

FARMINGTON CITY COUNCIL MEETING

Tuesday, November 19, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Assistant Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

Planned Unit Development (PUD) Overlay and Schematic Plan for Olsen Minor Plat Subdivision (approximately 177 N Main Street)

Jerry Preston, 347 E 100 N, said he met with **Dave Freed** of Lagoon, who was not pleased with the proposal and offered to purchase the property. **Mr. Preston** said there are two separate tax ID numbers on this parcel, and he plans to move forward with remodeling the existing home and building an additional home on the back section of the parcel. There was a brief discussion of related issues.

Silverleaf Schematic Plan – Jeppson Property

David Petersen said residents in the area want lower density and some have suggested that the City purchase the property for a park. The Council may need to add a condition for water retention issues, and there was discussion regarding the LR zoning designation, the density of neighboring developments, and the proposed lot sizes for Silverleaf.

Annexation of Tanner Property

The **Mayor** informed the Council that this item should be tabled until they have received a recommendation from the Planning Commission—possibly on December 17, 2013.

Preliminary (PUD) Master Plan for the Villa Susanna Conservation Subdivision

David Petersen said there are no outstanding issues on this PUD, and this is the extra step the Council required.

Eastwood Cove Final Plat and Development Agreement

Dave Millheim distributed a new Development Agreement with an addition to Paragraph 4 stating that the Developer will pay \$10,000 cash to the City for a portion of the cost of the off-site detention basin.

Dave Millheim informed the Council that City Engineer **Paul Hirst** would be at the meeting at 8:30 p.m. to discuss the Kestrel Bay developments, and the two attorneys handling the Haws litigation would arrive shortly after that time for a closed session.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Member Sara Harper and new City Council Members Doug Anderson and Brigham Mellor were also in attendance.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation) Pledge of Allegiance)

Mayor Harbertson opened the meeting at 7:05 p.m. and welcomed those in attendance. The invocation was offered by Jim Young and the Pledge of Allegiance was led by Little Miss Davis County, Samantha Palomares.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held October 24, 2013

The Summary was included in the staff report, and John Bilton asked for additional details regarding the Tanner PUD. Eric Anderson said the Commission denied the request 5-0, and the major reason was the high density of the project (50 assisted living units, and 150 single family units for a total of 200). He expects the applicant to make adjustments and reapply in December.

PRESENTATIONS:

Introduction of new City Engineer Chad Boshell

Dave Millheim introduced the City's new Engineer, Chad Boshell, and his wife and family and Holly Gadd administered the Oath of Office. The Council welcomed him to Farmington.

Presentation of Award for "Certified Business Licensing Official" to Shannon Harper

The Mayor presented a "Certified Business Licensing Official" award from the Utah Business Licensing Association to employee Shannon Harper.

PUBLIC HEARINGS:

Silverleaf Schematic Plan – Jeppson Property

Eric Anderson said the applicant is requesting a zone designation of LR (Large Residential) and schematic plan approval for a residential subdivision.

Norm Dahle, 2675 E Melony Drive, Salt Lake City, and property owner Jared Jeppson, 1505 N 1500 W, said the sewer trunk line runs diagonally across the property and exits on the southwest corner, so it will need to be reconfigured. A regional storm drain trunk line will also run across the property and exit into Haight Creek.

The Public Hearing opened at 7:25 p.m.

Karen Walton, 1746 Jeppson Way, said there are too many homes in this area, and all of the traffic will come directly in front of her home because there is no other outlet. Emergency vehicles and garbage trucks will have issues with access.

Several letters from residents were added to the minutes.

The Public Hearing closed at 7:28 p.m.

David Petersen answered several questions from the Council and said this Plan has 2.1 units per acre, Phase 2 to the west has 2.4, and another Phase has 2.7, so it is comparable to what has been approved in the past, and it is a much lower density than the developer could request. No bonuses were given, the planned access will be sufficient, and the City has never done a sunset clause on an annexation. Drainage is the only other issue, and the City Engineer and the DRC are comfortable with the Plan.

Motion:

Cindy Roybal made a motion to approve the Schematic Plan for the Silverleaf Subdivision consisting of 11 lots on 3.74 acres located at 1505 N 1500 W in a “to be determined” zone subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on October 24, 2013. There was no second.

