

**From:** [Leo Balitsky](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Rezoning Orchards at Farnsworth Farms ZONE-03-20-5825  
**Date:** Thursday, October 22, 2020 12:34:19 PM

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Hello Jake,

Please oppose rezoning for Orchards at Farnsworth Farms (ZONE-03-20-5825).

This will have negative impacts to traffic, schools, water, crime, police response times & ER wait times.

The intersection on 700 with 11400 and 9000 at peak hours already can't handle the traffic. Problems on entering I-15. You have to wait 2 lights or more. Smaller (one lane) streets, especially around schools are getting clogged.

With repetitive dry conditions we soon may have issues with water supply.

And it is getting impossible to find parking to our small canyons along Wasatch.

I will try to make it to the public hearing.

Just want to make sure my opposition is heard.

Thank you,

Leo Balistkiy  
(646)643-4848  
11735 S 2280 E, Sandy, UT 84092

**From:** [Marcelle Brown](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Proposed rezoning on Farnsworth Farms  
**Date:** Wednesday, October 21, 2020 6:45:03 PM

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Mr. Warner -

I am writing to you about the proposed rezoning of Farnsworth Farms. I believe the developer is asking for approval for 96 units. I am HEARTILY AGAINST THIS PROPOSAL.

This is a busy area on both 700 East and 11400 South. Adding 96 homes would severely impact that area and everyone who already traverses those streets daily. Squeezing more people into smaller homes is not what Sandy is all about. I am not against the development but it has to be scaled way down so that the roads and neighborhood can handle the influx. Both major streets would be impacted by over 100 cars going in and out several times per day. These high density projects do not belong in already established neighborhoods. They are much better suited to areas like near Quarry Bend and near Jordan High School, where there are NOT long established neighborhoods.

Please take this under consideration and vote NO.

Marcelle Brown  
36 Lone Hollow Dr  
Sandy, UT

**From:** [Donna Burton](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farm zoning hearing  
**Date:** Thursday, October 22, 2020 10:12:25 PM

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Dear Mr. Warner,

I am writing to voice my opinion concerning the proposition to change the zoning of the Farnsworth Farm from 10 homes to a 96 unit high density structure. Please **DO NOT** allow this to happen to our city. I strongly oppose and hope that you will listen to the concerned citizens of Sandy that you will be representing.

Donna Burton

**From:** [Emily Inouye Huey](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Rezone at Farnsworth Farms  
**Date:** Friday, October 23, 2020 11:20:57 AM

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Please do not rezone the Farnsworth Farms area to make it high density housing. Four residences per acre is the zoning in the surrounding neighborhood, and with a school already going in next door, you will create the same kind of traffic mess on 700 East that the city is already struggling to address on State Street.

Sincerely, Emily Huey

**From:** [Helize Matusick](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] 11/5 Planning Commission High Density Rezone Farnsworth Farms  
**Date:** Wednesday, October 21, 2020 4:18:04 PM

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Mr. Warner,

As Sandy City home owners, tax paying citizens and registered voters we are opposed to rezoning the Farnsworth Farms property into high density housing. We would like to see no more than the 10 single family homes the property is currently zoned for.

Thank you,  
Matusick Family  
Sandy City

**From:** [Jeninne Park](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farms Development  
**Date:** Thursday, October 22, 2020 8:02:14 AM

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Jake,

A lot of people are wondering what is the best way to voice their opinion, again, regarding the Farnsworth Farms rezone. There are a lot of people who would like to do this before this rezone comes before the planning commission on Thursday, November 5th. Should people email you or each member of the commission? Any information you can give me is much appreciated.

I would like to say that I am very much against this rezone. The developer going before the city council with a 20 unit reduction isn't much of a reduction in density. This high of density is going to put a strain on traffic and schools in the area and many other concerns which have been expressed over and over the last several months. It is strange that the planning commission voted down this rezone in June, the city council voted it down last week, and now it is before the planning commission again. The people of Sandy have made it known that the majority of people do not believe this type of development belongs in this area.

Regards,

Jeninne Park  
Sandy City Resident

**From:** [Susanne Price](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Upcoming meeting November 5th  
**Date:** Thursday, October 22, 2020 8:31:50 AM

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Dear Jake Warner and members of the Planning Commission,

It is my understanding that a developer wants a 10x higher density rezoning of the 10 acre Farnsworth Farms apple orchard near 700E & 114S and that the current zoning is 10 homes, but he is asking for 96 units.

