



## Sandy City Council Office

**ZACH ROBINSON | AT-LARGE**

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O | 801.568.7141

November 13, 2020

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in-person City Council meeting, including attendance by the public and the City Council is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and elected officials by meeting remotely through electronic means without an anchor location.

Council Office staff are hereby authorized and directed to include a copy of the above notice with each City Council agenda.

Zach Robinson, Chair

Sandy City Council



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Meeting Agenda

### City Council

*Brooke Christensen, District 1*  
*Alison Stroud, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Monica Zoltanski, District 4*  
*Marci Houseman, At-large*  
*Zach Robinson, At-large*  
*Cyndi Sharkey, At-large*

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Tuesday, November 17, 2020

5:15 PM

Online Meeting

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Web address to view complete packet: <http://sandyutah.legistar.com>

The November 17, 2020 Sandy City Council Meeting will be conducted via Zoom Webinar.

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_MZ2MJ14fTXyNj0veu1I3jA](https://us02web.zoom.us/webinar/register/WN_MZ2MJ14fTXyNj0veu1I3jA)

After registering, you will receive a confirmation email containing information about joining the webinar.

Or listen by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 892 1913 4321

Passcode: 663873

Public comment will occur no sooner than 6:00 PM. Each speaker is allowed three minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link above. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Council Office Executive Director, at [mapplegarth@sandy.utah.gov](mailto:mapplegarth@sandy.utah.gov) by 3:00 PM the day of the Council Meeting to have those comments distributed to the City Council and have them read into the record at the appropriate time.

**Citizen's may also use eComment to send their comment directly to the City Council Members. EComment will close one hour prior to the beginning of the meeting.**

Submit an eComment:

[https://sandyutah.granicusideas.com/meetings/328-city-council-on-2020-11-17-5-15-pm/agenda\\_items](https://sandyutah.granicusideas.com/meetings/328-city-council-on-2020-11-17-5-15-pm/agenda_items)

### 5:15 Council Meeting

Prayer / Pledge of Allegiance

### Non-voting Items

Agenda Planning Calendar Review & Council Office Director's Report

## Council Member Business

## Mayor's Report

## CAO Report

## Information Items

1. [20-408](#) Canyons School District introducing Superintendent Rick Robins, and providing the Council with a District update
2. [20-389](#) Administration providing update on Emergency Communications.  
**Attachments:** [Emergency Comms Presentation 2020](#)  
[Council Memo for November 20 PP](#)
3. [20-413](#) Council Member Stroud presenting concern and inviting discussion on speeding in residential areas.

**Voting Items**

## Consent Calendar

4. [20-401](#) Approval of the November 3, 2020 Minutes  
**Attachments:** [November 3, 2020 Minutes](#)

## Council Items

5. [ZONE-03-20-5825\(CC2\)](#) Community Development Department presenting a rezone application (File #ZONE-03-20-5825, Orchards at Farnsworth Farms Rezone) on behalf of DAI, requesting that 10.07 acres located at 11228 S. 700 E. be rezoned from the R-1-40A Zone to the PUD(10) Zone.  
**Attachments:** [PC Report-Farnsworth-signed \(10.23.20\)](#)  
[Applicant's Planning Commission Presentation](#)  
[Planning Commission Minutes-draft \(11.5.20\)](#)  
[Emails Received For 11.5.20 PC Meeting](#)  
[Emails Received 11.6.20 to 11.10.20](#)  
[City Council Minutes \(10.13.20\)](#)  
[Ordinance #20-04-Orchards at Farnsworth Farms Rezone](#)  
[Public comment email received prior to agenda publication](#)

6. [20-412](#) Council Member Sharkey recommending the Council authorize legislative staff and counsel to evaluate, compile, recommend and provide a draft policy concerning the Bulk Waste Program and its compliance with the law, and to procure resources as needed to complete the analysis and recommendations.

**After 6:00 Time Certain Items and Public Hearings**

Citizen Comments

**Adjournment**



## Staff Report

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**File #:** 20-408, **Version:** 1

**Date:** 11/17/2020

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**Agenda Item Title:**

Canyons School District introducing Superintendent Rick Robins, and providing the Council with a District update

**Presenter:**

**Dr. Rick Robins, Canyons Superintendent**

**Susan Edwards, Canyons Public Engagement Coordinator**



## Staff Report

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**File #:** 20-389, **Version:** 1

**Date:** 11/17/2020

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**Agenda Item Title:**

Administration providing update on Emergency Communications.

**Presenter:**

Kim Bell and Eric Richards

**Description/Background:**

Please see attached memo.

**Recommended Action and/or Suggested Motion:**

Information only. No action required.



# Emergency Communications



Update 2020



# The Comms Story: Then

2013

- 157 social media followers
- No Instagram or Nextdoor channel
- 4200 email list that e-news was being sent to
- Non mobile-friendly website
- Limited online digital form system
- No citizen survey panel
- No citizen database to text/call
- No formal Privacy Policy/Terms of Use
- No CityServe app





# The Comms Story: Now

2020

- Nearly 33,000 follower on social channels and now include Nextdoor, Instagram and Pinterest (for city blogs)
- 34,270 subscriber in our Emergency Alert list with a total of 61,654 subscribers to ALL notification lists.
- New CivicPlus site allows us to talk to other software and was designed mobile-first
- Launched sandynow.com (city-citizen web dashboard)
- Digital forms system with modern, mobile-friendly features
- Enhanced our Joint Information Center/Call Center





# The Comms Story: Now

2020

- Expanded CAM (Comm & Marketing) team to have a rep from EVERY department
- Citizen Survey Panel through Qualtrics
- Implemented CivicReady that allows us to text/call and geofence (where citizen has supplied street address)
- Completed Privacy Policy and Terms of Use
- Supported the launch and promotion of the CityServe citizen app
- Test of the Communication Emergency System (Early 2020)



# Emergency Communications Survey Results

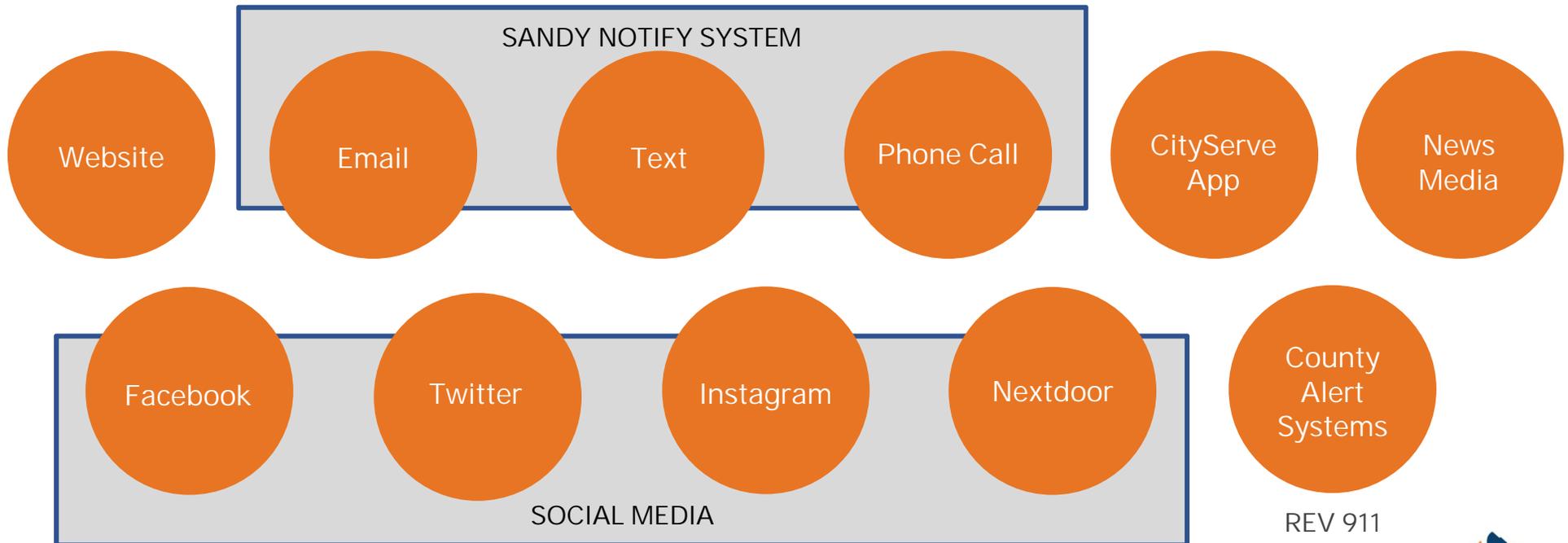


1. 526 respondents
2. 62% aware of [sandy.utah.gov/CitizenConnect](http://sandy.utah.gov/CitizenConnect)
3. Preferred emergency communications method:  
51% Text | 26% Email | 7% Social Media | 6% CityServe App  
6% Nextdoor | 2% Website

# Citizen Connect

One place for all the ways to connect to Sandy City

[sandy.utah.gov/citizenconnect](http://sandy.utah.gov/citizenconnect)



# New Web Site Platform Launched

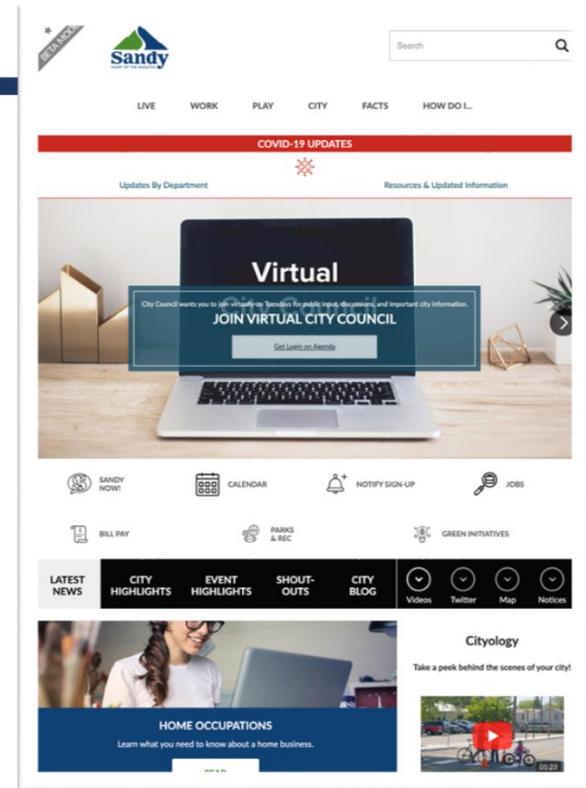
We rolled out a new platform in 2020 that enables us to push content out to all of the devices our citizens are engaged with.

We are now able to build apps or connection points with data and devices.

Web Platform



- Software
- Alexa
- Phone Apps
- Smart Watch
- Websites
- Screens
- Street Signs
- Chat Bots
- Next?



# Sandy Notify System

Sign up for all emergency communications at

[sandy.utah.gov/SandyNotify](http://sandy.utah.gov/SandyNotify)



1. Email Notification  
Email
2. Text (SMS) Notification  
Text
3. Phone Call Notification  
Phone Call
4. Address Include address for geo-targeted messaging for an area-specific incident/emergency