Motion:

Cory Ritz made a motion to pull the Jeppson Annexation from the Summary Action List and review it prior to the motion to approve the Schematic Plan. **Jim Talbot** seconded the motion which was unanimously approved.

Motion:

Cory Ritz made a motion to approve the annexation plat and adopt the Ordinance annexing the 5+ acres described in the petition and establish the zone designation of the property as LR (Large Residential) subject to the applicant including all of the property now owned by the petitioner as part of the annexation plat, including but not limited to the land encompassing the private lane connecting the property to 1500 W Street with the findings listed in the staff report, and the zone change will take effect following the recordation of the plat. **Jim Young** seconded the motion which was unanimously approved.

Motion:

Cindy Roybal made a motion to approve the Schematic Plan for the Silverleaf Subdivision consisting of 11 lots on 3.74 acres located at 1505 N 1500 W in an LR zone subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on October 24, 2013. **Jim Talbot** seconded the motion which was unanimously approved.

Annexation of Tanner Property

Motion:

Jim Talbot made a motion to continue this request until the December 17, 2013 City Council meeting so that a recommendation from the Planning Commission can be received and considered. **Cindy Roybal** seconded the motion which was unanimously approved.

Preliminary (PUD) Master Plan for the Villa Susanna Conservation Subdivision

David Peterson said the only outstanding issues are that the applicant needs to provide access to Lot 2 and show a perpetual easement on the Final Plat prior to approval. The applicant is requesting a waiver of the open space requirement, the value of which will be determined by the City Manager and approved by the City Council.

Mike Evans, 232 E 1875 N, Centerville, and **Nate Woofley**, 1603 Charlene Drive, Bountiful, said they were anxious to begin the project.

The Public Hearing opened at 7:55 p.m. There were no public comments, and it was closed.

Motion:

Jim Young made a motion to approve the Preliminary (PUD) Master Plan for the Villa Susanna Conservation Subdivision consisting of 3 lots on .88 acres located on the northeast corner of 1400 N Main Street in an LR-F zone subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on October 24, 2013. **Cory Ritz** seconded the motion which was unanimously approved.

Rezone of Old City Shop Site located at 42 N 650 W

David Peterson said the Planning Commission approved a lot split at their last meeting, and the City has traded the southerly half to a third party so the recommendation is to change the zoning of the entire parcel from A to BP.

The Public Hearing opened at 8:00 p.m. There were no public comments, and it was closed.

Motion:

John Bilton made a motion to approve the Ordinance amending the zoning map to show a change of zone from A to BP for property (approximately 2.3 acres) located at 42 N 650 W along with the findings recommended by the Planning Commission. **Jim Young** seconded the motion which was unanimously approved.

Disposal of City's surplus property located at 42 North 650 West

The **Mayor** explained that the City is selling 1.54 acres of property which is a major component in the acquisition of land for the City's proposed regional park. The City will retain the northern .76 acres.

The Public Hearing opened at 8:05 p.m. There were no public comments, and it was closed.

Motion:

Cory Ritz made a motion to approve of the disposal of the southern portion of surplus property located at 42 N 650 W (1.54 acres, Parcel 2 on the survey). **John Bilton** seconded the motion which was unanimously approved.

PETITIONS AND REQUESTS:

Eastwood Cove Final Plat and Development Agreement

Eric Anderson said this is a 7-lot Conservation Subdivision on 4 acres of property on the SE corner of Glover Lane and Frontage Road. The City approved a waiver of the open space, and a “Memo of Understanding” between the City and Ivory Development was recorded. Along with the addition of \$10,000 to Paragraph 4, **Cindy Roybal** pointed out an error in Paragraph 4: “owning” should be changed to “owing”.

Nick Mingo, Ivory Homes representative, said it was not possible to save more of the trees because of flood plain issues.

Motion:

Jim Talbot made a motion to approve the Final Plat and the Development Agreement for the Eastwood Cove Conservation Subdivision with two amendments to Paragraph 4: (1) the Developer will pay \$10,000 cash to the City; and (2) “owning” will be changed to “owing”; and subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on October 24, 2013. **John Bilton** seconded the motion which was unanimously approved.