I also understand that a traffic study shows level of service (LOS) impacts to multiple major intersections with negative impacts to traffic, schools, water, crime, police response times & ER wait times.

I also understand that 'Shared wall' construction means rentals, not deeply rooted homeowners.

It is my understanding that the developer has already been rejected by both the Planning Commission and City Council, but that the rezoning process would allow him to keep trying to slip it thru with minor modifications.

It is my understanding that the surrounding neighborhoods are 4 units per acre or less.

I am adding my voice against this proposal as I feel it will have a negative effect on our community.

Thanks so much.  
Susanne Price  
1719 E Tuscan Ridge Cove (11450 S)  
Sandy, Utah 84092  
801-572-5841

Sent from my iPhone

**From:** [Ashley Rasmussen](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Opposing Rezoning of Farnsworth Farms (AGAIN)  
**Date:** Wednesday, October 21, 2020 10:01:10 PM

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Hello,

My name is Ashley Rasmussen. My husband and I have been Sandy residents for a little over a year! To give you an idea of our demographic, we are in our early 30's, both hard working with a family.

We are reaching out in hopes of putting a stop to the rezoning Farnsworth Farms. Before purchasing our home in Sandy, we lived in Saratoga Springs in a set of high density townhomes. It was affordable and beautiful out there, but we were quickly turned off to the idea of high density housing.

Townhomes and condos were going up everywhere around us. Our beautiful view was quickly destroyed, the roads were always stopped with extreme traffic, the schools had more students than they had desks, and the area became more and more transient. We wanted a place without these thorns, so we both worked extremely hard so we could sell and afford to buy a place in a city with no high density housing.

After searching around, we felt Sandy best met our needs. We love our neighborhood, we love the surrounding shops, and we love how well Sandy is maintained. More than anything, we loved how few townhomes and apartment buildings there were near our home. It allowed us to feel safer, and we were able to buy a home with a large yard for our kids to play in!

I was in attendance with the original planning meeting regarding Farnsworth Farms in June, as well as the City Council meeting in October. I do recognize the changes that the developers made in response to concerns the Sandy community had. However, I feel like they "sacrificed" the bare minimum out of reputation and not out of genuine care for what we the people had to say. I do applaud them on changing the design of the homes. Before they were modern and ugly and didn't blend in at all! Now, the cosmetic design is more traditional and matches better with the homes in Sandy. However, you are still trying to squeeze 96 townhomes into a neighborhood that is already established with large homes, large yards, and well established families. What about that blends in? I feel like that is going to be a huge eyesore to the neighborhood, as well as a physical disruption.

The developers addressed the high density concern by eliminating 20 homes. If it was a smaller number of homes to begin with, that number could have more impact. However, when you are looking at the difference of 116 vs 96 homes... that is only a 17.3% difference. That is still very much high density. Replacing those 20 homes, they are simply adding more green space and a community garden. I don't feel like this addresses the water concern. Just as much water will be used, if not more, to maintain the green grass and the garden fruits/vegetables! While it is considered a "community" garden and social area, the only people that would benefit from it are those living in the community. That doesn't actually give back to Sandy or the surrounding neighbors in any way.

Rezoning for 96 units will still directly impact my children and their schooling. It will be impossible for them to get the quality education that a small classroom provides. I have 2



children that will be directly impacted. The elementary school assigned to the area is Altara, where my 2 children are assigned to attend. Along with the standard boundaries, Altara is now home to a spanish immersion program. Along with the students already assigned to go there, many children from the surrounding areas will be petitioning to attend there to benefit from this program! That alone is going to increase the number of students in a classroom. Then adding 96 townhomes on top of that will increase them that much more. In Utah, the average number of children per household in Utah is 2.32. Even if it was just 1 kid per household in Farmsworth Farms, that is 96 new children being enrolled in Altara Elementary! Most likely the children will be young and range from pre-school to 3rd grade, seeing the townhomes are intended to be "starter" homes for new and starting families, as presented in June. The classrooms would be overcrowded, impacting the quality of education a teacher can give.

I am concerned with the traffic. Especially knowing that just down the street a Challenger upper grade school will be built, 700 east will eventually be so tight and congested, especially during the morning and early evening hours. That increases danger for the nearby elementary and junior high up 11000 south as well. That will increase pollution and noise, too.