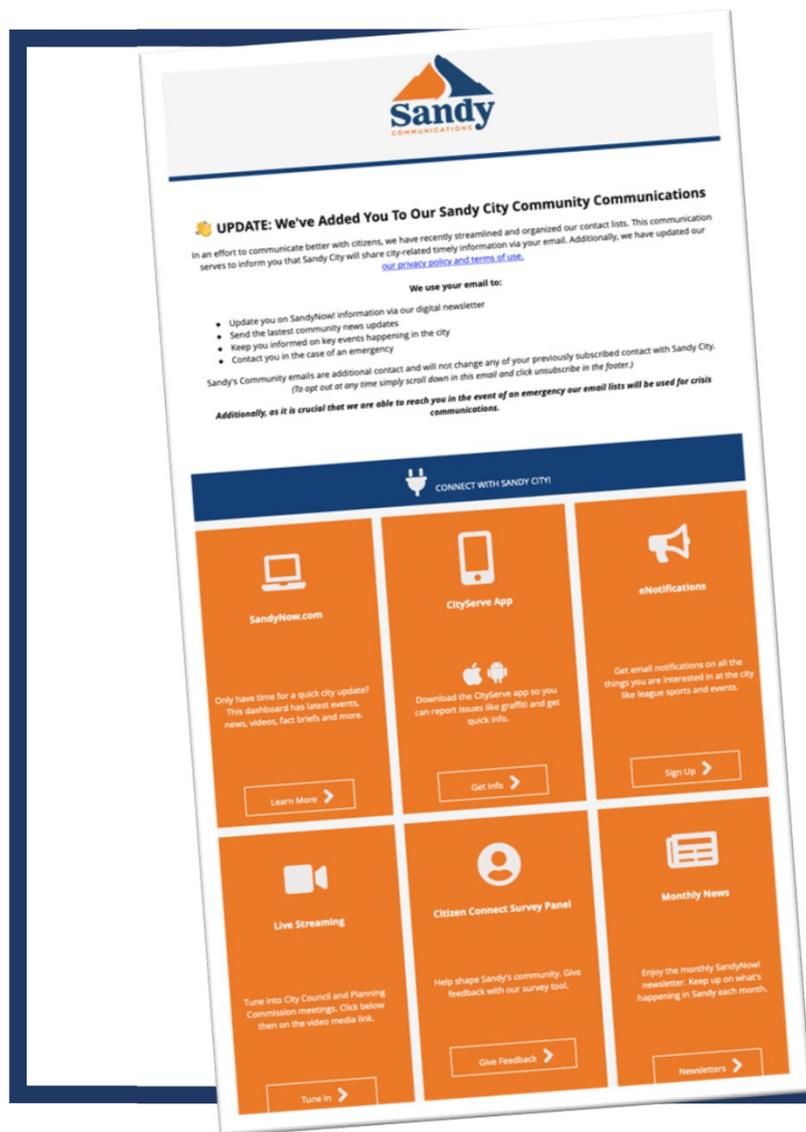


## Email Notifications

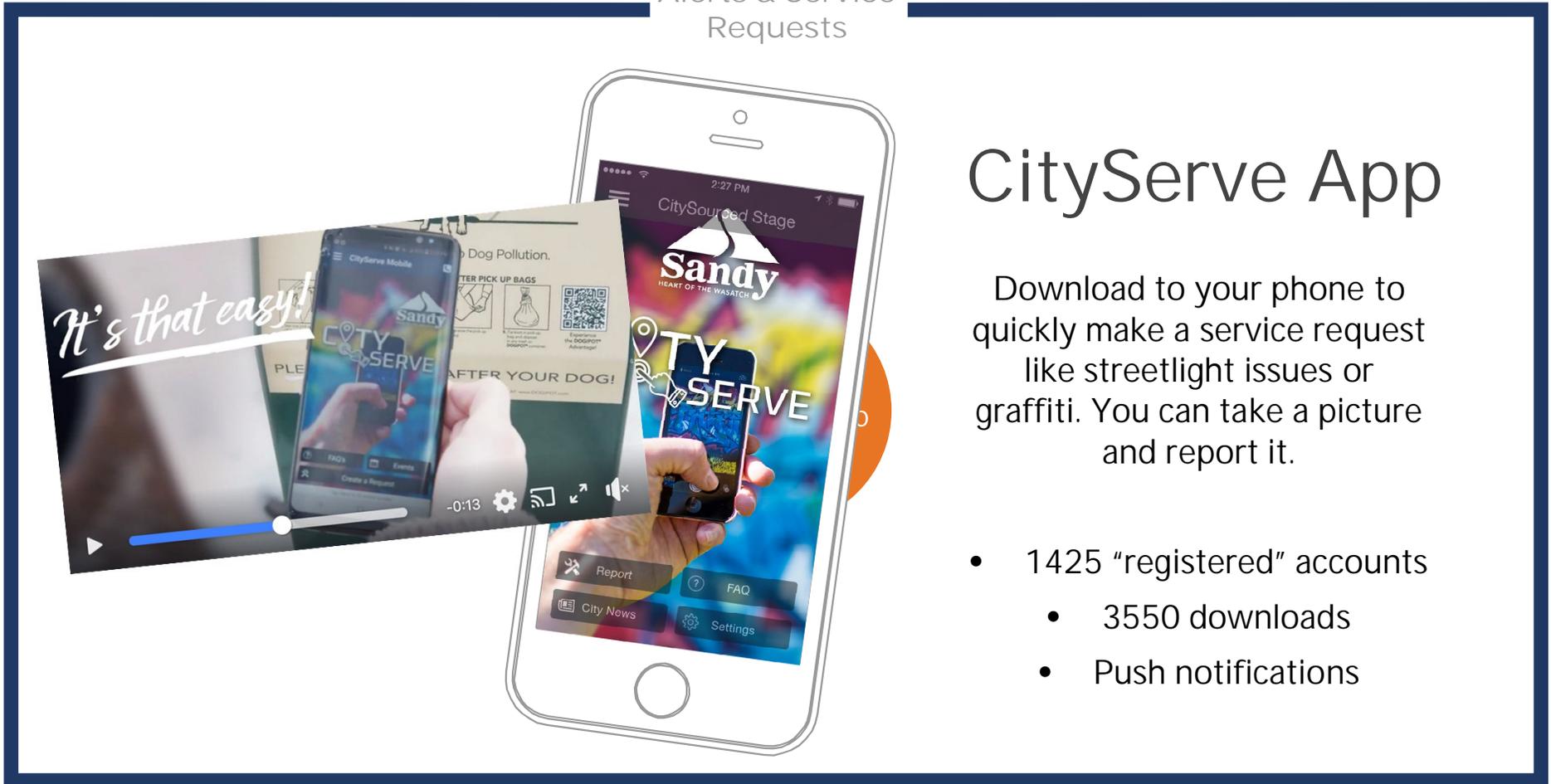
# Emergency Email

- Builds our emergency communications database
- Privacy policy found in the footer of our website.

34,270 Subscribers in the  
Emergency Alert List



## Alerts & Service Requests



# CityServe App

Download to your phone to quickly make a service request like streetlight issues or graffiti. You can take a picture and report it.

- 1425 "registered" accounts
  - 3550 downloads
  - Push notifications

## Media Release

The city will utilize press releases to disseminate pertinent information to the public during an emergency and to notify the press of upcoming press conferences.



Members of the press often use Twitter for less substantial updates during an emergency. The city will assign a hashtag to each emergency, so updates are easier to follow.

## Press Conference

Press Conferences will be used to update the public on information that requires multiple governmental leaders who can provide expertise on the situation .

Social  
Media

# Social Media Notifications

Facebook

Twitter

Instagram

Nextdoor

33,000 Followers

SOCIAL MEDIA on our social media channels



**FOLLOW US ON SOCIAL:**

@SandyCityUtah



nextdoor

## TESTS OF CITY EMERGENCY COMMUNICATION SYSTEM



## Conducted Tests

1. Community test with accompanying survey in Feb 2020
2. Internal beta test of our new SandyNotify system that we implemented in October 2020 that allows residents to add their address for geofencing and includes a new robocall feature. Sent email to the 30,145 list we had so residents could check/update their profiles.



# Emergency Communications Public Education

- Newsletter
- Social Channels
  - Video



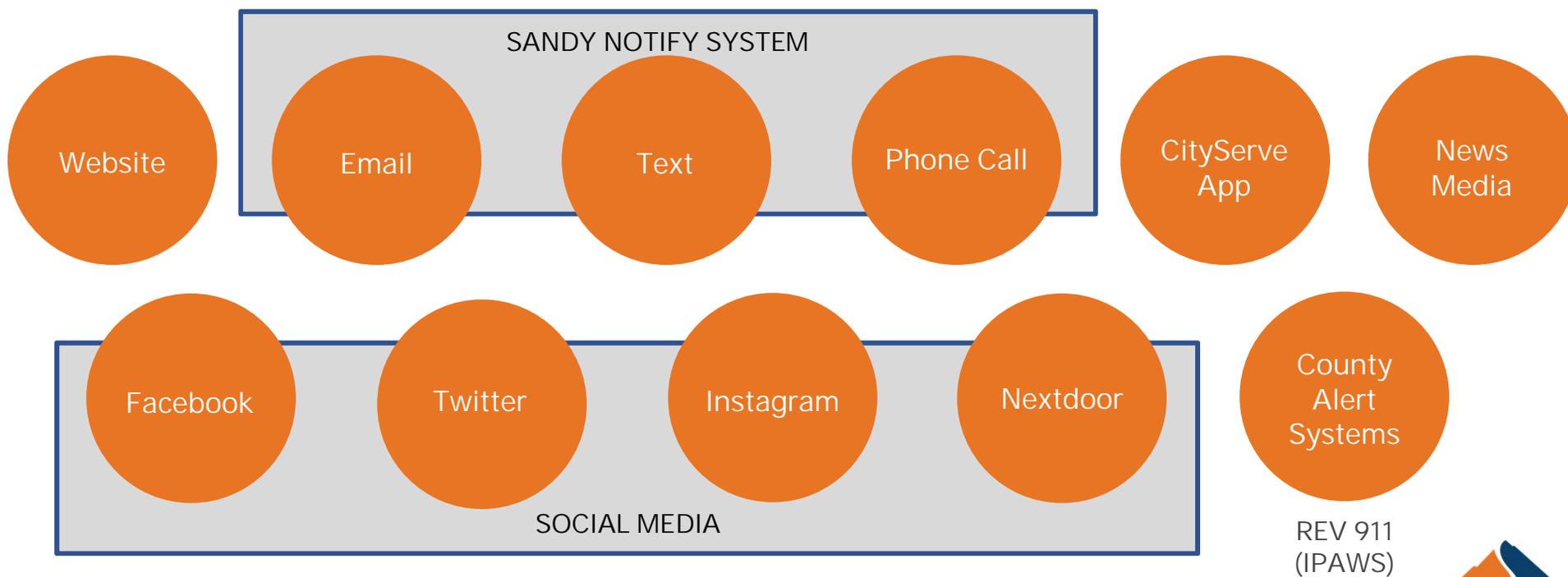
# Sandy City's Other/Non-Digital Emergency Communications

Flyers	Public Safety
Reader Boards	Neighborhood Watch
Neighborhood Signs	CERT Members
Traditional Media	Community Coordinators
Skyward (School District)	Church Groups
Private Social Groups	Emergency Volunteer Groups
Town Halls/Public Spokespersons	Call Center



## SCENARIOS

- Scenario #1: Earthquake



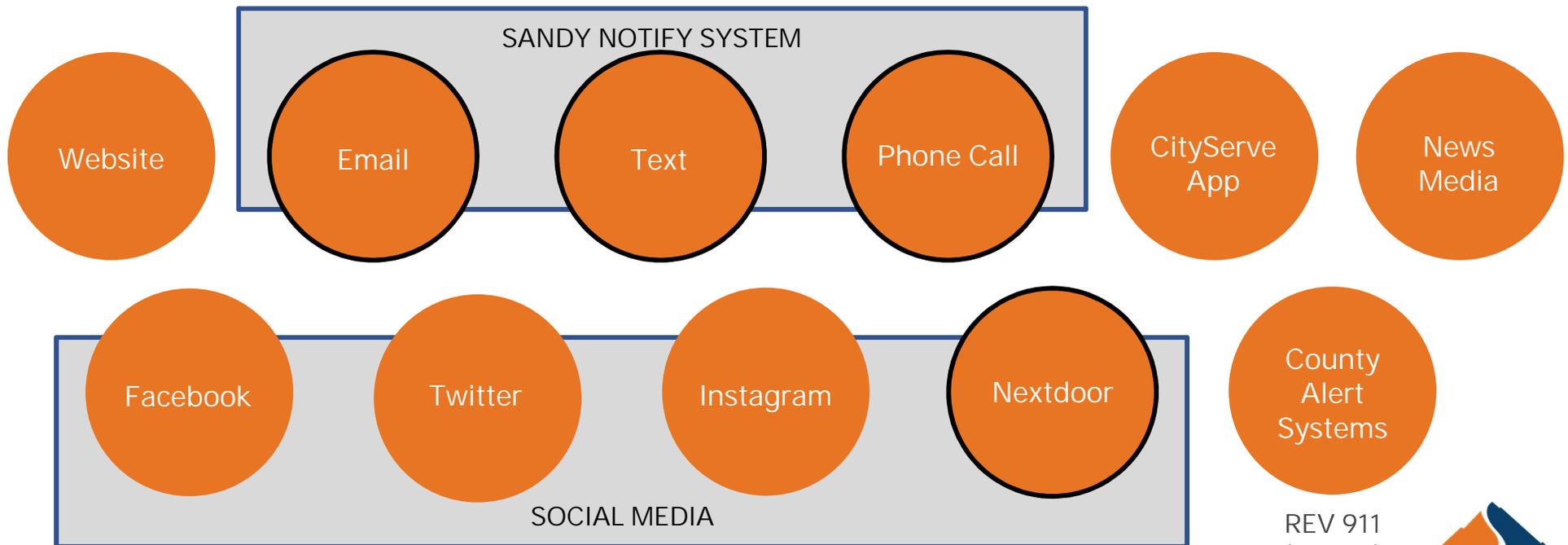
REV 911  
(IPAWS)



## SCENARIOS

- Scenario #2: Wildfire in Dimple Dell

While we would use all of our channels to communicate, we will also be able to target and GeoFence using the channels circled in black.



REV 911  
(IPAWS)



# CITIZEN FEEDBACK

1. Mayor, Deputy Mayor, and/or Department PIO assigned to be the spokesperson for critical updates during an incident.
2. Bring neighborhood volunteer groups back together for virtual meetings/emergency management training. Help them understand the measures to take in order to be helpful during an incident.
3. Continue annual test of the emergency communications system.



# SUMMARY

1. Increased followers on social channels
2. Included resident input (surveys and citizen feedback)
3. Improved technology
4. Successfully tested the emergency communication system
5. Expanded our subscriber database for email and phone communications
6. Added the ability to robocall and geofence
7. Launched app with notification capability



# JOINING IS EASY

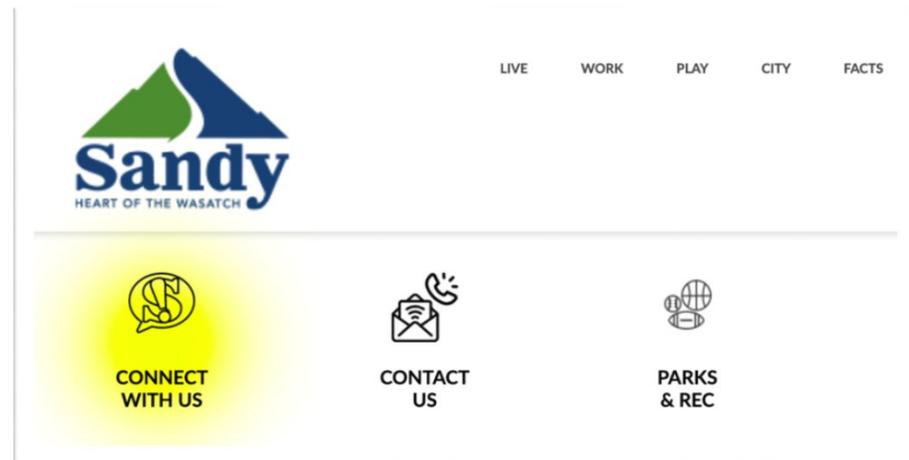
If anyone is listening and hasn't received or signed up for emergency notifications.

Text Join SandyCity to 30890

Find CONNECT WITH US

Web homepage or

[Sandy.Utah.Gov/CitizenConnect](http://Sandy.Utah.Gov/CitizenConnect)



QUESTIONS?





## MEMORANDUM

TO: Council Members

FROM: Kimberly Bell, Deputy CAO

DATE: November 2, 2020

CC: Mayor Bradburn  
Matthew Huish, CAO

RE: Emergency Communications Update

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Administration, Emergency Management and the Communications Department will be presenting an update on external Emergency Communications. We look forward to the opportunity to present the significant strides we've made in creating and utilizing various platforms to reach citizens during an emergency.

### **Background:**

Local government municipalities have the duty and responsibility to provide current and updated information during an emergent situation or threat. Our goal is to serve the community with the utmost professionalism and a focus on the health, safety, and well-being of our residents. This commitment includes efficient and effective communication before, during, and after an emergency.

### **History of Emergency Communications:**

Before 2018, Sandy City had not activated the Emergency Operations Center (EOC) and had focused emergency communication primarily on the following channels: emails, phone numbers, social media, Reverse 911 and volunteer efforts by our Emergency Preparedness Leaders (EPL).

In the last year and a half, we have focused our efforts on improving and expanding our communication methods. As part of this endeavor, Administration, Communications and Emergency Management collaborated to create an Emergency External Communications Guide detailing the various methods for communications. As part of this process, we involved residents to obtain their feedback.

We have been able to increase our social media platforms with nearly 33,000 followers along with revisiting our volunteer programs. Prior to this effort, we had minimal social media following and little to no interaction via various social media platforms. Additionally, we have a few thousand email subscribers for our email news updates.

Email and SMS text messaging ranked highest in the March 2020 Citizen Panel survey as the methods in which they preferred to receive communication during an emergency. We are pleased to report that we now have nearly 32,000 subscribers to our emergency management notification systems and has the capability to send email, texts, and robocalls depending on the choices subscribers have selected.

Sandy Communications continually promotes emergency preparedness messaging through our news and social media channels and has created a mobile-friendly website including applications to reach even more citizens in our city. With the upgrade to a new web platform, we have the ability to reach residents by calling, texting, emailing, and geofencing. A privacy policy/terms of use was implemented in 2019 and a test of these emergency communication systems took place in early 2020. Our ongoing messaging encourages citizens to engage on our Citizen Connect communication channels: [sandy.utah.gov/citizenconnect](https://sandy.utah.gov/citizenconnect).

Additionally, we expect to utilize traditional forms of media including news releases, press conferences, flyers, and neighborhood signs/reader-boards. Our numerous volunteer groups will be contacted and assembled in the event we need their assistance, and timely information will be provided through all these channels as well. We are evaluating and restructuring our volunteer program to simplify and create more efficiencies for communications with our volunteers during an emergency. We currently have volunteers from CERT, VIPS, Emergency Preparedness Leaders (EPL), Community Coordinators, Ready your Business, and Neighborhood Watch.

**Summary:**

Today, we have the technology and data information to accelerate our emergency communications in the event of an emergency. We've seen a tremendous increase in social media followers, collected input from residents from surveys and citizen feedback, successfully tested our emergency communication system, and expanded our resident subscriber list. Additionally, with our new platform we are able to do robocalls and geo-target during an emergency and improve our notifications on our Sandy CityServe app.

**Action to be taken:**

No council action needed; this agenda item is informational.

