

From: [jami.argyle](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Orchards at Farnsworth Farms Rezone Confirmation
Date: Wednesday, May 27, 2020 12:14:53 PM

Jake,

I just wanted to reach out to you and let you know my concerns about rezoning the Orchards at Farnsworth Farms. I don't feel the surrounding schools, roads or neighborhoods are equipped to take on 117 twin and town homes. Especially following the Ream's property also being rezoned. We have lived here to 18+ years and are very sad to see the changes taken place in our community. **Please stop this rezoning project!**

Thank you for listening
Jami Argyle
801.573.0793

From: [David Baird](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Re: Farnsworth Rezone Information
Date: Friday, May 22, 2020 4:28:50 PM
Attachments: [image006.png](#)
[image003.png](#)
[image004.png](#)
[image002.png](#)
[image005.png](#)

I would like to provide comments for the June 4th Planning Commission meeting. I cannot attend in person.

I oppose the rezone plan because it negatively impacts schools, traffic, water, infrastructure, and quality of life. Please keep the existing zoning designation.

-David Baird

On Fri, May 22, 2020 at 4:20 PM Jake Warner <jwarner@sandy.utah.gov> wrote:

To those interested in the Farnsworth Farms rezone application,

This email is intended as a response to everyone that has emailed me regarding the Farnsworth Farms rezone application. There has been a lot of interest in the proposed rezone, and I apologize for not responding to everyone individually. Many have asked for documents associated with the project. I have attached the Neighborhood Meeting Presentation that I shared at the neighborhood meeting, the Neighborhood Meeting Summary, and the notice for the June 4th Planning Commission meeting.

The rezone application is scheduled to be presented to the Planning Commission on June 4th. The Planning Commission will make a recommendation to the City Council. The City Council makes a final decision regarding the rezone application. An approved rezone changes the set of rules that apply to use of a property, but does not grant approval for a specific project. The plan submitted with the rezone application is conceptual, and provides a sense of the type of project intended to be developed. If the proposed rezone is approved, a developer would need to submit a new application for a subdivision/site plan. They would be required to submit full plans for the development of the property with the subdivision/site plan application. Once staff has reviewed the development plans, they are presented to the Planning Commission for approval. Notices are mailed for each Planning Commission and City Council meeting to property owners within 500' of the property.

Thanks,

Jake Warner, AICP



sandy.utah.gov

Long Range Planning Manager

[10000 S. Centennial Pkwy. | Sandy, UT 84070](https://www.sandy.utah.gov/10000-S-Centennial-Pkwy-Sandy-UT-84070)

o: 801.568.7262

jwarner@sandy.utah.gov



From: [Marie Barnhurst](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Re: Farnsworth Rezone Information
Date: Friday, May 22, 2020 4:53:02 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image004.png](#)

Thank you.

Get [Outlook for iOS](#)

From: Jake Warner <jwarner@sandy.utah.gov>
Sent: Friday, May 22, 2020 4:20:47 PM
Subject: Farnsworth Rezone Information

To those interested in the Farnsworth Farms rezone application,

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Thanks,



sandy.utah.gov

Jake Warner, AICP
Long Range Planning Manager

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7262
jwarner@sandy.utah.gov



From: [Mark Ciullo](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Re: Farnsworth Rezone Information
Date: Tuesday, May 26, 2020 4:43:50 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image004.png](#)

Hi Jake,

Thank you for the information on the Farnsworth property. Although I found out about this late in the process, and have not had the time to do extensive investigation, I just wanted you to know I am against the current plan and rezoning to PUD-12. I looked at the rest of Sandy zoning, and this is an extreme that shows up very infrequently from what I can tell. In normal circumstances, and without COVID 19, I would go to these other similar zoning areas and assess what the impact really would feel like. In this time, I am not able to do that and so both my gut feel, and the feeling that the potential buyers are trying to take advantage of a situation that would not have as many people show up to meetings to object, I must say I oppose this plan to rezone to PUD-12. I think there are other less harmful zoning options that can be considered in the future, but PUD-12 seems incredibly extreme for this neighborhood, and even rare for the city of Sandy. I object to this change.

Thank you,

Mark Ciullo
476 E Wilde Cherry Way, Sandy

On Fri, May 22, 2020 at 4:20 PM Jake Warner <jwarner@sandy.utah.gov> wrote:

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Thanks,



sandy.utah.gov

Jake Warner, AICP
Long Range Planning Manager

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7262
jwarner@sandy.utah.gov



From: [HOWARD R FISHER](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] rezoning
Date: Tuesday, May 26, 2020 2:01:44 PM

Sir,

I am writing to express my concerns about the proposed rezoning of the area called Farnsworth Farms located at 11200 South 700 east.