Clark Lane Storm Drain Pipe

Motion:

John Bilton made a motion to authorize the expenditure of \$53,235.00 from the Storm Drain Enterprise Fund Account #54-402-650 to be paid to Kapp Construction for the installation of a new 36” storm drain pipe across Clark Lane. The motion was seconded by **Cindy Roybal** and unanimously approved.

SUMMARY ACTION

1. Approval of Minutes from October 29, 2013
2. Proposed Hunters Creek Open Space Conservation Easement
3. Proposed Jeppson Annexation (voted on earlier in the meeting)
4. Kloberdanz Plat Amendment Proposal for the Grove

Motion:

Jim Young made a motion to approve Items 1, 2, and 4 on the Summary Action List. The motion was seconded by **Cory Ritz** and unanimously approved.

CONSIDERATION OF ORDINANCES/RESOLUTIONS/AGREEMENTS

Lease/Purchase Agreement with Zions First National Bank for park property on 650 W

Mayor Harbertson said the amount of \$1,217,000, with a term of 7 years and a 2.21% interest rate, will be used to purchase the Lindorff property in west Farmington for a future park.

Motion:

John Bilton made a motion to approve the Resolution for the Lease/Purchase Agreement with Zions First National Bank to purchase property on 650 W. The motion was seconded by **Jim Talbot** and unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

Farmington Canyon Road – The U.S. Forest Service closed the Farmington Canyon Road to all motorized vehicles except snowmobiles, ATVs and motorcycles on November 1, 2013. In past years the FAA has plowed the road to allow personnel to access the radar tower; however, they are not planning to plow it this winter. The City will lock its gate prior to the first major snowstorm.

City Council Orientation – Dec. 4, 2013 from 1-5 p.m. – Each of the department heads will present information regarding their staff, priorities, challenges, etc. In late Feb. or March of 2014, staff will host 2 work sessions to tour facilities in the City, and a Council Retreat will be scheduled.

Kestrel Bay Storm Drainage Proposal – Developer **Scott Balling** received approval for an 11-unit townhome project and a 50-home subdivision next to Frontage Road with a condition that he would solve the storm drain issues. It turned into an agonizing process for several reasons:

- The flood channel which existed since the freeway was built 50 years ago was an open, concrete-lined channel which was not safe. In 2011 the County bonded for the project and installed 36" pipe (without City approval or permits) which will only handle 86 CFS. The flows coming out of the channel are 215 CFS.
- The County installed a diversion box (as required by the Rigbys) which takes flow from the Steed Creek and runs it due west into Miller Meadows, under the Rail Trail, to the lake. It is a delicate system which will flood if there is too much water.
- Although FEMA has issued received a Conditional Letter of Map Revision (CLOMR), the final LOMR has not been issued.

The developer proposed using the trail area west of Frontage Road, but the City did not want to use the trail as a drain channel, and the County has refused the possibility of another open channel. After numerous meetings, the proposal is that the County will provide labor and

maintenance, and the City and the developer will split 50-50 the cost (\$130,000) of installing pipe from the two projects to the detention pond by Glover Lane (900 feet).

City Engineer **Paul Hirst** said at first glance it seems that the developer should do what is required or not develop at all; however, because of the County's actions, they should bear some of the responsibility, and it is in the City's best interest to help solve the problem. It was very difficult to get the County to take a position, but they finally agreed to accept this new channel as part of their system and maintain and operate it.

Dave Millheim said there are several homes to the south and several small properties to the north which will benefit, and the funds will come out of the storm drain fund, but no impact fees are involved. This proposal will almost certainly be approved by FEMA and it will handle both Kestrel Bay developments. FEMA is updating their county-wide maps, and this step will help Farmington protect a large amount of property to the west—it seems to be the best solution. The Council asked him to prepare a formal agreement for a future Council meeting.

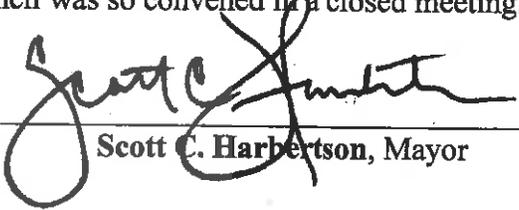
CLOSED SESSION

Motion:

At 9:00 p.m. **Jim Talbot** made a motion for the Council to go into a closed meeting to discuss litigation and the sale of real property. The motion was seconded by **Jim Young** and unanimously approved.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Scott C. Harbertson, Mayor

Motion:

At 10:00 p.m. a motion to reconvene into an open meeting was made by **John Bilton**. The motion was seconded by **Cindy Roybal** and unanimously approved.