**References:**

Included with this memo is the PowerPoint presentation to be presented at the City Council Meeting.

Please let me know if I can address any questions.

Thank you,  
Kim



## Staff Report

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**File #:** 20-413, **Version:** 1

**Date:** 11/17/2020

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**Agenda Item Title:**

Council Member Stroud presenting concern and inviting discussion on speeding in residential areas.

**Presenter:**

Council Member Stroud

**Description/Background:**

Sandy is a city connected by both major roads and small neighborhood drives. Speeding has become a frequent occurrence and complaint. In fact, a look into Utah speeding by the journalists at KSL found that Sandy placed 2<sup>nd</sup> in the state for most speeding tickets issued in 2018. That's not a proud statistic. Sandy streets need to be safe for children, walkers, joggers, bicyclists, and all who traverse Sandy's streets.

Sandy Public Works and Police should be credited for the work they are doing to address this issue with the tools they have, including traffic control devices, education campaigns, and focused enforcement. However, our City Council can take extra steps to help focus resources and efforts in areas where residents have submitted complaints of unsafe driving practices in their neighborhoods.

Many of these hot-spot areas of complaints center around residential areas with 25-30 mph speed limit roads. When people think of speeding, they typically imagine a driver going 10 mph or more over the speed limit. However, it's important to consider speeding relative to the speed limit of the road. An individual driving 10 mph over on the I-15 is much less noticeable, and a smaller safety concern, than an individual driving 10 mph over in a 30-mph zone where children play, joggers occupy the sidewalks, and bicyclists share the streets.

These safety concerns suggest a need for a system-wide examination at speeding in residential areas. How can we combine our resources? How can we implement strategies that won't simply push the issue to different streets, but instead make all streets safer? What other mechanisms can we use to address this issue at a broader level? These are all questions that could and should be investigated in a Sandy wide traffic control examination.

**Recommended Action and/or Suggested Motion:**

Discussion only. No formal action required.



## Staff Report

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**File #:** 20-401, **Version:** 1

**Date:** 11/17/2020

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Approval of the November 3, 2020 Minutes

Motion to approve the minutes as presented.



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Meeting Minutes

### City Council

*Brooke Christensen, District 1*  
*Alison Stroud, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Monica Zoltanski, District 4*  
*Marci Houseman, At-large*  
*Zach Robinson, At-large*  
*Cyndi Sharkey, At-large*

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Tuesday, November 3, 2020

5:15 PM

Online Meeting

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### 5:15 Council Meeting

Council Chair Zach Robinson welcomed those in attendance.

Chair Robinson read a statement regarding the continuation of virtual City Council meetings without an anchor location.

### Roll Call

**Present:** 7 - Council Member Alison Stroud  
Council Member Kristin Coleman-Nicholl  
Council Member Zach Robinson  
Council Member Monica Zoltanski  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Brooke Christensen

Council Staff:

Mike Applegarth, Executive Director  
Dustin Fratto, Assistant Director  
Liz Theriault, Communications & Policy Analyst  
Tracy Cowdell, Council Attorney  
Christine Edwards, Council Clerk

Administration:

Mayor Kurt Bradburn  
Matt Huish, CAO  
Bob Thompson, City Attorney  
Brian Kelley, Finance Director  
Scott Earl, Parks and Recreation Director  
James Sorenson, Community Development Director  
Mike Gladbach, Public Works Director  
Greg Severson, Police Chief  
Tom Ward, Public Utilities Director  
Bruce Cline, Fire Chief  
Nathan Schafer, Fleet Manager

Prayer / Pledge of Allegiance

Council Member Christensen offered the prayer.

Scott Earl, Parks & Recreation Director led the Pledge.

**Non-voting Items**

Agenda Planning Calendar Review & Council Office Director's Report

Mike Applegarth had no report.

Agenda Planning is tomorrow morning at 10:30 am.

## Council Member Business

Council Member Stroud reminded the community that the day after the election may be a difficult day for many. She challenged anyone listening to call two people and remind them of who they are and encourage them not to let the outcome of an election change who they are. We are all red, white, and blue.

Council Member Houseman thanked Liz Theriault for her work on the social media outreach. She also thanked the community for their creativity during the Halloween holiday and for providing a safe holiday.

Council Member Zoltanski thanked the Sandy Police department staff who responded quickly to an issue brought up by residents in her district. She also thanked them for holding the Night Out Against Crime - she has received many positive comments. She asked for resident feedback regarding campaign contribution limits for city races - this is an issue she is currently gathering information on.

Council Member Robsinson thanked the Communications staff for their efforts in getting the message out encouraging all to wear a mask.

## Mayor's Report

Mayor Bradburn thanked the County and City staff for their efforts to coordinate the polling locations. He updated the Council and community on the recent COVID-19 numbers. The City is working with the County on providing consistent messaging. The City will communicate to our residents if there are any changes to city services due to COVID-19.

## CAO Report

Matt Huish, CAO, mentioned that the city does have data and reports from the police department, and would be happy to share that information with the Council.

## Information Items

1. [20-385](#) Parks and Recreation Department providing the Council with an update on Alta Canyon Sports Center

**Attachments:** [Alta Canyon Monthly Revenues](#)

Scott Earl, Parks & Recreation Director, with Dan Medina and Todd Assay, provided information on the current and five-year budget history of Alta Canyon Recreation Center. He also discussed the impact on revenues from the COVID-19 restrictions and shared ideas and information related to proposed future programming at Alta Canyon.

2. [20-387](#) Budget Discussion Week 4, Sales Tax Revenue and Quarterly Financial Summary

**Attachments:** [Budget Discussion Outline](#)  
[Budget Discussion Week 4 Information](#)  
[October Budget Update](#)

Brian Kelley, Finance Director, presented on Week 4 of the Budget Discussion which included a review of the process and methodology relating to internal cost allocation studies in departments such as Risk, Technology and Fleet.

Council comments and questions followed.

Nathan Schafer, Fleet Manager, explained the process used to select fleet purchases and manage operating costs.

Brian Kelley gave an overview of the year-to-date city revenue and expense numbers with the Council. He also reviewed city funds that have been negatively impacted by the Covid restrictions.

Council comments and questions followed.

Council moved to Time Certain Items: Citizen Comments following the budget presentation.

3. [20-386](#) Council Office recommending that the Council receive a presentation about the Sandy City Council Social Media Strategy

**Attachments:** [Presentation](#)

Liz Theriault, Communications and Policy Analyst, provided an overview of the Sandy City Social Media strategy and provided background and information used to create the Council's social media presence. She reviewed smart objectives, goals and focus for the Council social media outreach, including community and civic engagement, awareness and education.

Mike Applegarth discussed the strategy behind the social media outreach and thanked Ms. Theriault for her efforts.

Council comments and questions followed.

## Voting Items

### Consent Calendar

Approval of the Consent Calendar

**A motion was made by Marci Houseman, seconded by Kristin Coleman-Nicholl, to approve the Consent Calendar. The motion carried by a unanimous voice vote.**

4. [20-384](#) Approval of the October 13, 2020 Minutes

**Attachments:** [October 13, 2020 Minutes](#)

Item approved.

#### Council Items

5. [20-383](#) Council Member Christensen proposing the creation of a new zone

**Attachments:** [Christensen Memorandum](#)

Council Member Christensen presented on this item and provided information to the Council about the possibility of creating a new site specific zone for the site of the Kuwahara business location. She asked for the Council to consider a motion directing staff to move forward with drafting a new site specific zone that takes into account the unique characteristics of the site of the Kuwahara business, which is located in Historic Sandy.

The Council and Council Attorney provided feedback and comments.

There were no public comments.

**A motion was made by Brooke Christensen, seconded by Monica Zoltanski, to direct Council Member Christensen and planning staff to bring to the Council for review a draft of a new zone that includes the characteristics in the attached memorandum, as well as any additional characteristics identified as necessary by staff... The motion carried by the following vote:**

**Yes:** 7 - Alison Stroud  
Kristin Coleman-Nicholl  
Zach Robinson  
Monica Zoltanski  
Marci Houseman  
Cyndi Sharkey  
Brooke Christensen

### After 6:00 Time Certain Items and Public Hearings

#### Citizen Comments

Dustin Fratto provided instruction on how to participate in the public comment.

There were no public comments.  
There were no written comments.

Public Comment closed.

### Adjournment

The Council unanimously agreed by a voice vote to adjourn the meeting at approximately 6:46 pm.



## Staff Report

**File #:**  
ZONE-03-20-5825(CC2),  
**Version:** 1

**Date:** 11/17/2020

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### Agenda Item Title:

Community Development Department presenting a rezone application (File #ZONE-03-20-5825, Orchards at Farnsworth Farms Rezone) on behalf of DAI, requesting that 10.07 acres located at 11228 S. 700 E. be rezoned from the R-1-40A Zone to the PUD(10) Zone.

**Presenter:**  
Jake Warner

### Description/Background:

Joe Salisbury submitted an application on behalf of DAI (Applicant) for a zone change of 10.07 acres located at 11228 S. 700 E. from the R-1-40A Zone ("Single Family Residential District") to the PUD (12) Zone ("Planned Unit Development"). The Applicant also submitted a concept plan showing 116 dwelling units, which would be a density of 11.52 units per acre. The Application was presented in a neighborhood meeting on May 18, 2020 and to the Planning Commission, in a public hearing, on June 4, 2020. Following the Planning Commission meeting, the Applicant revised the concept plan, in response to input received, including a reduction of the total number of units to 96 units. The density of the revised concept plan is 9.53 units per acre. The Application, as originally submitted, was presented by City staff to the City Council on October 13, 2020. The Applicant also presented the revised concept plan to the City Council. By a vote of 4-3, the City Council remanded the Application back to the Planning Commission to consider a potential zone change to the PUD(10), rather than a PUD(12), and provide comments on the revised concept plan.

The item was presented to the Planning Commission on November 5, 2020 as an amended application requesting a zone change to the PUD(10) Zone, and a public hearing was held. The Planning Commission, by a vote of 7-0, approved a motion recommending that the City Council approve a zone change of the subject property to PUD(10). The Planning Commission also provided comments (see attached draft minutes of the 11/5/20 Planning Commission meeting) regarding the revised concept plan as requested by the City Council.

### Fiscal Impact:

At the requested density, it is likely that the proposed subdivision would generate revenues that would exceed expenses.

### Further action to be taken:

The Application is requesting a rezone, a legislative item, and is being presented to the City Council for a decision to approve or deny the proposed zone change. A separate application for a subdivision or site plan would need to be submitted and approved prior to development.

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**Recommended Action and/or Suggested Motion:**

Alternative Motions:

1. Motion to Approve - Adopt Ordinance #20-04, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; rezoning approximately 10.07 acres located at 11228 S. 700 E. from the R-1-40A "Single Family Residential District" to the PUD(10) "Planned Unit Development (10 units per acre)".

2. Motion to Approve with revisions - Adopt Ordinance #20-04, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; subject to the following revisions: (expressed revisions) rezoning approximately 10.07 acres located at 11228 S. 700 E. from the R-1-40A "Single Family Residential District" to the PUD(10) "Planned Unit Development (10 units per acre)".

3. Motion to Deny - Not adopt Ordinance #20-04, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 10.07 acres located at 11228 S. 700 E.

4. Table the Application - Table the application to a future decision. (If necessary, provide a date for further consideration and/or give direction to Staff for additional information requested.)

5. (added by Council Office 11/13/20): Conditional approval as suggested by Council Member Christensen:

*Motion that the City Council approve Ordinance #20-04 with the following amendment to the final paragraph that this Ordinance shall not become effective until it is published. The City Recorder is instructed to **NOT** publish this Ordinance until the Director of Community Development and the City Attorney certifies by letter that a building permit or permits have been applied for and approved to develop the property subject to this Ordinance in compliance with Planning Commission approvals and the plans reviewed by the City Council as a part of the adoption of and attached as Exhibit A to this Ordinance on November 17, 2020 or, after receiving a recommendation from the Planning Commission, the City Council has been advised of and accepted revisions to Exhibit A made during the site plan and building permit approval process. If the certification by letters or City Council acceptance of revisions as specified above has not been obtained on or before November 1, 2021, then the City recorder is instructed to **NOT** publish this Ordinance which shall then become null, void and of no legal or binding effect.*



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

November 5, 2020

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Orchards at Farnsworth Farms Rezone  
R-1-40A to PUD (10)  
11228 S. 700 E.  
[Community #11]

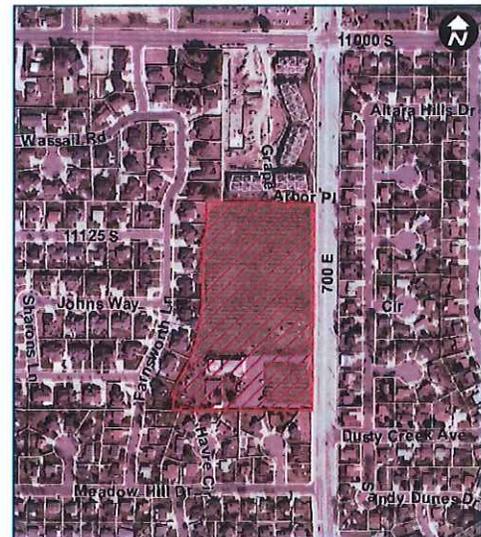
ZONE-03-20-5825  
10.07 Acres

**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area, on public websites, and in the newspaper.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
S04-30	Farnsworth Farms Subdivision (7/26/2005) – 23.0 acres
A #79-2	Fairborn Annexation (2/13/1979) – 640.8 acres

### REQUEST

Joe Salisbury submitted an application on behalf of DAI (Applicant) for a zone change of approximately 10.07 acres located at approximately 11228 S. 700 E. (Property) from the R-1-40A Zone (Single Family Residential District) to the PUD (12) (Planned Unit Development). The Application was presented to the Planning Commission in a public hearing on June 4, 2020, and the Planning Commission forwarded a recommendation that the City Council not approve the Application. The City Council held a meeting on October 13, 2020 to consider the Application. The City Council passed a motion requesting that the Application be remanded the back to the Planning Commission for consideration of a zone change to PUD(10), with an associated concept plan, before a final decision is made by the City Council.



ZONE-03-20-5825 :: Orchards at Farnsworth Farms  
11228 S. 700 E.

0 100 200 300 400

PREPARED BY JAVIL HARRIS  
COMMUNITY DEVELOPMENT DEPARTMENT

**BACKGROUND**

The subject property includes approximately 10.07 acres on one parcel located on 700 E. The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: SD(EH) (Crescent Heights Senior Housing)
- East: R-1-8 (700 E., Altara Heights Subdivision)
- South: R-1-8 (South Valley Estates Subdivision)
- West: R-1-10 (Orchard Farms Subdivision)

The Applicant originally submitted a concept plan with the Application that showed a total of 116 dwelling units, 24 single-story twin home units and 92 townhome units. The Application was presented in a neighborhood meeting held by Zoom Webinar on May 18, 2020. A public hearing was held for the Application by the Planning Commission on June 4, 2020. By a vote of 6-1, the Planning Commission forwarded a recommendation that the City Council not approve the Application.

The Application was presented to the City Council on October 13, 2020. During the meeting the Applicant presented a revised concept plan. The revised concept plan reduced the total number of units to 96, 30 single-story twin home units and 66 townhome units, and added additional amenities. After several motions failed, the City Council passed a motion by a vote of 4-3 that the Application be returned to the Planning Commission for consideration of a zone change to PUD(10) and to provide input on the revised concept plan. City staff is administering the action by the City Council as an amendment to the original application.

