

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

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

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

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

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

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

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

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