Miscellaneous – Henry Walker Homes Master Plan

There was a brief discussion regarding the timing of this Master Plan, and the Council decided they would like to review the Plan even though it is not required.

Motion:

Jim Young made a motion to review the Henry Walker Homes Project Master Plan and the Planning Commission's recommendation during a City Council meeting in January. **John Bilton** seconded the motion which was unanimously approved.

Mayor – Scott Harbertson

- The annual Christmas party will be on Monday, December 16, 2013 at 1:00 p.m.
- **Jim Young** agreed to attend a Town Hall meeting on Wed., Nov. 20th, and because it was listed in the newsletter as Thursday, Nov. 21st, **Jim Talbot** agreed to attend that night.
- Mayor elect **Jim Talbot** did an exceptional job conducting his first meeting.
- The Davis County Commission recently severed ties with the Davis Area Convention and Visitors Bureau because a performance audit revealed that the CVB was falling short of its anticipated revenues for new business. He served on the CVB for 4 years and is concerned that Lagoon and Station Park will both suffer as a result of this decision
- Several new stores opened at Station Park, including Nordstrom's Rack, whose projections were \$50,000 in sales per day, and the first week they had \$100,000 in sales per day.

City Council

John Bilton:

- He asked about the City's ATV rules, and the City Manager said he would include details on a future agenda.

Jim Talbot:

- There is a baseball team from Syracuse that is selling nice poinsettias for \$10 each.

Cindy Roybal:

- A large number of her neighbors are very concerned about the proposed annexation of the Tanner property and the high-density proposal. The residents were offended by several comments made by members of the Planning Commission. The **Mayor** cautioned that the developers may take it to Kaysville if the residents fight too hard, and then they would have no say at all.

ADJOURNMENT

Motion:

Jim Talbot made a motion to adjourn the meeting. The motion was seconded by **John Bilton** and unanimously approved, and the meeting was adjourned at 10:40 p.m.



Holly Gadd, City Recorder
Farmington City Corporation

Second letter on Silverleaf Development Meeting 11/19/13

Council Members:

This is the second letter that I have written regarding the above-referenced property located in Farmington, Utah.

We asked that the one parcel of property that has currently the home of Jerod Jeppson be included in the plat map for the entire subdivision. There was no definite decision made on this.