**FACTS AND FINDINGS**

- The Property would be accessed from 700 E., which is a State-owned road and designated by the City as a major arterial.
- There are no streets stubbed from the adjacent neighborhood.
- The PUD Zone requires that a maximum density be established for a property with a rezone of the property to the PUD Zone. The purpose of the PUD Zone includes “greater flexibility of design,” “more efficient use of land and the preservation of greater proportions of open space,” and encouraging “a variety of dwelling types and site arrangements.” (Development Code of Sandy City 21-20-07).
- The Sandy City General Plan contains applicable goals and policies, including the following:

***LAND USE***

- *Goal 1.0 – Provide for orderly and efficient development which will be compatible with the natural and built environment*
- *Goal 1.1 – Encourage new growth where vacant land already is served by public utilities.*

***HOUSING ELEMENT***

- *Goal 1.1 – Develop infill options that complement existing housing stock and neighborhood characteristics.*
- *Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends.*

**GROWTH PRINCIPLES**

- *Policy 1.1 – Promote redevelopment to better utilize existing infrastructure.*
- *Policy 1.3 – Promote compact development consistent with market demand.*

**CONCLUSIONS**

- The Planning Commission makes recommendation to the City Council regarding zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))
- As with all new development, particularly infill development, any development of the Property will impact and be impacted by surrounding properties.
- The PUD Zone allows flexibility to consider adequate height restrictions, buffering, screening, density, product type, etc. that could be utilized to help address the challenges of infill development.

**ATTACHMENTS**

- Zoning Map
- Original Concept Plan
- Revised Concept Plan

Planner:

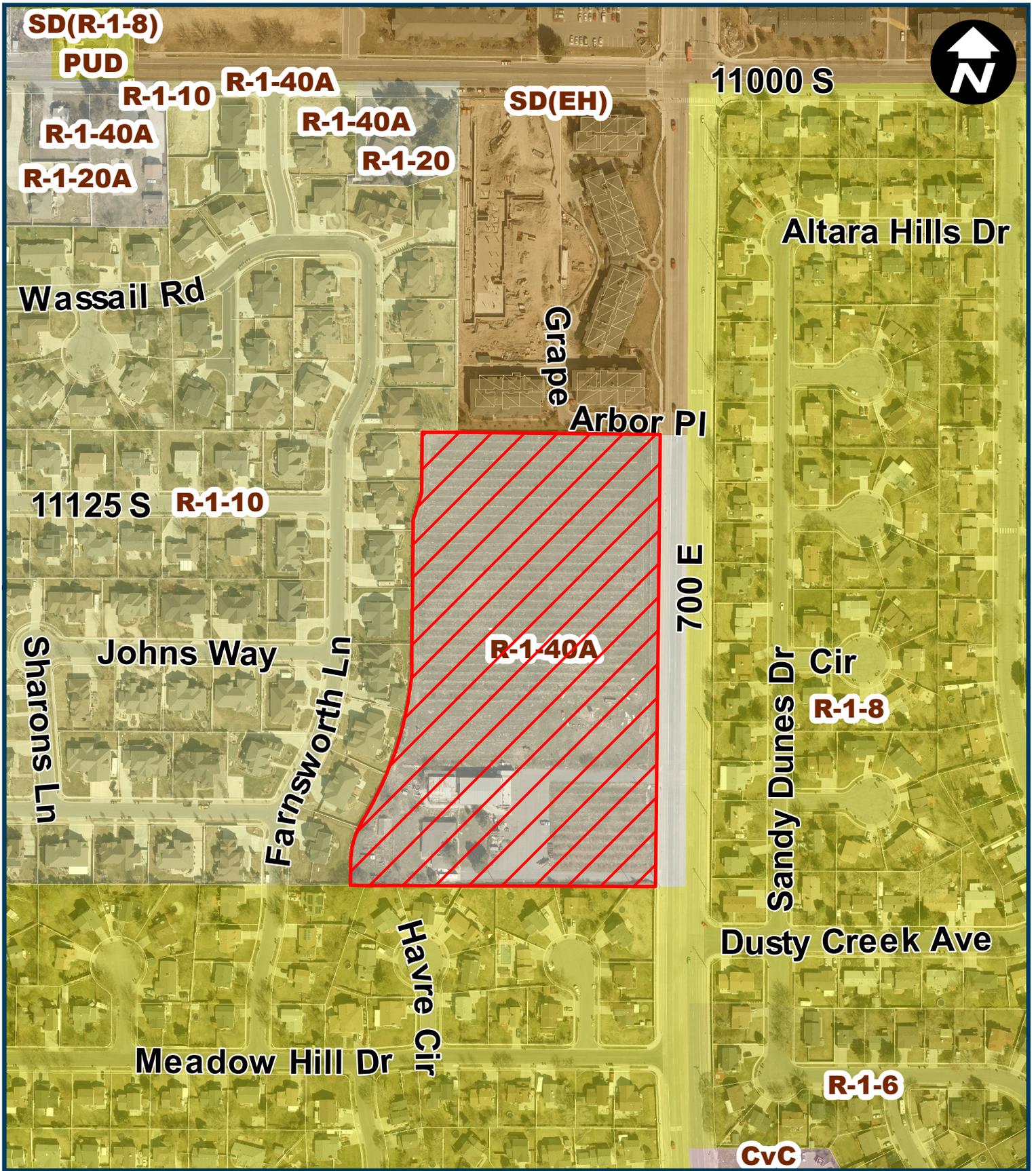
Reviewed by:



Jake Warner  
Long Range Planning Manager



Brian McCuiston  
Planning Director



**ZONE-03-20-5825 :: Orchards at Farnsworth Farms  
11228 S. 700 E.**



PRODUCED BY JAKE WARNER  
THE COMMUNITY DEVELOPMENT DEPARTMENT



11219  
Bobby & Joyce  
Raymundo

11203  
Ron & Nancy  
Williams

11189  
Scott & Lyn  
Livdahl

11175  
John & Lauren  
Annunziata

11159  
Shane & Kelly  
Duffin

11143  
Nick & Diane  
Wright

11127  
John & Gloria  
Hays

11109  
Barry Chen  
& Xiu Li

Open Space  
0.761 AC

May 18, 2020



### Project Summary

Overall Site Summary	
Gross Site Area	10.0 AC
Total Open Space	4.57 AC (45.7%)

### Building Summary

Twin Homes	24
Front Loaded Town Homes	29
Rear Loaded Town Homes	63
<b>Total Units</b>	<b>116</b>

### Parking Provided

Garage Spaces	232
Guest Parking (Driveway)	158
Guest Parking (Surface)	58
<b>Total Parking Provided</b>	<b>448</b>

# NEW DESIGN

- » 9.6 units/acre (20 units less than previous plan)
- » Over 50% open space
- » More parking
- » Developed historic Sandy theme
- » More sidewalks



700 EAST



the  
orchard  
AT FARNSWORTH FARMS

# WHERE WE STARTED

## **DAI PROPOSED**

- » Large lots with 2-story, single-family homes

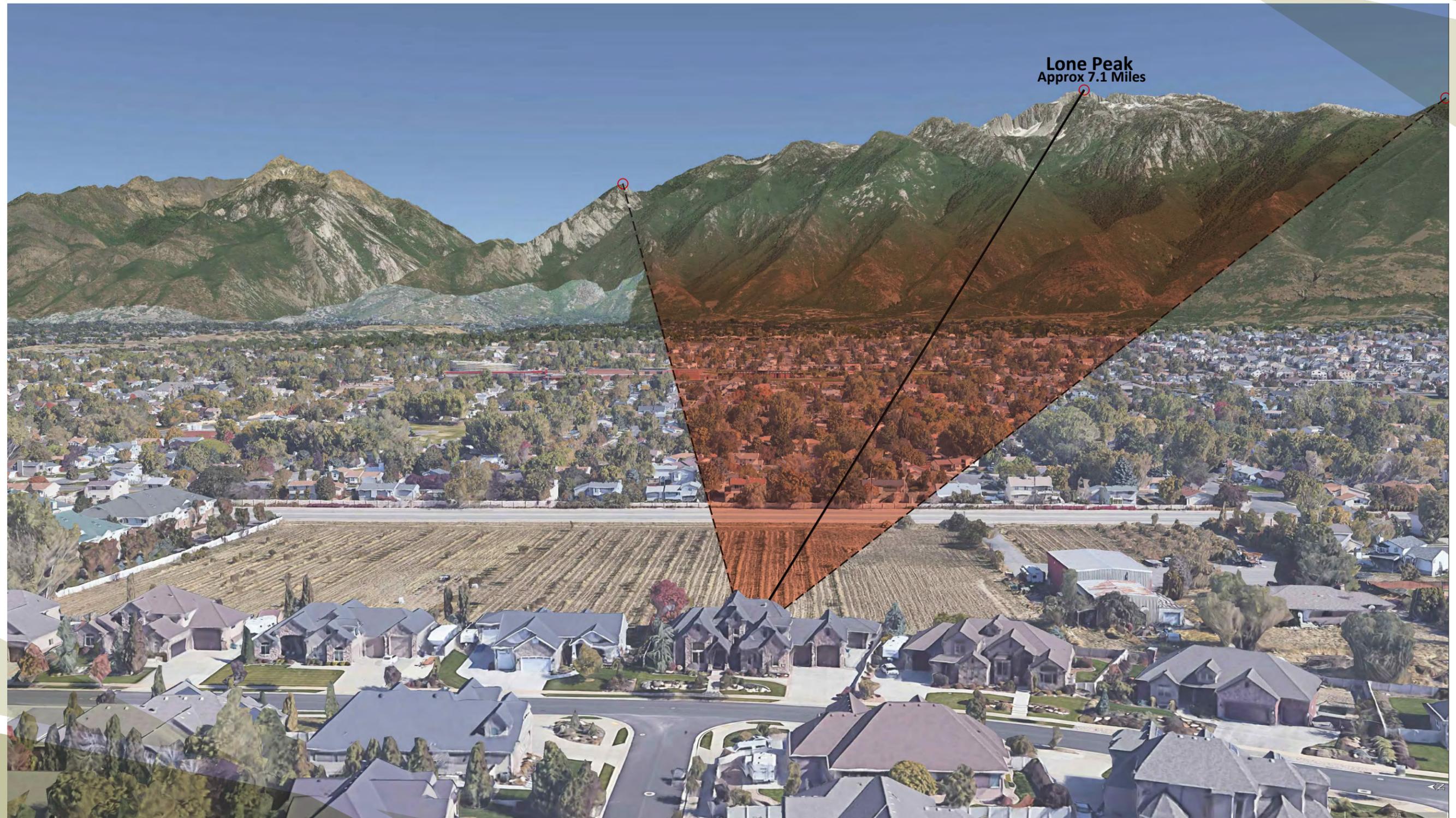
## **NEIGHBORHOOD REACTION**

- » Against large homes in back yards
  - » Negative impact on lifestyle
  - » Lose privacy
  - » Block mountain views

# VIEW PRESERVATION PLAN



# VIEW PRESERVATION PLAN



# OUR COMMITMENT TO NEIGHBORS

## REDUCE IMPACT ON NEIGHBORS

- » Build ramblers along perimeter so new homes can't peer into yards from a second or third story
- » Design ramblers with low roof pitches to preserve mountain views
- » Reposition homes to preserve mountains views
- » Strategically place windows of new homes on rear elevations to maximize backyard privacy
- » Plant trees between windows of new and existing homes to create a visual barrier
- » Upgrade fencing material to pre-cast stone or RhinoRock
- » Increase height of perimeter fence to 8 feet around entire property to increase privacy for existing homes



# PLAN PRESENTED JUNE 4, 2020



# PLANNING COMMISSION FEEDBACK

- » Appreciated thoughtfulness and effort to accommodate immediate neighbors
- » Liked community design/layout
- » Liked architecture
- » Project was “too dense”
- » Indicated 8-10 units per acre would be acceptable

# NEW DESIGN

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
- 3** Added parking (377 parking spaces)
- 4** Historic Sandy theme (farmhouse)
- 5** Walkable community



700 EAST

# 1 REMOVED 20 UNITS (9.6 UNITS/ACRE)

PLANNING COMMISSION DESIGN



NEW DESIGN



## Project Summary

### Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	4.57 Ac (45.7%)

### Building Summary

Twin Homes	24
Front Loaded Town Homes	29
Rear Loaded Town Homes	63
<b>Total Units</b>	<b>116</b>

### Parking Provided

Garage Spaces	232
Guest Parking (Driveway)	158
Guest Parking (Surface)	58
<b>Total Parking Provided</b>	<b>448</b>

## Project Summary

### Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	5.177 Ac (51.77%)

### Building Summary

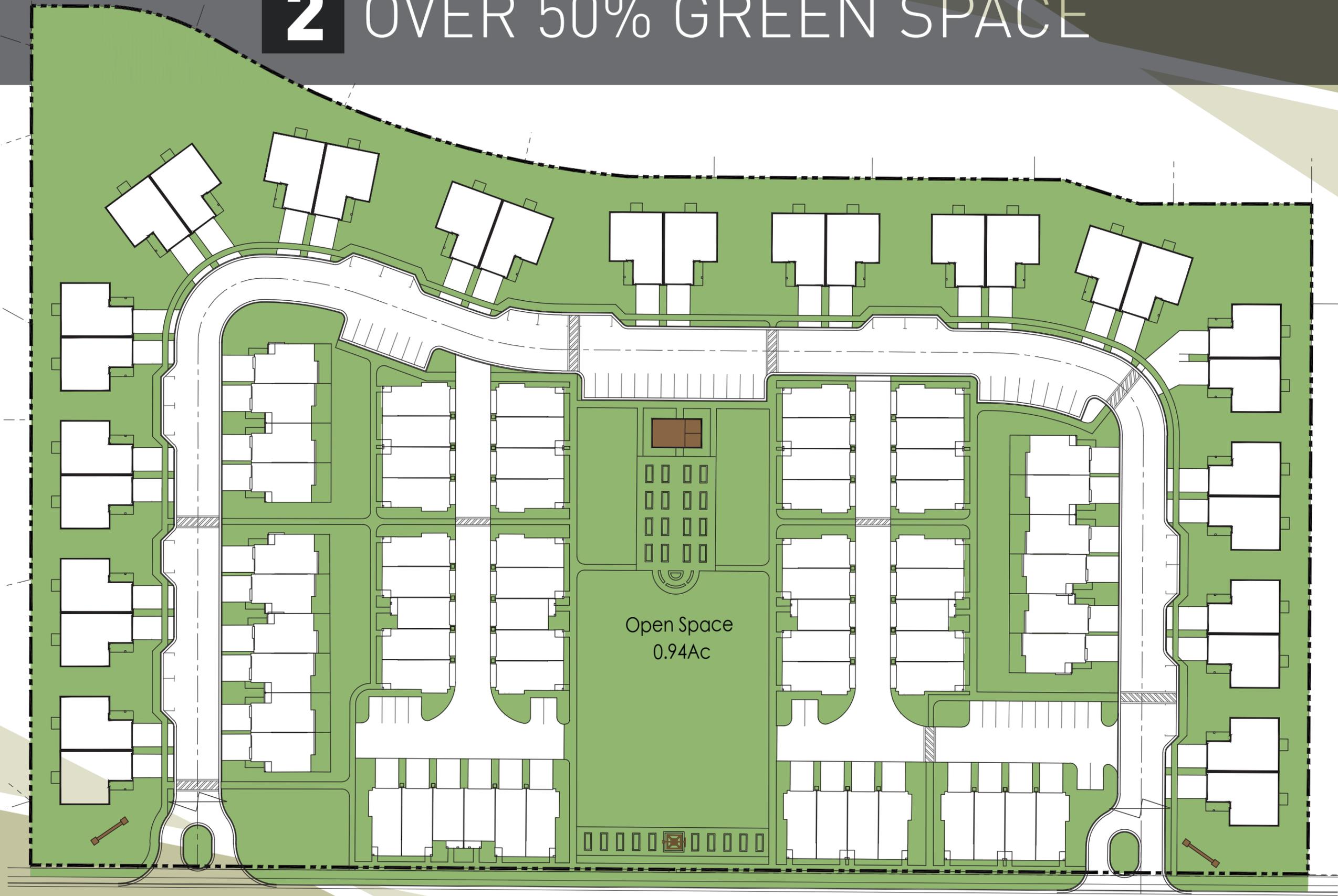
Twin Homes	30
Front Loaded Town Homes	16
Rear Loaded Town Homes	50
<b>Total Units</b>	<b>96</b>