We strongly oppose the rezoning of Farnsworth Farms and hope you will consider all of the options. Please, do not approve the building of 96 units. There are plenty of areas outside of Sandy that can accommodate high density housing and already have. Sandy is a popular city because of the fact that there is no high density housing. This is a constant debate among the city and community members. Recognize that we do not want high density housing in the city of Sandy, especially so close to the open neighborhoods. I am open to splitting the land to 1/3 or even 1/4 acre lots, but please keep it zoned for single family homes. No townhomes. No apartment complexes. We didn't want it in June, and we don't want it now.

Thank you for your time in reading this. We ask that my comments be recorded at the planning meeting on November 5th, which we will be attending. We appreciate your time.

Sincerely,

Zachary and Ashley Rasmussen  
1109 E Lafayette St  
801-750-5175  
[ashleyhrasmussen@gmail.com](mailto:ashleyhrasmussen@gmail.com)

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

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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

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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

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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

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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 inexcuseable.

M. Brown

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

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Kassie Butt  
[kbutt1360@mac.com](mailto:kbutt1360@mac.com)  
801-556-5287

On Nov 3, 2020, at 12:51 PM, Kassie Butt <[kbutt1360@mac.com](mailto: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](mailto: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

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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 4<sup>th</sup> 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 4<sup>th</sup>, 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 4<sup>th</sup>, 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 13<sup>th</sup>, 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 16<sup>th</sup> 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 21<sup>st</sup>, 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 20<sup>th</sup> 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 27<sup>th</sup> with my response to him on October 29<sup>th</sup>, 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 4<sup>th</sup>, 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

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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

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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

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

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Here it is.

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

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

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**From:** Patch Henderson <[2pathend@gmail.com](mailto:2pathend@gmail.com)>  
**Sent:** Wednesday, November 4, 2020 12:39 PM  
**To:** Cyndi Sharkey <[csharkey@sandy.utah.gov](mailto: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

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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

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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

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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

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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

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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

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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

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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

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**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

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

**From:** [Janet Barton](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farm Rezone  
**Date:** Thursday, November 5, 2020 1:45:14 PM

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To Whom it May Concern,

I'm writing to let you know that I support the Farnsworth Farm Rezone. I was sad to see the Farnsworth family farm shut down. Our family has lived in Sandy for 35 years and we have loved picking apples at the farm. Sadly, the farm has become in such a disarray that it appears to be an unkept mess. I believe that the development they have planned will beautify the area with little impact on traffic.

Thank you,  
Janet Barton

**From:** [Deon Beckstead](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farm Re-Zone  
**Date:** Thursday, November 5, 2020 12:06:34 PM

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Hello!

I just wanted to let you know that I SUPPORT the Farnsworth Farm rezone. It would create much needed housing that isn't available in Sandy. Single level living for empty nesters looking to downsize and also offer more affordable housing in Sandy, for children or grandchildren who want to live near their relatives in Sandy.

I don't believe that 96 homes will negatively impact our Schools or roads/traffic.

--

Thank you

Deon Beckstead

(801)886-9424

(801)209-4459 cell

[Deon@newonics.com](mailto:Deon@newonics.com)

[Deon.newonics@gmail.com](mailto:Deon.newonics@gmail.com)

A veteran is someone who, at one point in their life, signed a blank check made payable to "The United States of America" for the amount of "up to and including his life!!!"



**From:** [Chris Bergstrom](#)  
**To:** [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Subject:** [EXTERNAL] Farnsworth Farm Redevelopment  
**Date:** Thursday, November 5, 2020 12:52:31 PM

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Members of the Planning Commission and City Council,

I am writing in support of the redevelopment plan on 11228 S 700 E, also known as Farnsworth Farms. Many residents have expressed concern over the impact the development will have on our community. I can only see this as a positive move for the area. I have been a resident of Sandy for 37 years. I have witnessed the incredible growth our city has seen in recent years. That growth has put a strain on the availability of affordable housing in our area. Had we not moved to Sandy when we did, we could not afford to live in this great community. As things stand now my children may never have the opportunity to live in this city. Having attractive affordable housing, where young families can get a start is vital to our city's longevity.

I have had the opportunity to review the plans put before the commission and find them to be in harmony with our city's long-term plans. I encourage the city council and planning commission to approve the plan and give younger families the opportunity to develop deep roots to our community.

I thank the planning commission and city council for their hard work and dedication to our city.