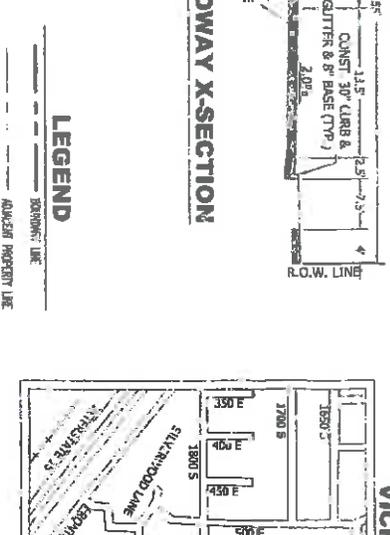
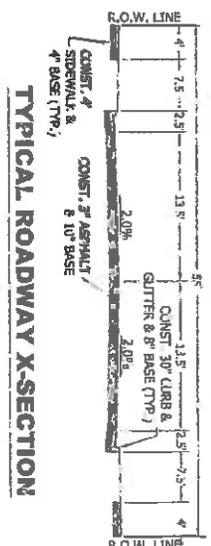
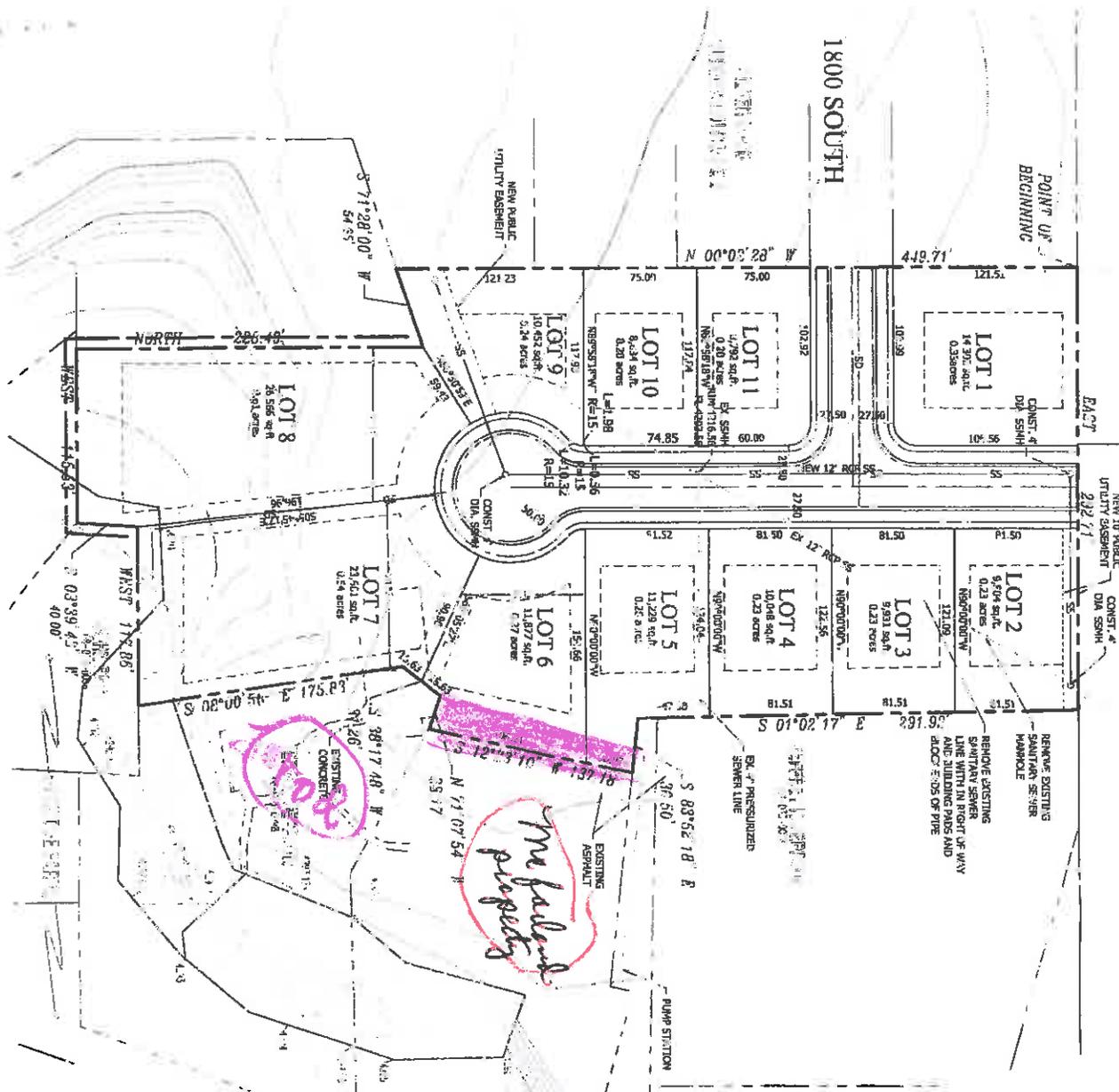
If this is not going to happen, then we would request the following adjustments.

1. The small strip of property located between Lot 5 and 6 (the south east side) that is touching the McFarland's property that this be included with the attached McFarland's property for the right away to the Jeppson home, not just running the right of way through the McFarland's property and selling all the Jeppson property with the plat map. I realize that there has been a "unofficial" right of way on the property for quite a few years, but with this property being re-zoned and changed as much as it is we should be able to have an adjustment on the right of way also. This would make the easement wider, and both sides would have to participate in releasing some of their own property to get this done.

2. No matter how the easement is resolved, we want the Utility easements be obtained to the "current Jeppson property" that are up to current code and not through our property. Jerod says that he was just being a good neighbor to let us put the shop where we did. In fact, the truth is that not even Jerod knew where the water line was until it was hit and then we found it to be in PVC pipe and not according to code. There was evidently a building permit obtained when the McFarland house was built, but then they added Jerrod's house on without a permit and any regulations that would insure that a building permit and code was followed for the other house. It shouldn't be too much problem to get the utilities coming off the new development.