### Parking Required

	Qty	Req	Total
2-Bedroom Units	0	2	0
3-Bedroom Units	96	2.5	240
Guest parking	0.25	91	23
<b>Total Requirement</b>			<b>263</b>



# 2 OVER 50% GREEN SPACE



700 EAST

# 3 377 PARKING SPACES

Parking Required				Parking Provided	
	Qty	Req	Total		
2-Bedroom Units	0	2	0	Garage Spaces	192
3-Bedroom Units	96	2.5	240	Guest Parking (Driveway)	120
Guest parking	0.25	91	23	Guest Parking (Surface)	65
<b>Total Requirement</b>			<b>263</b>	<b>Total Parking Provided</b>	<b>377</b>

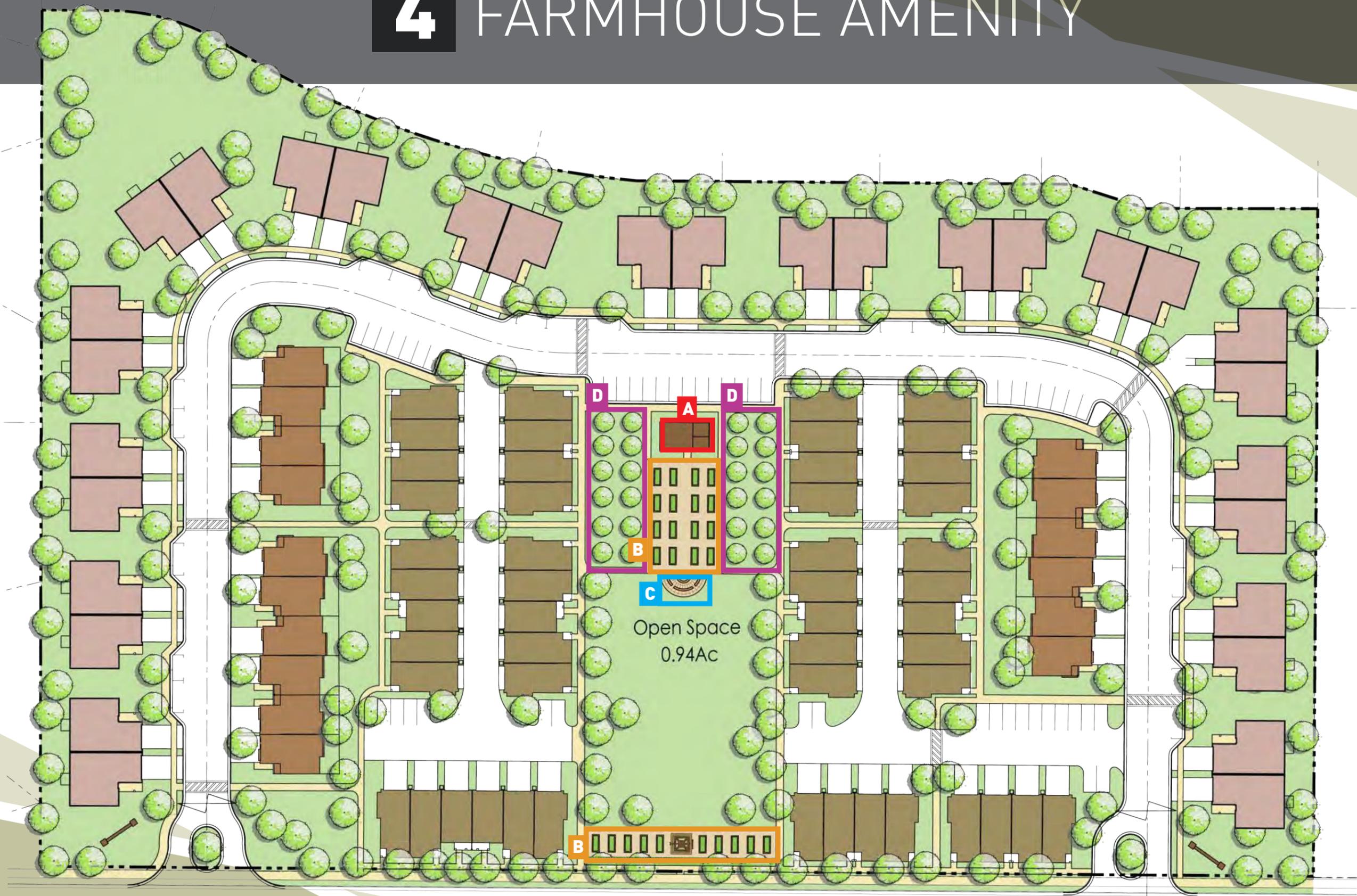
**43% MORE** PARKING THAN REQUIRED  
**282% MORE** GUEST PARKING THAN REQUIRED



