

From: [Dan Pennock](#)
To: [Mike Applegarth](#)
Cc: [Monica Zoltanski](#)
Subject: [EXTERNAL] Farnsworth Farms rezone proposal comments
Date: Tuesday, October 6, 2020 6:12:32 PM

Mr Applegarth,

Please post these comments into the record of the City Council meeting related to the rezoning application for the Farnsworth Farms property:

Thank you for the opportunity to comment on the Farnsworth Farms proposal.

I understand that the zoning commission has made a recommendation to NOT approve the previous plan for Farnsworth Farms that was presented in June. That is good.

I just saw a new plan, again asking for re-zoning, that I understand is intended to be presented to the City Council next week. I do not understand why this is the first time I have seen the new plan. I believe people in the affected area need to have a chance to review the new plan and consider how it may affect their community. Please help make that happen.

I have lived in the neighborhood affected by this proposed development for over 30 years. This area of Sandy was not intended to be a multi-family building neighborhood. I believe the Farnsworth Farms area's zoning should remain as it is. People can develop it according to that zoning is they wish. That would be fine. I may even purchase a lot and build there if that happened. What is not fine is changing our single family home neighborhood into a mix of single family homes, twin homes and townhomes. Not fine at all! If people want to live in a neighborhood like that there are plenty of options for them. They do not have to change our neighborhood to make it into a place like that!

Please let me know if there is anything I can do to help keep our neighborhood as it was intended to be - a single family home neighborhood.

Thank you,

Dan Pennock

Sent from my iPad

From: [Danielle DeBoer](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms Input
Date: Thursday, October 8, 2020 1:21:33 PM

Good Afternoon,

I came across your contact information on NextDoor in regards to the Farnsworth Farms rezone application and wanted to submit my input in favor of the rezone. 96 Townhome units are a fantastic use of the property as it's generously located within walking distance of Trax, Harmon's, the canal trail, and South Towne. I think as many members of this community favor large families, it also means addressing where those new young adults will live. Parents age and want their grown children to not move far away but that means not pricing them out of the neighborhoods they grew up in, increasing housing supply means stabilizing our skyrocketing real estate prices and making communities affordable for all. Additionally, building townhomes near mass transit and freeways is more environmentally friendly as it reduces miles driven per year. Please submit my comments for review when the city council meets on the 13th, I think multiple dwelling units on this lot would be a great contribution to our community.

I don't recall this much animosity and "NIMBY" when three senior living communities were built on the neighboring intersection.

Thank you,
Danielle DeBoer
8019135196

From: [David Baird](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Re: Comments on Rezone of Farnsworth Farms 11228 S 700 E
Date: Tuesday, October 6, 2020 11:50:48 AM

Please read my comment into the official record at the time of the meeting. Not sure if I need to request this, but just in case.

On Tue, Oct 6, 2020 at 11:07 AM David Baird <david.d.baird@gmail.com> wrote:

Hello,

I would like to submit the following comments regarding the rezone of 11228 S 700 E (Farnsworth Farms).

I oppose the rezone & would prefer to keep the current zoning. Higher density zoning negatively impacts schools & traffic.

David Baird
Sandy resident - District 4

From: [Duane Hall](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms project
Date: Thursday, October 8, 2020 4:01:48 PM

I have seen a lot of hyperbole about this project, including claims that traffic would become congested and others. While I am not in favor of such high-density housing as was put next to the Home Depot on Highland Drive, the traffic from that area has essentially had NO EFFECT on normal traffic patterns. If someone has a legitimate reason for opposing developments like this, state the reasons. But, whatever you do, "The Sky is Falling" pronouncements do not serve us well.

I, for one, would like to see the area developed with townhomes. It would certainly improve the appearance of that area, and I think would add to the value of our community. I can't see how a few townhomes could possibly cause the things I have seen in previous objections (which often come from people living far removed from the area in question). 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.