SILVERLEAF SUBDIVISION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP
 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH

PROPOSED CHURCH SITE



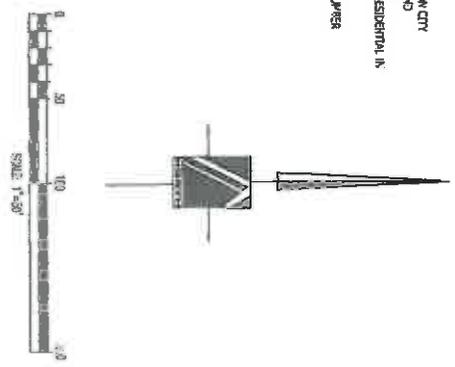
- LEGEND**
- PROPOSED LINE
 - ALREADY EXISTENT LINE
 - EXISTENT LINE
 - SERVICE LINE
 - COLLING STAKE LINE
 - CENTER LINE
 - FENCE LINE

AS-SURVEYED DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SUTWOOD SUBDIVISION PHASE 1, AS RECORDED WITH THE CLERK OF THE DAVIS COUNTY RECORDER, AND CONTAINING 151,087 SQ. FT. (3.47 ACRES) OF LAND WITH 11 UNITS, WEST ALONG SECTION LINE, 1800 S. 115.00 FEET; THENCE SOUTH 89°40'00\"/>

NUMBER OF UNITS	11 UNITS
ZONE	CONSERVATION RESIDENTIAL
TOTAL AREA	151,087 SQ. FT. / 3.47 ACRES
LOTS PER ACRE	3.17 LOTS/ACRE
MIN. LOT AREA	8,834 SQ. FT.
AVG. LOT AREA	13,045 SQ. FT.

- NOTES:**
- 1. ALLIMARY WATER PROVIDED BY FARMINGTON CITY
 - 2. SECONDARY WATER PROVIDED BY BENCHLAND
 - 3. ZONING IS REQUIRED TO BE CHANGED TO RESIDENTIAL IN A CONSERVATION SUBDIVISION.
 - 4. FLOOD ZONE DETERMINATION IS FROM 1999 MAP/MS 990110201010.



Thanks for the schematic plan for the proposed Silverleaf Subdivision. I don't think I will be able to make it to the meeting but I just want to make sure that this development has been mindful of the runoff during heavy storms. It is my concern that Kaysville and Farmington planners are cooperating together for present and future development of a proper drainage during heavy storms and spring- runoff especially when the ground is still hard and frozen. my neighbors basement and our back yard which is on the east side of 500 east flooded during a down pour last year. The front and back yards of the new and future developments need to drain properly so that this problem will be prevented. Thank-you for your notification of the new development and your willingness to note my concern.

Sincerely,
John Kristensen
1773 S. 500 E.
Kaysville , Utah 84037

LETTER REGARDING SILVERLEAF DEVELOPMENT

I represent the McFarland Family that lives just in between Jeff Jeppson and Jared Jeppson. Just north of Jared's home.

First I want to express that we are not opposed to this project, would just like to see a few changes to the proposed plat plan.

1. We definitely would like to see larger lots. If this property could be zoned LR, it would be consistent with the homes in the area.
2. We noted that Jeppson has not allowed any access to the property where he now lives, thru any of his own property. The current road goes thru the front of our property and there is no legal easement for this. We have, for years, had the noise of motorcycles, four wheelers, etc. racing thru the front of our property and would like to see the access to this home at 1505 N 1500 W come thru the new proposed development.
3. There are no utility easements for the Jeppson property. When that house was built, all utilities either ran thru our property or were attached to our utilities, i.e., the sewer hooks to our 4" sewer line, instead of having a separate line. The water is PVC pipe and is hard, if not impossible, for blue stakes to detect if trying to mark it. We would definitely like to have the utilities for this home corrected and brought in thru Silverleaf. We do not know who will be occupying that property and definitely do not want problems and have to dig thru our property to take care of potential problems that property might have.

Over

October 23, 2013

Hand Delivered

Farmington City Planning Commission
160 South Main
Farmington, Utah 84025

Re: Application #S-16-13 and A-1-13 -- Silverleaf Subdivision

Dear Commission Members:

We, the undersigned property owners who surround the acreage that is the subject of the above-referenced application, submit this letter for your consideration prior to approval of the schematic plan. As the adjacent property owners, we are not opposed to the development of this property for single-family homes. However, the schematic plan, as currently proposed presents some major concerns.