Thank You,

Chris Bergstrom  
1353 E Lexington Dr.  
Sandy

**From:** [Jolene Dew](#)  
**To:** [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Subject:** [EXTERNAL] Farnsworth Farm Rezone Support  
**Date:** Thursday, November 5, 2020 1:23:35 PM

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November 5, 2020

Sandy Planning Commission,

We would like to lend my support for the Farnsworth Farm rezone. There is a need in Sandy for more affordable homes. Many people have raised their children in Sandy and like the area. Many want to downsize and not have the care of lawns and landscaping. It would be a good thing for people in these circumstances. There are also young people who want affordable housing in Sandy. I believe this would be a good addition to Sandy City and hope you will give credence to our thoughts.

Thanks you for your consideration,

Bill and Jolene Dew  
Sandy Residents

**From:** [Leo Farnsworth](#)  
**To:** [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Subject:** [EXTERNAL] Orchards at Farnsworth Farms Rezone  
**Date:** Thursday, November 5, 2020 1:53:27 PM

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Orchards at Farnsworth Farms Rezone  
11228 S. 700 E. from R-1-40A to PUD (10)

My name is Leo Farnsworth, one of the land owners for this project. As a land owner, naturally I am in favor of this development. But I thought that in this decision some of our story, a little history may be helpful.

My parents John and Sharon Farnsworth raised their kids here on this farm. Dad's intent was to teach his kids how to think and how to work. I have fond memories of working each day after school, and during the summer with my Dad as I grew up.

After Dad came home from WWII in 1945, he had been a dairy farmer with his first farm on Creek Road that he traded for the farm on 700 East. Dad often joked about getting a milk cow and keeping it on the farm on 700 East. Anyone who knew Dad likely heard him say this more than once and I am thankful we never got a milk cow. I think that this was the only time Dad did not get his way as he did most of the time. That is why we named one of the streets on the farm "John's Way". Dad died of a heart attack while working on the farm at age 84.

After Dad passed, Mom was now in charge. Along with her multilevel marketing distributorship in Sunrider, the business of running the farm kept her busy until Mom died of a massive stroke in 2015. Both Dad and Mom worked until they passed away, neither of them retired.

My wife Shauna and I lived on the farm for many years. It is where we lived when our children were born. Working the farm is hard work and both my wife and I have had back surgery. After my surgery, I physically could not keep up with the farm work. We no longer live on the farm, but live close by in Riverton. I have since found other work that I can do that is not so hard on my back. But when I drive the tractor all day to mow the weeds in the orchard, it typically takes a day or so for my back to recover. I have been teaching my son Benjamin and daughter Rachel to drive the tractor. Maybe we need to look for a hobby farm or horse property so we can work the land? I think Dad would approve. In the public comment portion of the City Council meeting on October 13<sup>th</sup>, Don Cann (10966 S. Blossom Tree Lane) commented that he knew that John Farnsworth would have a fit if he knew what was happening to his land. I think I know what my Dad wanted more than Don does. I worked side by side with him my entire life. If Don really knew what my Dad wanted, he would have been in favor of changing the orchard to a dairy farm. But I digress.

This townhome project would develop the last 10 acres of the 50 acre orchard started by my father, John O Farnsworth in 1958. We have developed 2 times before. In 1993 or so, we traded 24 acres for a farm in Utah County. This 24 acres was developed into single family homes on quarter acre lots. The second time we developed was in 2004 or so (after Dad died and the farm was out of money

because farming is a capital intensive business). This 13 acres was developed into third acre lots. I remember that getting the zoning changed to 1/3 acre lots was a struggle. It passed the city council by a vote of 4 to 3. It came down to the last vote. Looking back, having 3 votes against third acre lots seems silly, but it happened. The concerns then were traffic and school overcrowding. None of those concerns became a problem. It looks to me that those families that now live in homes from both times we developed in 1993 and 2004 have added to the community. Traffic is acceptable and schools have the capacity. When we lived on the farm, we went to church with some of those families and are well pleased that we were willing to provide land for them to have a home. I think of the people who now live on those 1/3 acre lots when we developed in 2004 and think back that it almost did not happen. Shane Duffin is one of those people who now lives on this part of the farm that was zoned 1/3 acre lots. Before 2004 the land where he now lives was part of the orchard. Sandy is a wonderful place where people like Shane now live.