I would appreciate this opinion being read in the meeting tonight.

Duane Hall;

From: [JaNel](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms rezoning
Date: Thursday, October 8, 2020 10:50:57 AM

Due to the infrastructure we currently have rezoning for building that many units would make it difficult 2 even get in and out of our neighborhood. Currently it's difficult now as it is.

Sent from Xfinity Connect Application

From: [Marilyn Bevis](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Townhomes
Date: Thursday, October 8, 2020 1:44:56 PM

10 townhomes per acre is too many.

Sent from my iPhone

From: [Merrilyn Butterfield](#)
To: [Mike Applegarth](#)
Cc: [Merrilyn Butterfield](#)
Subject: [EXTERNAL] Farnsworth Property
Date: Tuesday, October 6, 2020 3:34:56 PM

Mr. Applegarth, I appreciate the opportunity in your reaching out to the Sandy residents for input on the Farnsworth Project.

If you would please share my thoughts on Oct. 13, as I can't make the meeting in person, it would be appreciated!

Respectfully, I'm asking to please consider the great concerns from neighbors in and around this area. I am not in agreement with the initial plan of 116 units, nor the reduced plan of 96 units! I ask that the original zoning of one acre residential lots with agricultural rights be maintained, as is. Living not too far east of this area, I must pass through the intersection on 10600, as well as travel on 700 East. It is already difficult to get through the congestion here, not only at rush hour but even the hours directly surrounding it. What does the city expect will happen when you add a MINIMUM AVERAGE of two cars per household?

In addition, even in the most frugal ways we embrace, we are already dealing with a water shortage. In addition, we personally continue to have ever-decreasing water pressure from every tap in our home along with our dishwasher and washing machine. That's AFTER we have done our part to reduce, repair and place into effect, conservation efforts.

The additional homes might beautify that unkempt area, but one acre lots would do the same in a less detrimental fashion. also, when so many people are opposed to the build you have proposed, it sets up animosity and a feeling of the city's indifference for its citizens that have BUILT THIS CITY!! This, in my mind, then becomes totally and fully a money issue only padding the city coffers and the builders pocketbook!

We, as a people and residents, I believe, are tired of NOT being listened to. Tired of trying to discern through the potential lies we are told on a daily basis from all around. Tired of problems and issues we are hopeless to control in this supposed "new normal." Please stand for a real representation of the people here and do the right thing by REALLY LISTENING... then acting on the majority of the voices regarding this project by downsizing to the original zoning or even an increased zoning of half acre lots.

Thank you again, for the opportunity to share my voice.

Merrilyn Butterfield

Sent from my iPhone

From: [Scott Fielding](#)
Subject: [EXTERNAL] Farnsworth Farms Rezoning Application #2
Date: Friday, October 9, 2020 10:21:54 AM
Attachments: [image001.png](#)

I would like to submit my comments for the proposed Farnsworth Farms rezoning application for the 10-acre orchard property, Farnsworth Farms, located on 11228 South 700 East.

As this is a very similar petition by the developers, my position and comments from the first application have not changed. I appose the change to a PUD-10. The same arguments remain, too many homes for such a small area. This causes tremendous congestion along 700 east and the intersection of 700 E and 11400 South. As most of our children will walk to the nearby schools the traffic from this many homes causes a major casualty risk around high traffic and rush hour periods of the day.

Also, this will create further congestion south of 11400 S. into Draper. This will force Draper City to expend hundreds of thousands, if not millions fo dollars to fix Sandy City's decision to create high-density housing so close to a major bottle-neck south of that intersection and stopping at the Traxx line when the train is crossing every 15-20 minutes all day long.

As also was mentioned in the last hearing, there is a proposed 'island' that will be installed down the center of 700 east, from 11000 south down to 11400. This will cause intense traffic issues as it will focus drivers to fewer inlets or outlets. It's simple engineering that if you can disperse the traffic, instead of concentrate it into smaller areas, there will be less issues.