First, the proposed density and lack of open space of the plan that has been submitted will damage the beauty and character of this unique property. We invite you, as Planning Commission members, to visit this site. The property surrounds a large ravine that is part of the county flood plain. The homes surrounding the proposed development are on larger lots that do not detract from the natural beauty and open space. The developer is seeking R zoning for this development. Contiguous property, Silverwood Phase 2 and other existing surrounding homes are on lots consistent with a S-Suburban zone when developed as part of a conservation subdivision. Squeezing 11 lots on 3.47 acres will considerably diminish the nature and open space of this area. We request the Planning Commission and City Council consider a S-Suburban zone for the proposed conservation subdivision to be consistent with the surrounding home sites and open space of this area.

Second, it is our understanding that Haight Creek, which runs through the ravine, will be used for the storm drainage of this development. This presents a major problem. When the Hess Farms development in Kaysville was effectuated many years ago, the developer, Ivory Homes, used Haight Creek for storm drainage, contrary to the legal requirements in place at that time, as we were informed. We have had meetings with Davis County and Kaysville City over the years to address the problem this created. The county and city have been sympathetic to the problem, but have not been willing to undo what was done many years ago. As a result, whenever there is any significant rainfall, it creates flooding and a dangerous condition in that ravine. Farmington City and Davis County addressed the problem somewhat a couple of years ago when they paid for engineering and installation of

storm pipes that allowed the ravine to drain more quickly. However, this did not completely resolve the problem. Currently, even small rainstorms cause the small creek that is the natural drainage to considerably overflow its banks. Not only does this cause significant erosion in that flood plain, but it also creates a dangerous condition for the many small children that constantly play in the ravine. If the ravine were going to be used for any additional storm or other drainage for future development, we would ask that Farmington City consider lining the creek bed to prevent any further erosion.

Thank you for your consideration and help in this matter.

Sincerely,

Farmington City property owners:

David Ryan

Adam Wynn

Cornelia McFarland

Benjamin Leland

Mr. J. Weston

Karen M. Stratton

Steph A. Lee

Patrick Burt

Elaine Lee

Chad B. Ryan

Alan Coon

Janeen Getz

John

Sam Adams

Bill Watts

Kyle Peterson

Jody Watts

John Condon

Ron Brown

Julia Christiansen

Odette

James Black

John Warner

Tom Warner

Zimbra**eanderson@farmington.utah.gov**

Proposed Silverleaf Subdivision

From : Ashley Steed <ashley.m.steed@gmail.com>

Thu, Oct 24, 2013 07:16 AM

Subject : Proposed Silverleaf Subdivision**To :** eanderson@farmington.utah.gov

Eric,

I am unable to attend the public hearing tonight during which the proposed Silverleaf Subdivision will be discussed, but I do have a concern which I hope can be taken into consideration.

I live with my family on 422 East 1800 South in Kaysville (which runs into the Silverwood Subdivision in Farmington, as well as directly into Mr. Jeppson's property). My son, Matthew, is five years old and has many health problems as well as severe developmental delays. Right now we are also in the process of getting an autism diagnosis. He is the sweetest little boy, and so content with life, in spite of the difficult hand he has been dealt. He is so easy to love and brings so much joy into our home.

With all the positives in our lives, there are also significant challenges involved. Matthew has absolutely zero awareness of dangers in his environment, and to compound that challenge, he also loves to run away. In the past year, he has gotten out of the house and run away a number of times, despite my best efforts to keep him contained. He has stood behind a car backing out of a driveway (the driver did not see him initially) and laughed, because he did not sense any imminent danger and thought it was funny to see a car drive towards him.

My concern with the Silverleaf Subdivision is that the additional traffic (at least 22 more cars??) driving down our street will present an even greater risk to our son, as well as to the many other children who play on this street. We would love to see Mr. Jeppson's property be developed in some other way that doesn't increase our traffic, for instance a much smaller subdivision (2-3 homes).

Please feel free to contact me if needed. My phone number is 801-602-1820 or 801-451-7961.

Thanks,
Ashley Steed
