/2016	8:39 AM	44
7/9/2016	10:22 AM	49
7/9/2016	11:44 AM	54
7/9/2016	1:37 PM	55
7/9/2016	6:10 PM	55
7/9/2016	10:57 PM	38
7/9/2016	11:43 PM	35
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7/11/2016	6:54 AM	39
7/31/2016	8:39 PM	45
7/31/2016	10:32 PM	38
7/31/2016	11:58 PM	40
8/1/2016	12:21 AM	39
8/1/2016	3:50 AM	30
8/1/2016	6:10 AM	27

Sort by date



Chart Title



CRESCENT HEIGHTS SANDY CITY WATER PRESSURE

Date	Time	PSI
7/5/2016	12:08 AM	35
8/1/2016	12:21 AM	39
7/10/2016	12:27 AM	34
7/8/2016	12:32 AM	43
7/9/2016	12:42 AM	35
7/1/2016	12:43 AM	40
7/11/2016	12:49 AM	39
7/3/2016	1:01 AM	35
7/1/2016	1:15 AM	39
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6/29/2016	3:54 AM	35
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7/5/2016	7:26 AM	40
7/1/2016	7:48 AM	50
7/10/2016	8:13 AM	45
7/2/2016	8:22 AM	45
7/4/2016	8:27 AM	48
6/30/2016	8:38 AM	52
7/9/2016	8:39 AM	44
7/8/2016	8:42 AM	55

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Date	Time	PSI
7/3/2016	9:07 AM	49
8/1/2016	9:11 AM	44
6/30/2016	10:01 AM	56
7/1/2016	10:07 AM	52
7/9/2016	10:22 AM	49
7/8/2016	10:26 AM	59
7/10/2016	10:57 AM	52
7/9/2016	11:44 AM	54
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7/9/2016	11:43 PM	35
7/8/2016	11:45 PM	39

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7/8/2016	11:45 PM	39

Sort by PSI, time

Date	Time	PSI
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7/5/2016	7:26 AM	40
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7/1/2016	4:39 PM	58

Sort by PSI, time

Date	Time	PSI
7/8/2016	10:26 AM	59
6/28/2016	5:00 PM	59
7/7/2016	5:23 PM	62

Sort by PSI, time

**From:** [Shane Duffin](#)  
**To:** [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Cc:** [James Sorensen](#); [Jake Warner](#); [Kris Nicholl](#)  
**Subject:** [EXTERNAL] Re: Farnsworth For Rezone  
**Date:** Thursday, October 8, 2020 12:28:09 PM

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Sandy City Council Members,

I see DAI has revised their total unit numbers on the Farnsworth Farms development. Great move towards reducing the density which has been a concern for many.

I am still advocating "for" the project but will not be attending the Zoom meeting due to the toxic nature of the negative opponents. I have made my points live in the pre-meeting and the Planning Commission meeting and the below earlier email.

I would like to go on record and respectfully ask you to approve the zoning so the project can move forward.

Regards,

Shane Duffin

On Tuesday, May 19, 2020, 11:31:02 AM MDT, Shane Duffin <[shaneduffin@yahoo.com](mailto:shaneduffin@yahoo.com)> wrote:

Hello Brooke,

I just want to get your view and perspective on last night's preliminary call. First are all meetings this heavily weighted to the negative?

I took notes and from the county assessor web site was able to determine where the majority of the people attending live. What I noticed was 95%+ are not immediately impacted. Also I believe many of these people have been fighting the city's developments for decades as one commented "since 1989 we been fighting high density housing".

Seems like there is a lot of fear and **assumptions** around the traffic worsening and schools being inundated with no real facts. These folks' lives are not going to change much if any from this development ours no doubt will.

Respectfully, road issues should not be brought up in city council meetings as UDOT manages and controls those corridors. The roads (700 E, 11400 S and 11000) are not "country roads" as Don Cann claimed, they are highly engineered arteries for efficient movement and growth around the South end of Sandy. What does UDOT think about adding potentially 200 cars in the area and the potential impact? They built all three with growth in mind. It would be interesting if the plan was a 10, 15 or 20 capacity plan. I think their biased opinion would be valuable. For what it's worth I live and drive here every day and just don't have the same experience as I heard. Yes TRAX backs up traffic at 11400 and 11100 but doesn't cause significant delay, again not controlled by Sandy City and goes back to UDOT and state discussions.

I believe the same should go for school discussions as the amount of children 5-18 is unknown. How many children per elementary, middle school and high school will enter the Canyons schools? How many of those children will go to Challenger, a charter school in or outside the city, will some of them attend Waterford or St John/Juan Diego? These are all unknown and are assumptions with no facts. Canyons School District owns their population challenges not Sandy City. As I commented last night if this were to be single family homes my thought it will have more children than the DAI development because many of

the homes with be empty nesters and married professionals that haven't started a family. When they do they will buy a single family home with a yard for the dog and trampoline.

People asked why this couldn't be affordable housing? Possible R1-6. This property is too valuable for any developer to make money by selling \$250-\$300,000 homes. I would not accept that zoning as it would potentially impact my home value and change the peacefulness we have become accustomed to.

Brook McElmurray lives on 1112 Sandy Dunes. I do have empathy for her situation as the entrance of the development may cause headlights in the evening to enter her property. Unfortunately if their was a single family development the access would be in a very similar place. She will be impacted. She and Richard Watts 111086 Grape (retirement housing) were also concerned about the 2 story height of the buildings. Selfishly this is the main reason I want the DAI development, low height impact helping with privacy. Richard will lose privacy I don't believe Brook will. If this was a single family development 2+ story homes would be the majority no different than DAI.

I may sound passionate like the opposed because I am. I may be in the minority but do not think this will ruin the area and will have negligible impact on any of the citizens against.

Please note I am not happy about any project going in behind me, but this may mitigate some of the pain. If homes end up going in I will be selling my home for another community. I would be interested if any of the opposed would do the same if DAI is built. I doubt it.

Thank you for your support last night and in the future..May I ask you forward my email to the other council members and the Mayor as the City website is not working.

Thank you,

Shane Duffin  
801-520-4319