After developing 40 acres of the farm into 1/4 and 1/3 acre single family lots, why townhomes for this last 10 acres? I like strawberries but I would not go fishing with a strawberry on my fish hook. My son Benjamin tells me, fish prefer worms. We live in a home in Riverton on a 1/4 acre lot that I love. There is a townhome development in our neighborhood of twin homes and townhomes. We have to remember that not everyone wants the same things. The families that have moved into the townhomes in our neighborhood are wonderful. Some are young couples just starting their families. Others are empty nest couples who have downsized their lives and don't want a large yard to care for. They are leaders in our church and are involved with the youth programs for my children as they are growing up. The point is that even though a townhome development is different than 1/4 or 1/3 acre lots, it will fill a missing need of our current community. My goal is to have a place I would be overjoyed to have my children or my retiring in-laws to live. Please vote to approve this project for them, our future community of family and friends.

The proposed Farnsworth townhome development is similarly dense to the townhome development by Brad Reynolds located just north of 9400 South and just east of 700 East. As I have looked at this project, it seems to have added to the community nicely. Has Brad's project put an undue burden on the community? Has there been any community backlash for approving it? Has it put any city council member in jeopardy of getting re-elected for voting in favor of it? Or the Reams project? People speaking from an emotional state can be convincing when they speak from their desires and fears. It is safe and easy to simply reject all change. Change can be scary. It takes courage to consider change and plan for the future. Something to consider when people "grab their torch and pitchfork" as my wife likes to call it. I am grateful for those who are courageously supporting our project just like I am thankful for those who have supported us in the past.

By the way, "High Density" housing in my mind is apartments. I remember Mayor Kurt Bradburn commenting that townhomes in his mind are not high density housing. It has been somewhat annoying that people consider our townhome development a high density project.

Please vote in favor of our townhome PUD (10) project.

Thank you for your time and efforts,

Leo Farnsworth

Sent from [Mail](#) for Windows 10

**From:** [Stefanee Jessop](#)  
**To:** [Brian McCuistion](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Subject:** [EXTERNAL] Support of Farnsworth Farms  
**Date:** Thursday, November 5, 2020 3:01:25 PM

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To Sandy City Planning Commission,

I want to give my support to the proposed development of Farnsworth Farms.

I have been intrigued by this project since I first heard of it, and should have voiced my support sooner. I am a resident of Sandy City and have an aging mother. I am very concerned about her having a safe, affordable place to live now that she has retired in the last year. She will be needing help in the future, and it would be so convenient to have her nearby, in a safe new community. She is hoping to sell her home and pay cash for another, as she is now on a fixed income. This type of housing is exactly what Sandy needs!

It would give me great peace of mind to have her close by, so that I could get to her within a few minutes if she needed anything. It would also allow her the independence that she desires.

I don't believe 96 homes will impact the schools much, if at all. I believe that when people buy a townhome or twin home, they usually are beginning their families, or are downsizing. The families with children typically move on as the size of their families increase.

Traffic from this community is not going to have an impact on the several lanes of 700 East. We have had several new housing communities go in around us (off Pepperwood Drive and another off 10600 S across from Larkin.) I wondered how these communities would impact traffic, and have noticed that I rarely see cars coming from those neighborhoods. Traffic has been a non-issue.

This community will add character and life to the area of Farnsworth Farms, as the other complexes are much higher density.

I urge you to consider approving the proposed plans for a 96 unit development as a safe option for my mom.

Sincerely,

Jake and Stefanee Jessop  
52 Wanderwood Way  
Sandy, UT 84092  
801-946-1568

[Sent from Yahoo Mail for iPhone](#)

**From:** [Shelly Latham](#)  
**To:** [Jake Warner](#); [Brooke Christensen](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#); [Brian McCuiston](#)  
**Subject:** [EXTERNAL] Farnsworth Farms rezone  
**Date:** Thursday, November 5, 2020 1:25:15 PM

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Hello!

I wanted to give my SUPPORT for the Farnsworth Farms rezone. I like that it will be a more affordable development, as I have a son who is looking for a place in Sandy, and let's face it, there's not ANY affordable housing in Sandy. Sandy needs MORE affordable housing, so young married adults, that are just starting out, could move to our wonderful city. We do have a fantastic School District that I want my grandkids to go to! I do not think this development will harm our schools or overcrowd boundary schools. I do not think it will negatively impact the traffic. Please, please APPROVE this project so my kids can live by me!