700 EAST

# 4

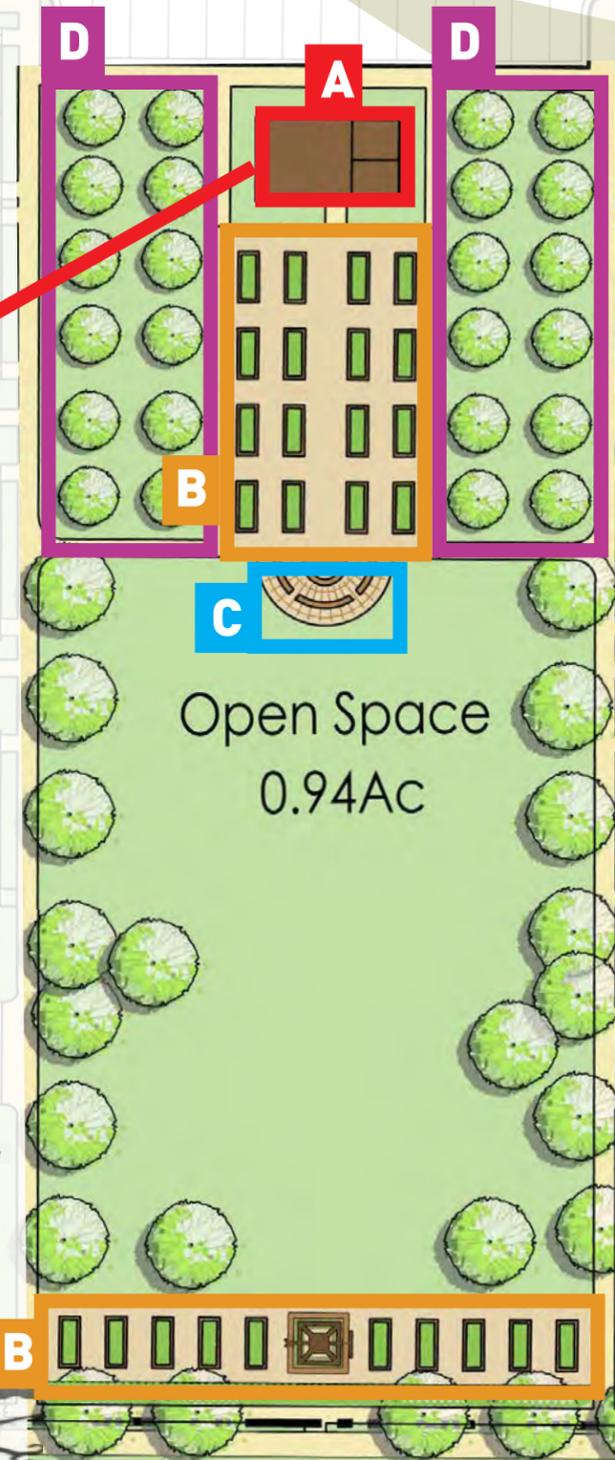
# FARMHOUSE AMENITY



700 EAST

# FARMHOUSE AMENITY

## **A** Red Barn Clubhouse

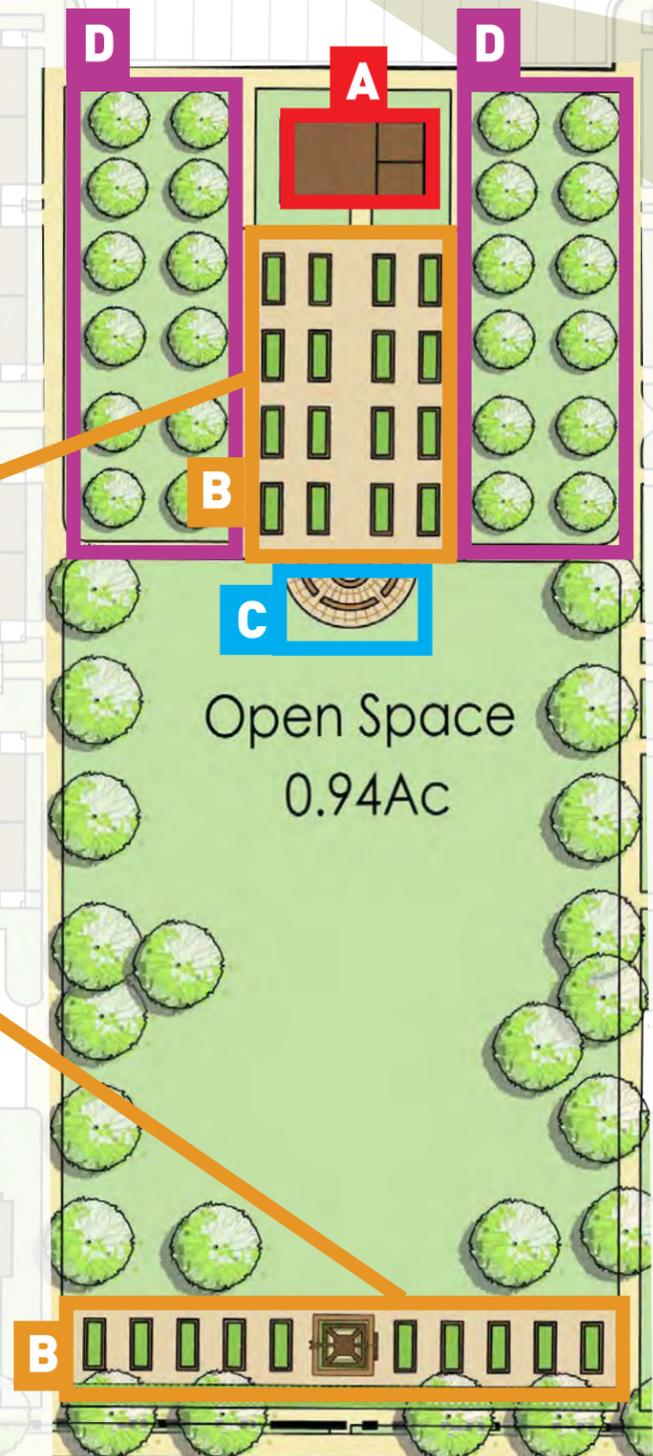


700 EAST

# FARMHOUSE AMENITY

**B**

## Community Gardens



700 EAST

# COMMUNITY GARDENS



# COMMUNITY GARDENS



# VIEW FROM 700 EAST



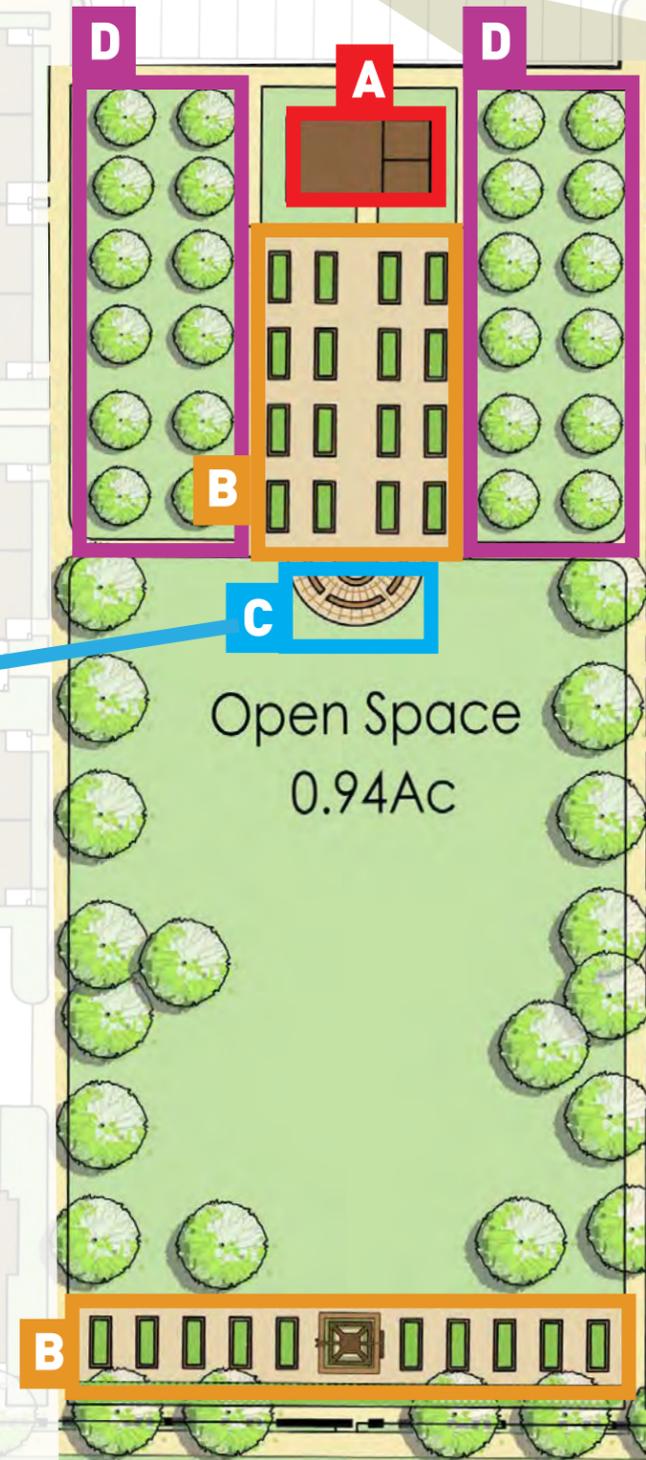
# VIEW FROM 700 EAST



# FARMHOUSE AMENITY

C

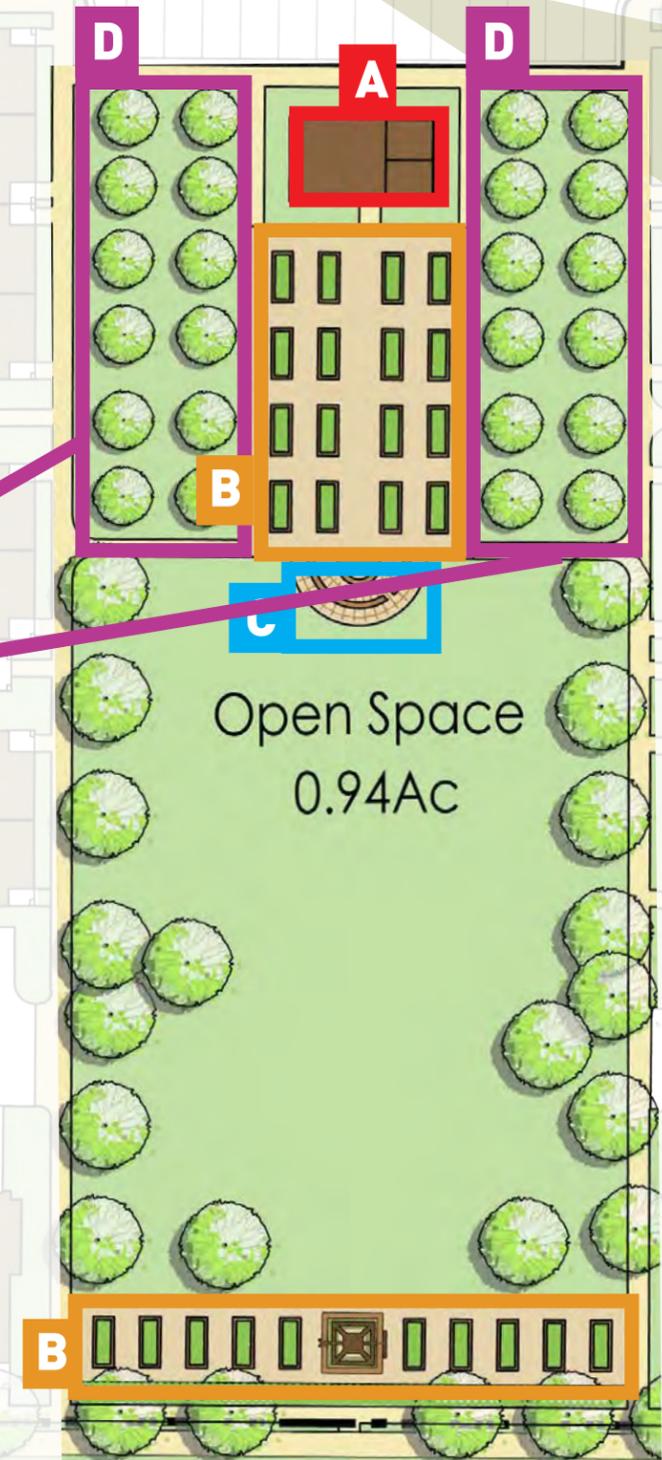
## Gathering Area



700 EAST

# FARMHOUSE AMENITY

## D Orchard Preservation



700 EAST

# THEMED PLAYGROUND



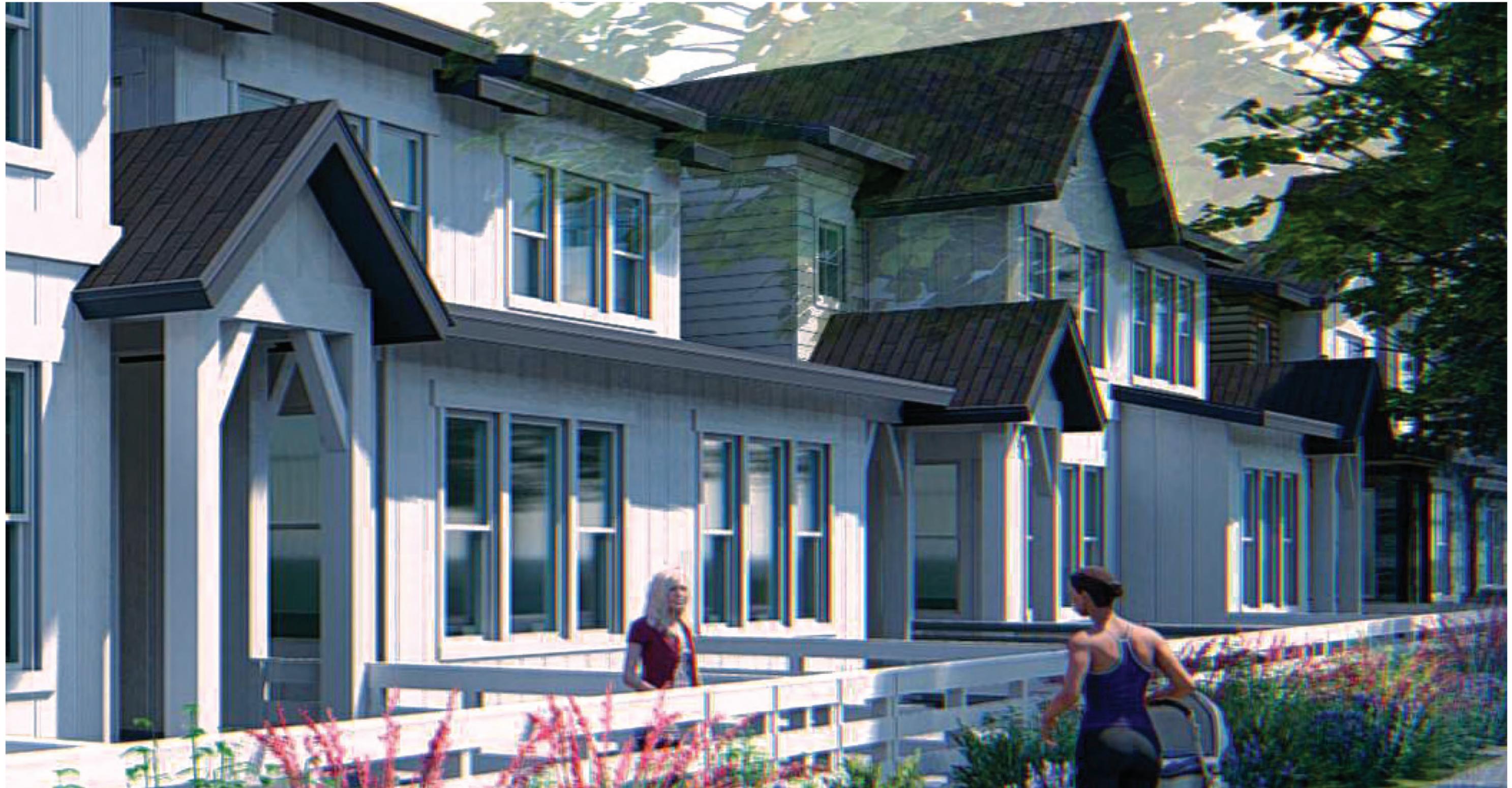
# BEAUTIFUL NEW ARCHITECTURE



# 4 FARMHOUSE ARCHITECTURE



# BUILDING ARTICULATION



# 5 WALKABLE COMMUNITY

PRECAST STONE

PRECAST STONE

PRECAST STONE



Open Space  
0.94Ac

700 EAST

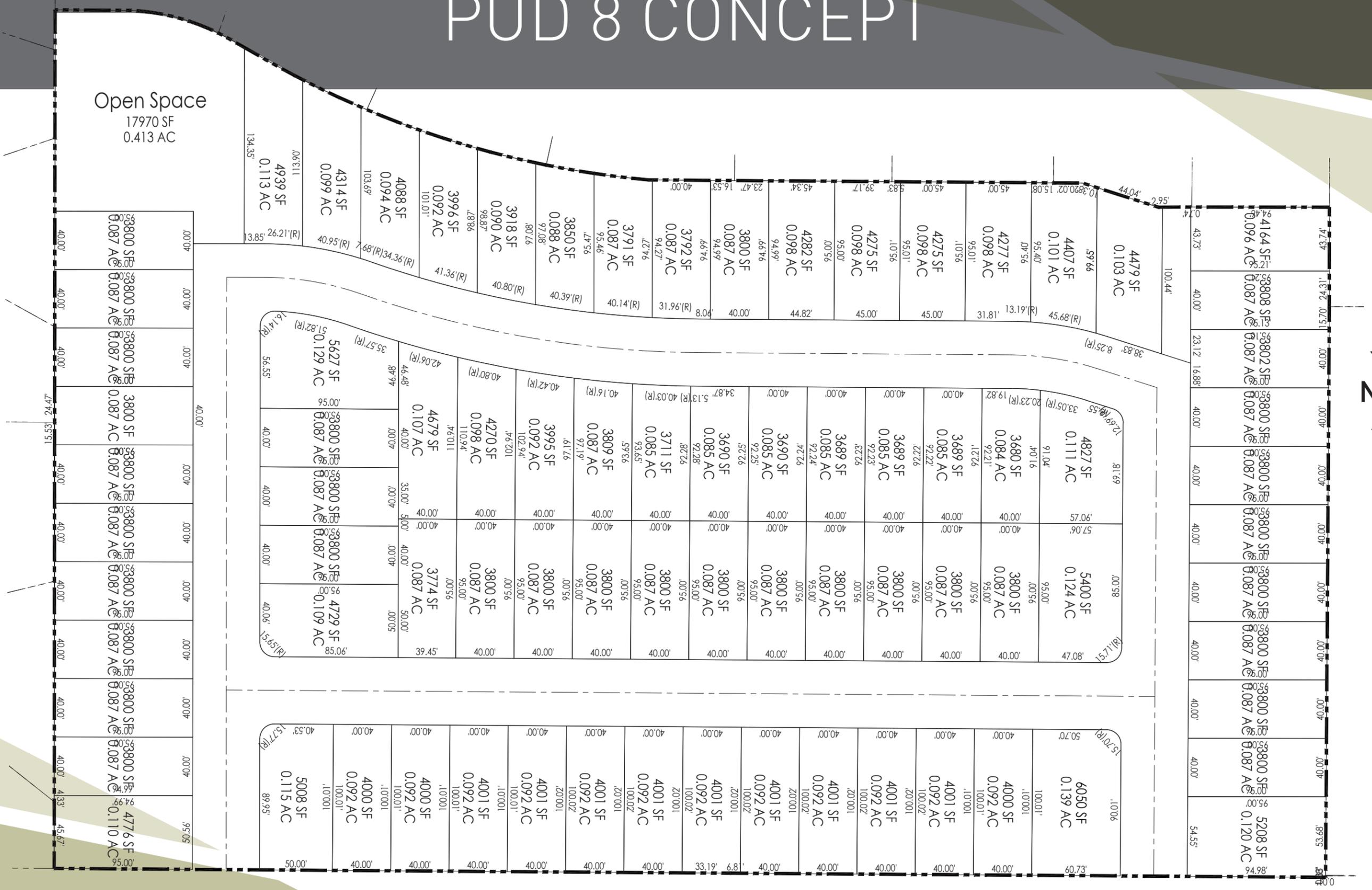
METAL FENCING



# RECAP

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
  - » More space between units
- 3** Added parking (377 parking spaces)
  - » 43% more parking than required by City code
  - » 282% more guest parking
- 4** Historic Sandy theme
  - » Farmhouse architecture, red barn clubhouse, community gardens, large front porches, and orchard preservation
- 5** Walkable community

# PUD 8 CONCEPT



700 EAST

# 6 NEW DESIGN



700 EAST

Thank you!





# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7256

## Minutes Summary

### Planning Commission

*Dave Bromley*  
*Michael Christopherson*  
*Monica Collard*  
*Ron Mortimer*  
*Jamie Tsandes*  
*Cameron Duncan*  
*Jeff Lovell*  
*NH Rather (Alternate)*  
*Daniel Schoenfeld (Alternate)*

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Thursday, November 5, 2020

6:15 PM

On-line Meeting

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Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jamie Tsandes, Chair  
Sandy City Planning Commission

The November 5, 2020 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at [bmccuiston@sandy.utah.gov](mailto:bmccuiston@sandy.utah.gov) by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:  
<https://us02web.zoom.us/j/82397789137>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 823 9778 9137

Webinar Password: 224290

### FIELD TRIP

[20-381](#) Field trip for 11-5-2020

### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

- Present** 8 - Commissioner Dave Bromley  
Commissioner Monica Collard  
Commissioner Ron Mortimer  
Commissioner Jamie Tsandes  
Commissioner Michael Christopherson  
Commissioner Jeff Lovell  
Commissioner Cameron Duncan  
Commissioner Daniel Schoenfeld
- Absent** 1 - Commissioner NH Rather

Introductions

### Public Hearing Item

1. [ZONE-03-20-5825\(PC2\)](#) Orchards at Farnsworth Farms Rezone (amended)  
11228 S. 700 E. from R-1-40A to PUD(10)  
[Community #11 - Crescent]

Jake Warner, Long Range Planning Manager, presented staff report to Planning Commission.

Representing DAI, the applicant, Nate Shipp and Joe Salisbury. Ryan Hales, Traffic Engineer for DAI, presented for the applicant as well.

No comments and/or questions from Planning Commission members to the applicant.

Jamie Tsandes opened the meeting for public comment.

Chad Jones, 735 Dusty Creek Ave, is against the rezoning of this property.

Shane Duffin, 11159 Farnsworth Ln, is in favor of the rezoning of this property.

Mark Cuillo, 476 E Wild Cherry, is against the rezoning of this property.

Dan Nelson, 11035 S Great Pine Cove, Apt 101, is against the rezoning of this property.

John Annunziata, 11175 S Farnsworth Ln, is in favor of the rezoning of this property.

Lucy, 1300 E 11400 S, is against the rezoning of this property.

Don Cann, 10566 S Blossom Tree Ln, is against the rezoning of this property.

Andy Welch, 10681 S 540 E, is in favor of the rezoning.

Katie Johnson, lives by the new Reams development, is in favor of the rezoning.

Tyler Hurd, 11282 S Sandy Dunes Dr, is against the rezoning of this property.

David Hall, 646 Apple Tree Dr, is in favor of the rezoning.

Jody Hadfield, 722 Sandy Dunes Dr, is against the rezoning.

Jamie Tsandes closed the meeting to public comment.

Discussion among staff regarding rezoning.

A discussion among Planning Commission members and applicant regarding the need of a gate into this development.

Ryan Kump, Sandy City Engineer, responded to questions from citizens and staff regarding water pressure concerns.

James Sorensen, Community Development Director and Jake Warner responded to questions from Commission Members regarding a survey that had been put out on Facebook from City Councilwoman Monica Zoltanski.

Planning Commissioners shared their opinions on the rezone and concept plan as requested by City Council:

Jamie Tsandes believes that the Applicant has done a great job in revising their plan. She likes the theme of the project.

Michael Christopherson said that he was the only one that voted for the PUD (12) last time. He is supportive of the changes as proposed and believes there is a need for this type of project to provide opportunities for people to live in our community, especially along the transportation corridor like 700 E.

Dave Bromley appreciated the civil communication with the developer and the residents. Dave feels that the Applicant has done a good job of taking the feedback and revising the plan. He thought the amenity package was well-themed and thought out. He also likes the location of the open space and the view corridor into the project from 700 E. The gate at the entrances is a good thing but is concerned about the stacking and potential blocking of traffic on 700 E. Dave also felt that the building articulation was commendable. There is a concern of the cumulative effect over time of higher density projects in the City but feels that the higher density projects should be closer to the freeway.