I am strongly opposed to the proposal.

I live south of this area at 116th S.

7th East is a main access road for those going north and south in the area. With traffic from shopping centers, High School and commuters, this neighborhood is already crowded. This project will only add to the frustration and disorder in that area.

Regards,

Howard Fisher

From: [Jody H](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Re: Farnsworth Rezone Information
Date: Friday, May 22, 2020 5:10:25 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image004.png](#)

Thank you for the information.

On Fri, May 22, 2020 at 4:20 PM Jake Warner <jwarner@sandy.utah.gov> wrote:

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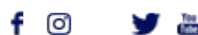
Thanks,



sandy.utah.gov

Jake Warner, AICP
Long Range Planning Manager

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7262
jwarner@sandy.utah.gov



From: [Jody H](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Re: Farnsworth Rezone Information
Date: Sunday, May 24, 2020 12:50:52 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image004.png](#)

Jake

We would like to find out more about the median that might go in along 700 East. Can you send me the contact info for your traffic consultant? I looked on UDot's website and I don't see it listed anywhere yet.

Thanks
Jody Hadfield

On Fri, May 22, 2020 at 4:20 PM Jake Warner <jwarner@sandy.utah.gov> wrote:

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Thanks,



sandy.utah.gov

Jake Warner, AICP
Long Range Planning Manager

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7262
jwarner@sandy.utah.gov



From: [Becky Mattingley](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Crescent heights
Date: Friday, May 22, 2020 6:25:33 PM

Jake, great meeting about the new Farnsworth project. I listened in and live in Crescent Heights. Would u add me to your mailing list:

Becky Mattingley at above address

I got a copy of the all the follow-up documents you sent out.

Thanks

Sent from my iPhone

From: [Becky Mattingley](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth
Date: Sunday, May 24, 2020 12:54:00 PM

I live at Crescent Heights in one of buildings that border the new development. I strongly object to all the townhouses in front of our building (11086 S Grape Arbor). We should not be treated any differently from the west and the south.

Thank you for the consideration

Becky Mattingley (Linda Gerbig, owner)

Sent from my iPhone

From: [Lori Pathakis](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] No to 11200 S. 700 E. Project?
Date: Friday, May 22, 2020 9:11:45 AM

Hello Mr Warner,

Please help stop the high density housing project at 11200 South 700 East. We have enough high density housing in Sandy (and Draper) which congests our city with more people and cars. It blocks valuable mountain views and consumes open spaces and packs our streets and parking areas. Please vote against this!!

Thanks you!
Lori Pathakis
Sandy City Resident 34 years

From: [Tim Russell](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Sandy City High density housing proposal
Date: Saturday, May 23, 2020 10:30:42 AM

I find it interesting that Sandy City only notifies residents living within 500 feet of a property of any plans to build high density housing. Do they simply hope to increase the tax base without any consideration for everyone living in the area. 116 units in that small of an area would add no less than 232 more cars in and out of that small stretch of road and that is only counting for the occupants. Let's consider the impact it will have on the area and come up with a project that makes a whole lot more sense for the area.

Sincerely,

Tim Russell

From: [Dayna Shepherd](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Rezoning Orchards at Farnsworth Farms ZONE-03-20-5825
Date: Tuesday, May 26, 2020 4:22:51 PM

Good Afternoon,

I am writing to inform you that I do not agree to the zoning change. This area is already very congested and the zoning change would add much more traffic to this area. I believe a more reasonable zoning for this area would be either 1/3 or 1/2 acre single family homes. I understand there needs to be growth, but limiting the growth is more what the residents of Sandy would prefer.

Thank you from a Sandy Resident,

Dayna Shepherd

From: [Teashia Stennet](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Monday, May 25, 2020 1:41:58 AM

I live in Sandy the neighborhood behind the farms. Very sad that it is going but want to ensure you know me and my family do not want to see high density homes in it's place but single family.

Please ensure my interests count.

Teashia Stennet
598 E Calnette Dr
Sandy

From: [Karen Tesch](#)
To: [Jake Warner](#)
Subject: [EXTERNAL] Farnsworth Farms
Date: Sunday, May 24, 2020 8:34:10 PM

I am writing to let you know I am against ANY high density housing going in at this location. The traffic in Sandy is ALREADY dismal in this area. It would totally add to the traffic congestion. You must not go in this area very often so you don't know. I've lived here since 1978, and it has exponentially gotten worse, with Sandy City putting through anything that comes their way. Please DO NOT allow this area to go to high density housing. We DON'T WANT IT, we DON'T NEED IT.

Karen Tesch
10774 S Jason Drive
Sandy, UT 84094
801-232-2121
karentesch@comcast.net