The other issues will be a concentration of additional children to over populate our schools.

I oppose the rezone to PUD10.



Scott Fielding
Senior Employee Benefits Consultant,
Vice President

P 801.455.9886

E scott.fielding@gbsbenefits.com

O 801.933.2604

[With the on-going developments of COVID-19, GBS is working to keep employers informed. Please click here for resources and updates.](#)

From: [Brooke Christensen](#)
To: [Mike Applegarth](#); [Shane Duffin](#)
Subject: FW: [EXTERNAL] Re: Farnsworth For Rezone
Date: Thursday, October 8, 2020 4:05:00 PM
Attachments: [image001.png](#)

Shane – I will have Mike include your email in the packet for council members to review.

Thank you for taking time to send this.



Brooke Christensen

Council Member | District 1

10000 S. Centennial Pkwy. | Sandy, UT 84070

m: 801.455.0800

bchristensen@sandy.utah.gov

From: Shane Duffin <shaneduffin@yahoo.com>
Date: Thursday, October 8, 2020 at 12:28 PM
To: Brooke Christensen <bchristensen@sandy.utah.gov>, Alison Stroud <astroud@sandy.utah.gov>, Kris Nicholl <knicholl@sandy.utah.gov>, Monica Zoltanski <mzoltanski@sandy.utah.gov>, Marci Houseman <mhouseman@sandy.utah.gov>, Zach Robinson <zrobinson@sandy.utah.gov>, Cyndi Sharkey <csharkey@sandy.utah.gov>
Cc: James Sorensen <jsorensen@sandy.utah.gov>, Jake Warner <jwarner@sandy.utah.gov>, Kris Nicholl <knicholl@sandy.utah.gov>
Subject: [EXTERNAL] Re: Farnsworth For Rezone

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> 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've 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 populations, challenges not Sandy City. As I commented last night if this were to be single family homes my thought is it will have more children than the DAI development because many of the homes will 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 there 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

From: [Tom Rich](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth farm resonant request.
Date: Tuesday, October 6, 2020 4:58:10 PM

To whom it may concern,

as a resident of Sandy I would ask for you to seriously consider declining the rezoning effort to rezone 96 units. I propose to retain the land as 1 acre lots as originally zoned. There are just too many high density units going in and we need to scale back and respect the original zoning and the intent for which it was provided. Thank you for considering this

Tom Rich.

Sent from my iPhone

From: [TROY JOOSTEN](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Friday, October 9, 2020 9:16:10 AM

Mr Applegarth,

My name is Troy Joosten and I recently sold my house at 577 Cherry Plum Court in Sandy (which is two streets south of the proposed Farnsworth Farms development). I wanted to take a minute and communicate my approval of the Farnsworth Farms project. I believe Sandy needs additional housing that is affordable. I used to own the house at 617 Oranewood Drive in Sandy as well. This house actually backs the Farnsworth property and if I owned it today, I would still voice my support for this project. I have a 23 year old son who just purchased a townhome in SLC but I believe he would have considered Farnsworth Farms if they were for sale because Sandy is just a great place to live. Thank you for your time and I hope Sandy moves forward with this project.

Troy Joosten

From: [Weston Millen](#)
To: [Mike Applegarth](#)
Subject: [EXTERNAL] Farnsworth Farms Rezoning
Date: Thursday, October 8, 2020 4:05:47 PM

Hello!

I've recently become aware of the desire to rezone the Farnsworth Farms property into something that would allow medium to high density housing development.

I'm a resident of White City, but frequent many resources and businesses in Sandy. I feel that this open space should be preserved and perhaps used as an educational resource rather than being allowed to be developed and permanently removed as open space for the city.

There are many cities in the valley that have managed spaces as community gardens and small farms. This sort of use I think would be valuable for the community and for our children.

Thank you for your time,

Weston Millen
801.633.2643