Monica Collard feels that the Applicant has definitely improved the plan. Monica has a concern over rear loaded units. She does like the townhome project that was built along 7800 S and feels that a lot of the concerns about traffic have not come to fruition. She has concerns with the gate, and additional discussion is needed on how fast people will be able to move through.

Cameron Duncan likes the unit reduction and the open space. He expressed support of the PUD, which will allow the Planning Commission to have influence on the heights of buildings and other elements of the project.

Jeff Lovell likes the changes and feels that this is a good compromise. He lives close to a similar project and believes that the perceived impacts have not been as bad as people thought they would be.

Daniel Schoenfield says he has concerns about the gate and possible stacking onto 700 E.

**A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission recommend that the City Council approve the zone change from R-1-40A to PUD(10) based on the concept plan "as presented" and with direction to City Staff to provide a more detailed summary of the Planning Commission's specific comments, both positive and negative, in reaction to the concept plan and presentation presented to them in response to the City Councils request. In addition, that the Planning Commission be allowed, even informally, to review and approve that summary prior to it being forwarded to the City Council for their review.**

**The motion carried by the following vote:**

- Yes:** 7 - Dave Bromley  
 Monica Collard  
 Ron Mortimer  
 Jamie Tsandes  
 Michael Christopherson  
 Jeff Lovell  
 Cameron Duncan

**Absent:** 1 - NH Rather

## Administrative Business

1. [20-382](#) Planning Commission minutes 10.15.2020 (Draft)

**A motion was made by Jamie Tsandes, seconded by Dave Bromley, to approve the 10.15.2020 Planning Commission minutes . The motion carried by the**

**following vote:**

- Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

- Absent:** 1 - NH Rather

2. Sandy City Development Report

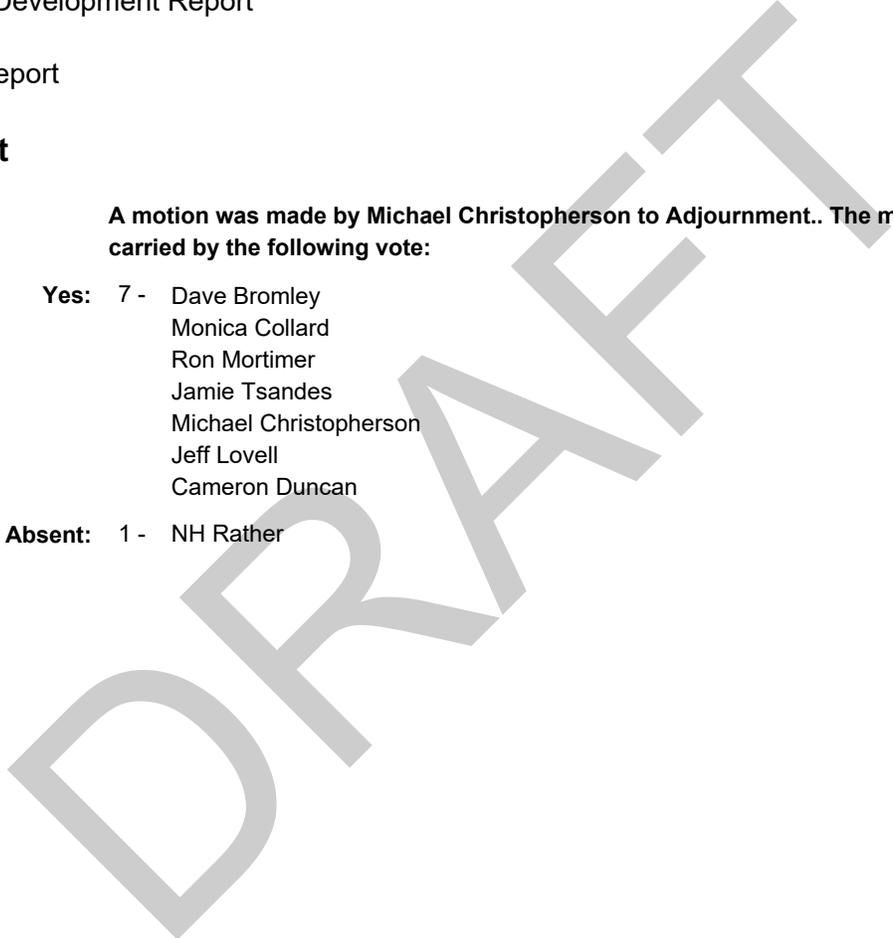
3. Director's Report

**Adjournment**

**A motion was made by Michael Christopherson to Adjournment.. The motion carried by the following vote:**

- Yes:** 7 - Dave Bromley  
Monica Collard  
Ron Mortimer  
Jamie Tsandes  
Michael Christopherson  
Jeff Lovell  
Cameron Duncan

- Absent:** 1 - NH Rather



## Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256

**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

---

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 inexcusable.

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](#)

**From:** [Jim Clark](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth rezone  
**Date:** Saturday, November 7, 2020 3:21:48 PM

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Mr. Warner

As a Sandy resident for the last 20 years the thing that brought me to Sandy was my neighborhood directly south of the Farnsworth property and surrounding subdivisions. This property rezone will establish high density housing that does not match the intention of development that has been planned for this area for several decades. The last gem of Farnsworth land along 700 East must be developed with homes similar to its surroundings. Certainly not ten McMansions or apartment complexes are wanted by anyone I have spoken with in this area. Do not approve the rezone in its current form.

Thank You,  
James Clark

**From:** [Philip Sullivan](#)  
**To:** [Jake Warner](#)  
**Subject:** [EXTERNAL] Farnsworth Farms  
**Date:** Monday, November 9, 2020 10:14:30 PM

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We do not need another apartment/condominium or Town home project. We need another development like we need another hole in our head. We need homes tax payers in those who send their kids to the neighboring schools. Not people who will have another 4-6 people in that town home with them. If you take a look at the Salt Lake and Utah Valley's they are littered with them. People on top of people who can hear them arguing, having sex, having parties, up all night, down all day. No backyard, just a shared cheesy court yard for all to use. It's cute but never used consistently along with another crappy play ground that will turn into another hang out to drink and smoke. Or their delinquent unemployed family and friends who don't work casing the neighborhoods looking to take anything so they can buy more drugs. Sandy and Draper towns have a huge drug problem.

This development now or down the road in the next 24 years is not needed. If there is no plan other than this than have nothing. Tom Dolan was in the hand of every developer in Utah and beyond Utah. Apparently, you may be as well. Again - It is not needed, it is not necessary.

Thank you,  
Phillip Sullivan



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Meeting Minutes

### City Council

*Brooke Christensen, District 1*  
*Alison Stroud, District 2*  
*Kristin Coleman-Nicholl, District 3*  
*Monica Zoltanski, District 4*  
*Marci Houseman, At-large*  
*Zach Robinson, At-large*  
*Cyndi Sharkey, At-large*

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Tuesday, October 13, 2020

5:15 PM

Online Meeting

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### 5:15 Council Meeting

5:15 pm

Council Chair Zach Robinson welcomed those in attendance.

Chair Robinson read a statement regarding the continuation of virtual City Council meetings without an anchor location.

### Roll Call

**Present:** 7 - Council Member Alison Stroud  
Council Member Kristin Coleman-Nicholl  
Council Member Zach Robinson  
Council Member Monica Zoltanski  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Brooke Christensen

Council Staff:

Mike Applegarth, Executive Director  
Dustin Fratto, Assistant Director  
Liz Theriault, Communications & Policy Analyst  
Tracy Cowdell, Council Attorney  
Christine Edwards, Council Clerk

Administration:

Mayor Kurt Bradburn  
Matt Huish, CAO  
Bob Thompson, City Attorney  
James Sorenson, Community Development Director  
Bruce Cline, Chief, Fire Department  
Scott Earl, Parks and Recreation Director  
Darien Alcorn, Senior Civil Attorney  
Jake Warner, Long Range Planning Manager  
Richard Benham, Public Utilities Engineering Manager  
Ryan Kump, City Engineer

Prayer / Pledge of Allegiance

**5:17 pm**

Council Member Zoltanski offered the prayer.  
Council Member Stroud led the pledge.

**Non-voting Items**

**5:20 pm**

Agenda Planning Calendar Review & Council Office Director's Report

**5:20 pm**

Mike Applegarth, Executive Director, informed the Council of recent upgrades to the system in the Council Chambers. He also updated members of upcoming agenda items.

## Council Member Business

**5:22 pm**

Council Member Zoltanski thanked Chief Severson and the police department for organizing the virtual Night Out Against Crime. A link to the presentation is available on the website and she reminded the public to register to vote.

Council Member Houseman spoke about an artistic mural that will be painted at the Sandy Club. The mural will feature diversity. She also acknowledged the Canyons School District teachers, principals and employees for their efforts to educate our students during these extraordinary times.

Council Member Stroud gave an update from the Sandy Arts Guild. She also spoke about the upcoming election and the community response.

## Mayor's Report

**5:29 pm**

Mayor Bradburn spoke about Governor Herbert's press conference and the impact of the new Covid restrictions on Sandy City.

He also mentioned that all benefitted city employees will be receiving a stipend to help offset work-related costs associated with working from home or hazard pay.

He acknowledged Scott Earl, Parks and Recreation Director, who is retiring from Sandy City. Mayor Bradburn offered a heartfelt thank you to Scott Earl for his friendship and his 35 years of service to Sandy City and our residents.

Scott Earl thanked the Council and staff for their support and trust and for believing in the Parks and Recreation Department. He spoke about togetherness and acknowledged and thanked his outstanding staff.

## CAO Report

**5:37 pm**

Matt Huish acknowledged Scott Earl and thanked him for his service. He informed the Council of the upcoming employee survey and asked the Council if they wanted to be included in the survey questionnaire. Council Member Robinson asked that Administration work with Mike Applegarth regarding the survey.

He introduced Bruce Cline, Fire Chief, to update the Council on the new dispatch system. Chief Cline explained how the new emergency dispatch platform will work - emergency fire responders will be dispatched based on proximity to the location of the emergency, with the closest unit dispatched first.

## Information Items

**5:43 pm**

- 1. [20-359](#) Utah Ranked Choice Voting (URCV) requesting that the Council receive a presentation on ranked choice voting

**Attachments:** [URCV Information Sheet](#)  
[Presentation](#)  
[Sandy City Recorder Memorandum](#)

**5:43 pm**

Taylor Morgan and David May presented on Utah Ranked Choice Voting (URCV). They informed the Council on the background and history of URCV and discussed the advantages of utilizing ranked choice voting. They also discussed the potential fiscal savings associated with using URCV.

Council comments and questions followed.

At 6:05 pm, Council heard Citizen Comments before proceeding with Item 2 on the Agenda.

- 2. [20-349](#) Community Development Department providing a review of the Stadium Village Master Plan.

**Attachments:** [UT-Sandy - Stadium Village Master Plan - ADOPTED \(06-28-19\)](#)

**6:16 pm**

Jake Warner, Long Range Planning Manager, presented on the Stadium Village Master Plan. He provided information on the background and history of the master plan. He also reviewed the Cairns Master Plan with the Council, which was adopted in 2017. He also discussed influencing factors that were considered in formulating the Stadium Village Master Plan: market realities, zoning, open spaces and parking.

Council comments followed.

At 7:08 pm, the Council unanimously agreed to recess for 5 minutes.

At 7:13 pm, the Council meeting reconvened.

## Voting Items

**7:13 pm**

## Council Items

**7:13 pm**

3. [ZONE-03-20-5825\(CC\)](#) Community Development Department presenting a rezone application (File #ZONE-03-20-5825, Orchards at Farnsworth Farms Rezone) on behalf of DAI, requesting that 10.07 acres located at 11228 S. 700 E. be rezoned from the R-1-40A Zone to the PUD(12) Zone.

**Attachments:** [PC Staff Report \(6.4.20\)](#)  
[PC Minutes \(6.4.20\)](#)  
[Neighborhood Meeting Summary 5.18.20](#)  
[Ordinance #20-04-Farnsworth \(9.29.20\)](#)  
[Council Office Memo on Council Options for Farnsworth Farms](#)  
[Email to Council Office from City Attorney's Office](#)  
[APA Utah Article](#)  
[Public comment e-mails at time of agenda publication 10-9](#)  
[Farnsworth Presentation 2](#)  
[Resident Emails \(as of 10.12.20\)](#)  
[Public Comment 10-9 through 10-13 \(3 PM\)](#)

**7:13 pm**

Jake Warner, Long Range Planner, presented a rezone application on behalf of DAI for the area located at the Orchard at Farnsworth Farms from a current zone of R-1-40A Zone to a PUD (12) Zone. He provided information about the parcel and the surrounding area. The Planning Commission did not forward a positive recommendation.

Nate Shipp and Joe Salzburg with DAI, discussed the proposed plans for their development. They discussed the concerns and feedback they received from residents and the Planning Commission. DAI redesigned the development concept plan based on the feedback received. In addressing the concern about density, the revised concept plan has twenty fewer units and more open space than the original submittal.

Council comments, questions and discussion followed. Council Member Zoltanski reviewed the results from a recent resident survey which provided citizen feedback related to the proposed development. Discussion also included an explanation of the zoning requested by the developers.

**Public Comment: 8:09 pm**

Dustin Fratto provided instruction on how to participate in public comment.

Mr. Shane Duffin expressed support for the project and appreciated Council Member Zoltanski's efforts.

Mr. Don Conn expressed concern about the proposed development and thinks there are too many townhomes in Sandy City. He also mentioned that he had not been notified of the potential development proposals.

Ms. Jan Herr, with a neighboring condo association, was pleased with the revised development plan. She had questions and concerns regarding the impact on water pressure, fencing and the possibility of medians on 700 East.

Mr. Braden Blair expressed concerns with the project and the need for the revised concept plan to go back through the review process.

Mr. Eric Johnson spoke about the traffic study and expressed concern with the impact of traffic on 114th South. He also expressed concern with the move away from single family homes.

Mike Applegarth, Council Executive Director, clarified the process of public comments to the Council.

Mr. John Annunziata supports the proposal and commended the developers for their efforts.

Mr. Dan Nelson expressed concerns about the water pressure in the area. He withdrew that concern after speaking to city staff. He did not support the project due to the high density.

Ms. Jodi Hadfield expressed concerns about the parking requirements. She was not in support of the project.

Mr. Nick and Ms. Diane Wright expressed support for the project.

Ms. Laura Lunceford expressed concern about the townhomes becoming investment rentals and the impact on traffic.

Mr. Andy Welch commended the developers for their efforts to maintain historical elements.

Ms. Lucy Du expressed concern about the density of the project and the impact on traffic and the character of Sandy. She was not in support of the rezone and asked the Council to vote No.

Ms. Cathy Spuck commended the developers for preserving and including historical elements into the plan. She wondered if single family patio homes were considered as an option. She expressed concern about the impact on traffic on 110th South.

Mr. David Diels thinks the developers have done a wonderful job. He expressed some concern about the zoning and thought the zoning should be a PUD 10. He expressed concern about the impact on traffic and the access off 700 East into a gated community. He would like to see the applicant go back through the review process.

Mr. Brent Barker was concerned about the high density and potential issues with parking and increased crime. He was not in support of the project and asked the Council to vote No.

Ms. Shana Davis expressed concerns about the high density. She would like the zoning to stay at single family homes.

Mr. Andrei Tarassov was concerned about the rezone and would like to see the applicant go back through the process and follow the rules of the city.