Thank you,  
Shelly Latham  
10964 Pleasant Hill Circle

**From:** [Eric Latham](#)  
**To:** [Brian McCuiston](#); [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Subject:** [EXTERNAL] Farnsworth Farms  
**Date:** Thursday, November 5, 2020 1:51:01 PM

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To Whom it May Concern,

I want to voice my opinion on the Farnsworth Farm Rezone. I like the development and believe that APPROVING it would bring a great addition to Sandy City. I like that it will provide much needed housing. I like that it will give housing options, currently not available, in Sandy. Especially for empty nesters and newlyweds that want to move to Sandy.

The traffic in Salt Lake is nothing compared to where I grew up and do not think this project will negatively affect traffic in the ways people are afraid it will.

I also have adult children who have expressed a desire to move to Sandy, and are unable to because of the current housing market. Sandy could use more affordable housing. Please give your RECOMMENDATION FOR APPROVAL tonight for the Farnsworth Farm Rezone.

Thank you,

Eric Latham

10964 Pleasant Hill Circle

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**From:** [jsrussell7@icloud.com](mailto:jsrussell7@icloud.com)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farm rezone  
**Date:** Thursday, November 5, 2020 12:59:31 PM

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I am a Sandy resident and am sending out this email in support of the Farnsworth Farm rezone!

With the influx of population, I think Sandy is in need of more homes in the area and 96 homes will not have a negative effect on schools or traffic!!

Please rezone the farm into affordable residential!!

Jodi Russell

**From:** [KIRK DENISE STUEBER](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farms Rezone  
**Date:** Thursday, November 5, 2020 3:00:25 PM

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Please vote against the PUD-10 rezone of the Farnsworth Farms property. Please propose and vote for a rezone that would better serve the surrounding neighborhood, traffic and schools. with single family houses. 96 units is too congested for the area. Please rezone for fewer single family units.

Sincerely,

Kirk and Denise Stueber

**From:** [John Annunziata](#)  
**To:** [John Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farm Development  
**Date:** Thursday, November 5, 2020 7:33:33 PM

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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:** [Karen Barney](#)  
**To:** [Jake Warner](#); [Brooke Christensen](#); [Alison Stroud](#); [Kris Nicholl](#); [Monica Zoltanski](#); [Marci Houseman](#); [Zach Robinson](#); [Cyndi Sharkey](#)  
**Subject:** [EXTERNAL] Farnsworth Farm proposed development  
**Date:** Thursday, November 5, 2020 3:50:11 PM

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Dear Sandy City Council Members,

My name is Karen Barney and I am a 22 year resident of Sandy Utah. My husband and I love living and working in Sandy and have raised our 2 children here.

Both of our children are grown and are now starting families of their own. We are fortunate to have both families staying in the Salt Lake area to work. Unfortunately they have not been able to find "starter" homes to purchase in the Sandy/Draper/South Jordan area that they can afford as they are building their careers. They are now looking as far away as Spanish Fork or Eagle Mountain.

I mention these things because I don't want other families to miss out on the opportunity to live and raise their children in such a wonderful community. The proposed Farnsworth Farms development would give families, new and old, an affordable beautiful place to live.

I urge you to let the Farnsworth Farms development move forward.

Thank you,  
Karen Barney  
9 Trendland Cove  
Sandy Utah 84092

**From:** [Kris Jeppson](#)  
**To:** [Brian McCuistion](#)  
**Subject:** [EXTERNAL] Townhouse complex at Farnsworth Farms  
**Date:** Thursday, November 5, 2020 5:52:29 PM

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To whom it may concern,

We are in support of the townhomes being built at 11228 S 700 E.  
We think it will make a great addition to the neighborhood, and allow for a great community with amenities for the families that will live in the area.

We hope you will consider allowing this to go through with the newly modified plans.

Thank you for taking our thoughts into consideration!

Del & Kris Jeppson

**From:** [Lucy Lucy](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Rezoning farnsworth orchard  
**Date:** Thursday, November 5, 2020 6:41:12 PM

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Dear commissioner,

I am writing to strongly AGAINST the rezoning request regarding the ten acre farm property on 700 east and north of 11400 s. This neighbor is not designed for high density housing , and a 96 unit high density housing development will impose HUGE negative on traffic, safety, and health! Please deny the application fir rezoning.

Lucy  
Get [Outlook for iOS](#)