Mike Applegarth, Council Executive Director, informed the Council that forty-two written comments on this agenda item were sent to the council office via email. All of the email correspondence was forwarded to each of the City Council members prior to this

evening's meeting. The emails were also attached to the agenda item and all of the emails were part of the public record.

Council discussed their rules and procedures regarding the reading of the emails at the meeting. The Council members acknowledged that they had read the emails prior to this evening's meeting and after further discussion, the council decided to dispense with the reading of the emails and made a motion as such.

**A motion was made by Kris Nicholl, seconded by Brooke Christensen to dispense with the reading of the emails at the Council meeting. The motion carried by a roll call vote of 5 - 2. Monica Zoltanski and Marci Houseman opposed.**

Public Comment Closed.

Chair Robinson re-opened public comment at 8:55 pm and invited those in the public who had submitted a written comment via email and that email was included in the forty-two emails received by the Council Office and was therefore part of the public record, to speak at this time.

Mr. Dan Pennock feels the residents in the area needed more time to express their thoughts on the new development plan. He thinks the zoning should remain as is and the area should remain zoned for single family homes.

Public Comment Closed.

A lengthy Council discussion followed public comment. Council members expressed their appreciation to the developers for their efforts to redesign the concept plan and for addressing neighbors' concerns, as well as the feedback from the Planning Commission. They discussed various zoning options, conditional zoning agreements, development agreements and whether the new concept plan should go back to the planning commission for review. Tracy Cowdell, Council Attorney, suggested some options for the Council to consider.

**A motion was made by Brooke Christensen, seconded by Kris Nicholl, to direct staff and council for the city, to pursue negotiation of a development agreement with the developer, present the development agreement to the planning commission for its consideration and recommendation, and bring back the development to the Council within eight weeks, for its approval. The development would be based on a PUD 10 and the concept plan presented tonight to the Council. The motion failed by a roll call vote of 5 - 2 with Brooke Christensen and Kris Nicholl dissenting.**

Council Member Zoltanski suggested a motion of a PUD 8 to the developers. Mr. Shiff stated that he would need more time to consider and review this option.

Council discussion continued.

**A motion was made by Cyndi Sharkey, seconded by Marci Houseman, to not adopt Ordinance #20-04, an ordinance amending and fixing the boundaries of a zone district of the Sandy City Zoning Ordinance; denying the proposed zone change of approximately 10.07 acres located at 11228 S. 700 E. rezone from R1-40A to PUD 12. The motion was withdrawn by Cyndi Sharkey with consent from Marci Houseman.**

Council discussion followed. Discussion included the option and process to remand the application back to the Planning Commission. Staff and legal council commented on the process to remand the application back to the Planning Commission for review.

Tracy Cowdell suggested the following language could be included in a Council motion to remand the applicant back to the Planning Commission: *To remand back to the Planning Commission, to be heard as soon as possible, subject to any public noticing requirements, for a specific review of the updated concept plan and a PUD 10 condition and ask for a review of these specific items, and make a recommendation to the Council, in addition to holding a public hearing.* Following Mr. Cowdell's remarks, a motion was made.

**A motion was made by Cyndi Sharkey, seconded by Marci Houseman, to remand back to the Planning Commission, for an amendment of the application of DAI for a PUD 10 and the concept plan submitted, as soon as possible. The motion carried by a roll call vote of 4 - 3. Brooke Christensen, Kris Nicholl, Monica Zoltanski opposed.**

Council had a discussion, prior to voting on the motion.

Mr. Shipp thanked the Council. He asked for further clarifications and will reach out to Community Development staff and to James Sorenson, Community Development Director to discuss the details and requirements of the remand process.

## 6:00 Time Certain Items and Public Hearings

6:05 pm

### Citizen Comments

6:05 pm

Dustin Fratto provided instruction on how to participate in the public comment.

Mr. Dan Nelson had a comment on Item 3 on the agenda. He was directed to share his comment during the time Item 3 was being discussed.

Ms. Lucy Dew offered a comment about the URCV presentation.

Ms. Linda Martinez Saville acknowledged Scott Earl and thanked him for his service to Sandy City and expressed what an honor it was to have worked with him. She sent her best wishes to both Scott Earl and Bob Thompson.

Mr. David Diel expressed his support for the use of URCV.

Public Comment closed.

## Adjournment

10:42 pm

The Council unanimously agreed to adjourn the meeting at approximately 10:42 pm.

## ORCHARDS AT FARNSWORTH FARMS REZONE

### ORDINANCE 20-04

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 10.07 ACRES FROM R-1-40A "SINGLE FAMILY RESIDENTIAL DISTRICT" TO PUD(10) "PLANNED UNIT DEVELOPMENT (10 UNITS PER ACRE)", LOCATED AT APPROXIMATELY 11228 SOUTH AND 700 EAST; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.
2. A request has been made for a change of zoning on the below described property.
3. The Planning Commission held a public hearing on November 5, 2020, which meeting was preceded by notice published in the Salt Lake Tribune on October 22, 2020, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on October 21, 2020; and to review the request for rezoning and has made recommendations thereon to the City Council.
4. The City Council of Sandy City, Utah met on November 17, 2020, and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.
5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, Utah, as follows:

Section 1. Amendment. The zoning ordinance which sets forth the zone districts within Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT "A"**, which is attached hereto and by this reference made a part hereof, affects approximately 10.07 acres, located at approximately 11228 South 700 East, Sandy, Utah, and currently zoned as the R-1-40A "Single Family Residential District", shall be zoned to the PUD (10) "Planned Unit Development (10 units per acre)" to allow the potential subdivision of the property, and the land use map is amended accordingly. The subject property is located in City Council District #1.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-40A "Single Family Residential District"

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PUD (10) "Planned Unit Development (10 units per acre)"

Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Zach Robinson, Chair  
Sandy City Council

ATTEST:

\_\_\_\_\_  
City Recorder

PRESENTED to the Mayor of Sandy City for his approval this \_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kurt Bradburn, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

RECORDED this \_\_\_\_ day of \_\_\_\_\_, 2020.

SUMMARY PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2020.

**EXHIBIT A**  
(Legal Description)

Parcel #: 28-19-226-043-0000  
Address: 11228 S. 700 E.

BEG S 0°04'20" W 685.09 FT ALG SEC LINE & N 89°41'05" W 72.51 FT FR NE COR SEC 19, T3S, R1E, SLM; S 0°14'35" W 408.98 FT; S 0°14'43" W 464.34 FT; W 588.35 FT M OR L; N 0°20'56" E 52.69 FT; NE'LY ALG 154 FT RADIUS CURVE TO R 71.25 FT; N 29°36'35" E 28.21 FT; NE'LY ALG 646 FT RADIUS CURVE TO L 277.53 FT; N 0°20'55" E 297.77 FT; N 17°35'08" E 54.45 FT; N 118.68 FT; E 63.56 FT; S 89°41'06" E 397.49 FT MOR L TO BEG. 10.07 AC M OR L. 9021-2901 9153-2877 9155-6122 9224-7613 9859-3834

**From:** [Dustin Fratto](#)  
**To:** [Mike Applegarth](#)  
**Subject:** FW: [EXTERNAL] Farnsworth Farms  
**Date:** Thursday, November 5, 2020 2:25:05 PM

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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: [John Annunziata](#)  
To: [Mike Annunzio](#)  
Subject: [EXTERNAL] Hearing tonight Farnsworth Farms  
Date: Thursday, November 5, 2020 1:32:17 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 proposal was adjusted again after a hearing in the fall. 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:** [Debbie Mudge](#)  
**To:** [Mike Applegarth](#)  
**Subject:** [EXTERNAL] Farnsworth Farms rezone  
**Date:** Wednesday, November 4, 2020 1:12:23 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



## Staff Report

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**File #:** 20-412, **Version:** 1

**Date:** 11/17/2020

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### **Agenda Item Title:**

Council Member Sharkey recommending the Council authorize legislative staff and counsel to evaluate, compile, recommend and provide a draft policy concerning the Bulk Waste Program and its compliance with the law, and to procure resources as needed to complete the analysis and recommendations.

### **Presenter:**

Council Member Sharkey

### **Issue Summary**

The curbside Bulk Waste Program (“Bulk Waste,” “Waste Program,” or “Program”) began over thirty (30) years ago. The Program has been evaluated from time to time but has not changed substantively in over twenty (20) years. Because of various concerns, several months ago the Administration sought to modify the program. Members of the community who appreciate the convenience of the program voiced opposition to the proposed changes. Council members also expressed some hesitation about a fundamental shift in Program philosophy. As the policy making body of the City, the Council has the obligation to listen to the community, carefully study the issues, weigh options, and implement a policy that is both sustainable and legally compliant. In order to move forward, the Council should now empower professional staff to craft a policy (or policy options) for your consideration, vetting, and approval.

### **Basics of the Current Curbside Bulk Waste Collection Program**

Twice a year, City employees collect bulk and other waste on virtually every street in the City. The Program requires approximately twenty-four weeks of time to complete the project. The staff operates loaders to pick up debris and large trucks cycle waste to the landfill. It is an enormous project that includes over 4,000 trips to the landfill each calendar year. According to the data, there is high public participation in the Program. The policy behind the Program has always centered on cleaner homes and citywide beautification.

There are now compliance issues with the Program related to the City’s MS4 Storm Water permit. The Bulk Waste Program often draws private salvage crews who hunt through the streets looking for anything of value. The City Attorney’s office has recently highlighted the conflicting City ordinances, the lack of a codified policy, and other legal intricacies. Furthermore, historically the City has employed a strategy of limited or selected enforcement of the rules surrounding the bulk waste cleanup.

## **The Sandy City Council Carefully Studied Data and the Issues**

Early this year, the Administration worked in good faith with a City vendor to address the problems associated with the Bulk Waste Program. As part of its oversight responsibly, the Council reviewed the proposed shift in policy. Members of the public were vocal in expressing opposition to Program changes.

After City staff voluntarily reported possible violations, Sandy received a Warning Letter from the Utah Division of Water Quality (“DWQ”) in July 2020 stating that the Bulk Waste program is not in compliance with storm water permit regulations. The City responded to the DWQ as required by letter in August 2020. The City provided a tentative timeline for the City to adjust its current policy including a goal of completing that process on or before July 2021. In an effort to procure all of the information, the City Council listened to a series of reports on the record related to concerns, issues, opportunities, and feedback from constituents. The Public Utilities Department provided a brief overview of the Sandy City Storm Water Management Program. Jeanne Riley from DWQ reviewed applicable State storm water regulations. The Council also received reports from Public Works, Finance, and the Legal departments. The Council has participated in public forums and constituency meetings with members of the community in addition to receiving direct resident outreach. Public interest in this issue is high.

Through this fact-finding process, the Council has received necessary information to direct the legislative staff to carefully craft a policy that will both seek to satisfy the public demand and comply with federal, state, and local law.

## **Crafting a Policy that Satisfies the Public Demands and Complies with the Law**

The intent of this proposal is to empower the legislative staff to provide or otherwise procure the necessary technical, legal, and analytical assistance to propose a policy or policy options that both contemplates the public sentiment and addresses the surrounding legal issues. After the Council approves the policy, legislative staff will work with the City Attorney’s office to draft an ordinance for Council approval.

A staff analysis will broadly review options ranging from modifications to the existing Program, to conversion to a new Program, or solutions providing multiple waste collection and disposal options. There will also be a review of data and best practices of other municipalities in order to evaluate available options. A substantive evaluation shall be undertaken including a thorough legal analysis and review of any legal and/or environmental adjustments that should be made to bring the program into compliance.

The legislative staff will prioritize options that are data driven. The staff will consider the technical feasibility, legal compliance, residential acceptance and demands, costs, liability, social benefits such as a cleaner city, and review and recommend a plan that curtails illegal dumping and other problems. They will collaborate with relevant City departments to evaluate strengths and weaknesses of proposed policy to better ensure satisfaction of regulatory requirements in advance of City Council

Program amendment or adoption.

## Game Plan

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Review all existing information and data	November 25, 2020
Meetings with the DEQ	December 1, 2020
Meetings with Department Heads	December 1, 2020
Determine categories of needed experts	December 1, 2020
Qualify and hire consultants (if necessary)	December 15, 2020
Collaborate with vendors	December 15, 2020
Review by Department Heads	January 15, 2020
Review and develop options	January 15, 2021
Written update to Council	January 21, 2021
Presentation to City Council	January 26, 2021
Draft and mail letter to DEQ	January 29, 2021
Public Survey/Outreach	February/March2021
Re-evaluate options	April 1, 2020
Determine the fiscal note	April 1, 2020
Update City Council	April 6, 2020
Complete ordinance	May 1, 2021
Enforcement and Education concepts	May 7, 2021
Council first reading of ordinance	June 1, 2021
Council approves ordinance	June 8, 2020
Mayor review	June 18, 2021
Draft Letter to DEQ	June 25, 2021
Effective date of policy	July 1, 2021
Progress reports to Council	Continuous

## Key Elements and Approach to Develop Sustainable Bulk Waste Policy

- Keep the process as simple and as cost effective as possible.
- Focus on data, public sentiment, and legal compliance.
- Involve key stake holders such as the community, city staff, key vendors and others.
- Keep the Council up to date.
- Review all information presented to the City Council by the Administration.
- Review all relevant sections of the Sandy City Municipal Code including but not limited to Title 9 Stormwater, Title 13 Public Peace & Safety, and Title 19 Property Maintenance in order to identify strengths of existing program.

- Review State and Federal Code with respect to Storm Water and Environmental Safety.
- Discover any and all likely violations of the City's Utah Pollutant Discharge Elimination System (UPDES) Permit No. UTS000001 which is regulated under the Jordan Valley Municipalities Municipal Separate Storm Sewer System (MS4) Permit.
- Engage in discussions and negotiations with DEQ personnel with regard to the UPDES/MS4 permit.
- Review the financials and determine actual direct and indirect costs of the existing program.
- Compare the current program with other effective programs in the valley, both financially and with relation to resident satisfaction, Public Works satisfaction and that of other City Staff.
- Engage necessary experts/consultants to review the data and compile their thoughts and results.
- Consider corrective action plans which may include but are not limited to:
  - Bulk Waste program amendments to mirror other successful municipal programs; Alternative schedules; Varying the means of waste collection (e.g. mechanized/manual); Bulk waste location points; containerizing waste; protective barriers; limitations on pile size or types of material; enforcement mechanisms; negotiation of permit conditions; incentives to self-haul; or a combination of alternatives.
- Conduct in-depth public survey specific to the bulk waste program to identify what changes would be positive in the public's opinion and would be beneficial to Public Works.
- If needed, consider legislative options.
- Compile a written report including all evaluation, analysis, and recommendations.
- Brief the City Council on recommended courses of action.
- Draft a strong and sustainable policy.
- Educate the community.
- Ensure there is enforcement of new policy rules.

## Conclusion and Recommendation

The issues surrounding the Sandy City Bulk Waste Program are not overwhelmingly complex, but are delicate. There is a substantive interest in and concern about the sustainability of the program from residents of Sandy, the Administration, Staff, and key vendors. It is our recommendation that the Council engage the Council's staff and legal counsel and authorize Mike to make assignments as necessary to tackle an intense evaluation of the Bulk Waste Program and to compile recommendations and options to solve the problems that are being encountered.

**Recommended Action and/or Suggested Motion:**

Motion that the Sandy City Council 1) approve the approach articulated in the memo to engage the staff and counsel to evaluate, compile, recommend and provide a draft policy for this Council concerning the Bulk Waste Program and its compliance with the law, and 2) authorize staff to procure resources necessary: