

CLOSED SESSION: A closed session will be held at 5:00 p.m. to discuss litigation.

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The purpose of the work session will be to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, February 4, 2014, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held January 23, 2014

7:10 Invitation to Citizens Academy

PUBLIC HEARINGS:

7:15 Preliminary Plat and Preliminary (PUD) Master Plan for the Kestrel Bay Estates
PUD Subdivision

7:35 Cottages at Rigby Road Schematic Plan, Annexation and Zone Designation Related
There to (Ovation Homes)

PRESENTATION OF PETITIONS AND REQUESTS:

8:00 Pedestrian I-15 Crossing Proposal

SUMMARY ACTION:

9:00 Minute Motion Approving Summary Action List

1. Approval of Minutes from January 21, 2014
2. Eastwood Cove Subdivision Improvements Agreement

3. Modification to 1100 West Street Cross Section
4. Resolution Adopting Amended Development Standards
5. Jeppsen Minor Subdivision

GOVERNING BODY REPORTS:

9:05 City Manager Report

1. EDCU Match Grant
2. Verizon Cell Tower request for Skate Park
3. UTA Storm Drain
4. TDR Sending Zone Density Totals
5. Benchland Water District – Annexing Project
6. Public Works Expansion Plans

9:20 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 30th day of January, 2014.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Council Member Brigham Mellor give the invocation/opening comments to the meeting and it is requested that Mayor Jim Talbot lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

S U B J E C T: Executive Summary for Planning Commission held January 23, 2014

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate Planner

Date: February 4, 2014

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON JANUARY 23, 2014

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on January 23, 2014 [note: seven commissioners attended the meeting— Chairman Brett Anderson, Mack McDonald, Heather Barnum, Rebecca Weyment, Kris Kaufman, Kent Hinckley and Alternate Commissioner Karolyn Lehn; excused commissioners were Michael Nilson and Brad Dutson]:

Item #3. Harv Jeppsen – Applicant is requesting recommendation for approval of the Jeppsen Minor Subdivision consisting of 5 lots (2 of which are new) located at 1530 North Main Street in an R Zone. (S-9-13)

Voted to recommend this item for approval removing condition 2 as listed in the staff report and adding a condition that reads:

“Applicant must obtain waivers of Sections 11-12-100(b) and (d).”

Vote: 6-0

Item #4, Farmington City (Public Hearing) – Applicant is requesting amendments to the Zoning and Subdivision Ordinances (ZT-9-13 and ZT-8-93) by:

- a. Clarifying direct access (driveway) standards of building lots in Section 11-32-106(1)(e);
- b. Modifying correctional/detention facilities, drug or alcohol rehabilitation facilities, etc. as a “not permitted” use in Section 11-18-105;
- c. Removing all residential uses in the Office Mixed Use District (OMU) in Section 11-18-105;
- d. Changing the City’s local street cross-section standard in Section 12-7-040;

- e. Reconsidering PUDs as a conditional use in Section 11-27-030 and appropriate zone districts where PUDs may be allowed and other chapter references related thereto;
- f. Adding an historic preservation standard in lieu of the 10% common open space requirement for PUDs in 11-27-120(g);
- g. Amending Sections 11-30-105(7)(e) and 11-32-106(1)(d) regarding driveway slope
- h. Deleting the word “minimum” in 11-28-070;
- i. Providing a “rear of dwelling” standard for accessory buildings in 11-11-060(a);
- j. Amending Section 11-28-230 of the Zoning Ordinance to require performance bonds for demolitions (ZT-9-13);

Voted to recommend amendments a-f, i and j for approval with amendments g, h and k being tabled for further study by staff.

Additional language was added to amendment c to say: “Residential facilities for persons with disabilities.” And moving Artist studio from residential to a commercial use. Otherwise the amendments are as written in the Planning Commission staff report.

Vote: 6-0

Item #5, Other Business – The proposed 1100 West Cross Section was presented to the Commission and approved.

Vote: 6-0

Respectfully Submitted



Eric Anderson
Associate Planner

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

SUBJECT: Invitation to Citizens Academy

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Police Chief Wayne Hansen and Crime Prevention Specialist for Woods Cross Police Department, Stephanie Gonzales will be extending an invitation to the Mayor and Council to participate in the Citizens Academy.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

PUBLIC HEARING: Preliminary Plat and Preliminary (PUD) Master Plan for the
Kestrel Bay Estates PUD Subdivision

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: February 4, 2014

SUBJECT: **Preliminary Plat and Preliminary (PUD) Master Plan for the Kestrel Bay Estates PUD Subdivision**

RECOMMENDATION

1. Hold a public hearing;
2. Table consideration of an ordinance rezoning the property from AE and R-8 to R (PUD) to allow the Planning Commission time to consider said designation concurrent with its review of the Final (PUD) Master Plan and the Final Plat.
3. Approve the Preliminary Plat and Preliminary PUD Master Plan subject to all applicable Farmington City ordinances and development standards and the following conditions as recommended by the Planning Commission and City Staff:
 - a. The City Council approves the requested zone change in those portions of the property that are currently AE to R;
 - b. Applicant shall receive UDOT approval in writing for drainage requirements and ROW improvements on frontage road prior to consideration of Final Plat approval;
 - c. The land drain system shall not connect to the storm drain line per Farmington City Standard Details no. 384 SP;
 - d. The applicant will ensure that the trail system is widened to at least 10' total between lots 219-220 and 112-111 and show such on the Final Plat;
 - e. That staff reviews a landscape plan prior to City Council approval of Preliminary PUD Master Plan.

Note: conditions c and d have been addressed on the revised preliminary plat, however, staff is leaving the removal of these conditions to Council's discretion.

Findings for Approval:

1. The proposed Preliminary Plat submittal is largely consistent with the City's Master Transportation Plan which is a part of the General Plan, through its creation of a 450 South

connection to the Frontage Road, although this connection is less than desirable in its staggered alignment.

2. Under its current zoning, this proposed subdivision could not have as many single family residences, however, it could have 32 multi-family units. The proposed alternative, with approval of the requested zone change would create a preferable development than low density single family residential mixed with a high density multi-family residential component.
3. There is a growing need for “active senior communities” in Farmington, a need that is currently underserved. As the population grows older, there is projected to be growing demand for this type of housing option.
4. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City’s Subdivision Ordinance.
5. The applicant has been working with the City, County, UDOT, and FEMA to resolve the storm-water issues.

BACKGROUND

The applicant, Scott Balling, is requesting Preliminary Plat and Preliminary PUD Master Plan approval for a 50 lot PUD subdivision consisting of single family homes on property located at approximately 500 South 200 West. The proposed preliminary plat contains a total of 50 lots on 8.68 acres of property. The applicant wishes to build these homes and market them to the “empty-nester” community that is looking to downsize and have their yards be maintenance free. The underlying zone for this property is an R-8 zone and an AE zone and would allow approximately 32 multifamily units on the R-8 property and 1 acre single family lots (or provide ½ lot yield plan as a conservation subdivision) on the AE property. The applicant does not wish to build multifamily housing which is allowed in the R-8 but instead wishes to rezone the AE property to R and “blend” the densities derived from the existing R-8 zone and the proposed R zone to create an upscale, smaller lot, single-family home subdivision. The applicant’s proposal will result in lower densities as compared to a project developed with the maximum number of units allowed in the R-8 and R zones.

By virtue of being a PUD, the developer has proposed a site plan that does not conform to many of the City’s zoning codes (for instance there are no sidewalks on the interior of the project). Additionally, the City’s Master Transportation Plan calls for a connection between 450 South and the Frontage Road. The applicant went through several iterations as to where this alignment would be, and ultimately resolved that the connection would daylight at a more central point of the property, creating a bend in the road, thus appeasing many of the surrounding neighbors to the north of the property, but not completely conforming to the City’s Master Transportation Plan.

Also the City Council must approve a rezone to the property in order for this subdivision to develop as proposed. Some residents may like to see the project developed at AE densities but may be unaware that the R-8 portion of the property could see 32 multifamily units built. There are also no sidewalks proposed along the streets on the interior of the project, the applicant feels that the residents would like to walk on the trail system on the very interior of the project as well as keep the streets quiet. There are two flag lots in the southeastern corner of the project and the access drives for these two lots are proposed to be privately maintained.

Major issues with this proposed subdivision are the lack of sidewalks throughout the interior and tight access to the open space, particularly between lots 219 and 220/221 as well as lots 112 and 111. Additionally, having side by side flag lots in the southeastern corner of the proposed project is less than ideal.

As taken from the zoning ordinance “the intent of the PUD is to promote flexibility in site design, to achieve, for example, the clustering of buildings, the mixture of housing types, and the combining of housing with supplementary uses such as commercial centers, business parks or other multiple use centers, etc. A PUD is a large scale, predominantly residential development in which the regulations of the underlying zone are waived to allow flexibility and innovation in site and building design in accordance with a PUD Master Plan approved by the City Council.

Normally, Preliminary Plat receives approval by the Planning Commission. However, at the Planning Commission hearing on January 9th, there was an added condition that: “The City Council must approve the preliminary plat concurrent with consideration of the Preliminary (PUD) Master Plan,” thus both the Preliminary Plat and Preliminary PUD Master Plan are before the Council today.

SUPPLEMENTAL INFORMATION

1. Vicinity Map
2. Preliminary Plat
3. Preliminary (PUD) Master Plan
4. Elevations/Floor Plans
5. Landscape Plan

Respectively Submitted



Eric Anderson
Associate City Planner

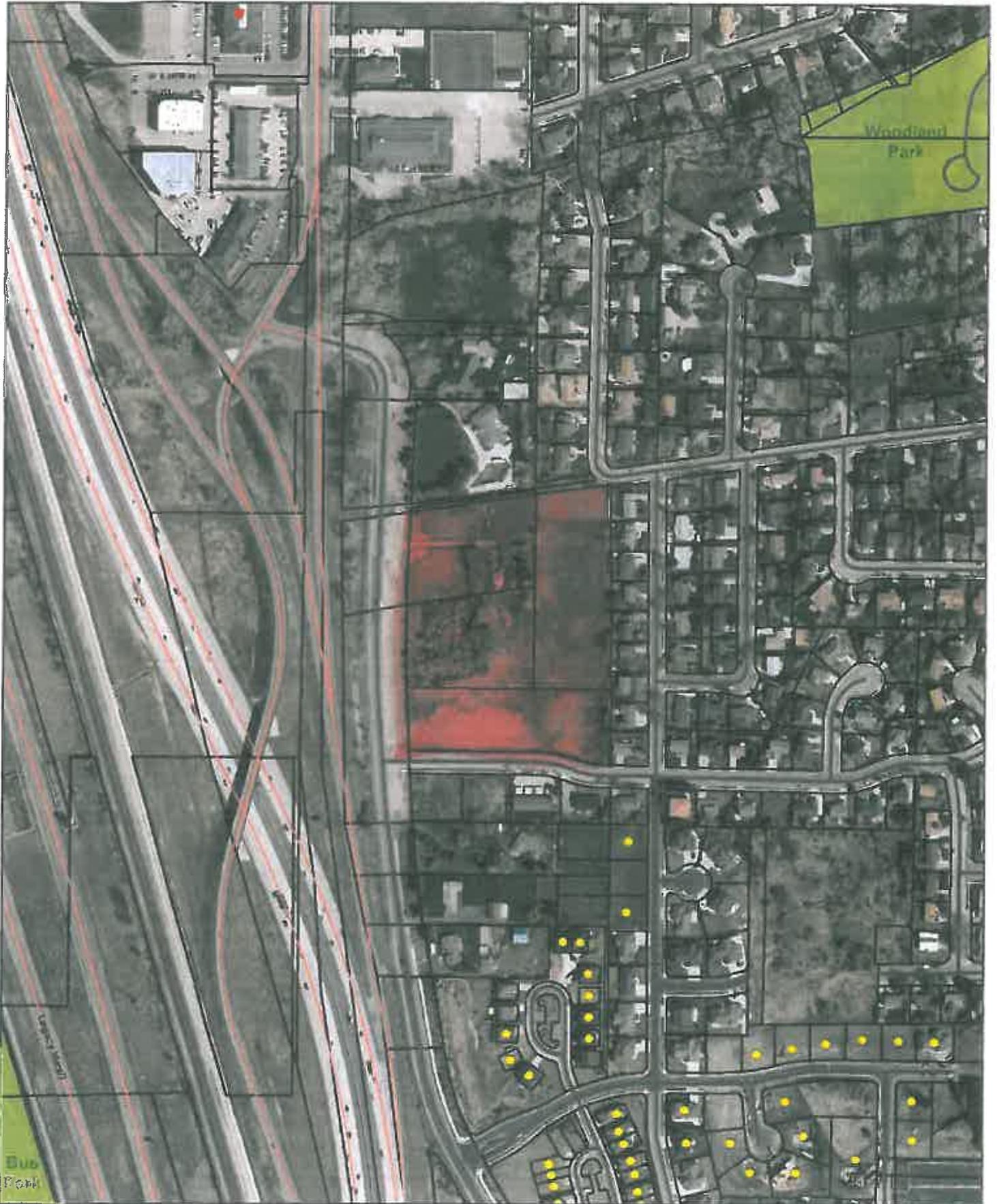
Concur

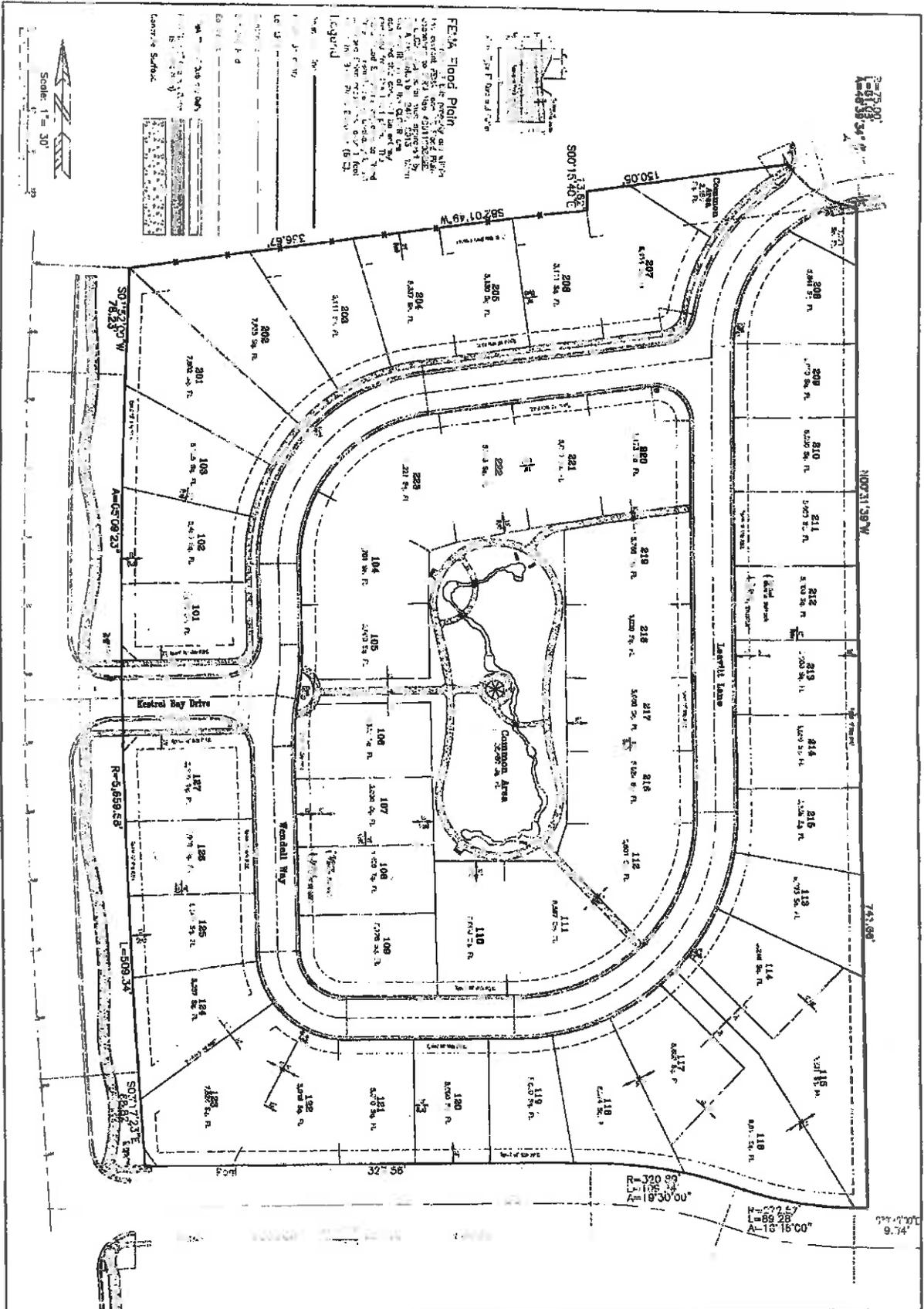


Dave Millheim
City Manager



Kestrel Bay Estates PUD Vicinity Map





<p>Sheet 4 of 8</p> <p>C101</p>	<p>Surveyed: J.A. Balling</p> <p>Date surveyed: 4-29-12</p> <p>Drafting: J. Balling</p> <p>Checked By: J. Balling</p> <p>Submitted Date: 12-28-12</p> <p>File Number:</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Description	By										<p>Kestrel Bay Estates P.U.D.</p> <p>Preliminary Site Plan</p> <p>For Scott Balling</p>	<p>Balling Engineering</p> <p>Civil Engineering * Surveying * Planning</p> <p>323 East Pages Lane P.O. Box 806 Cedarville, UT 84004</p> <p>Phone: (801) 295-7237 Fax: (801) 295-0419 Email: jballing@ballingeng.com</p>
	Date	Description	By													

The Cooper

Approx. 1583 sq.ft.



elevation A



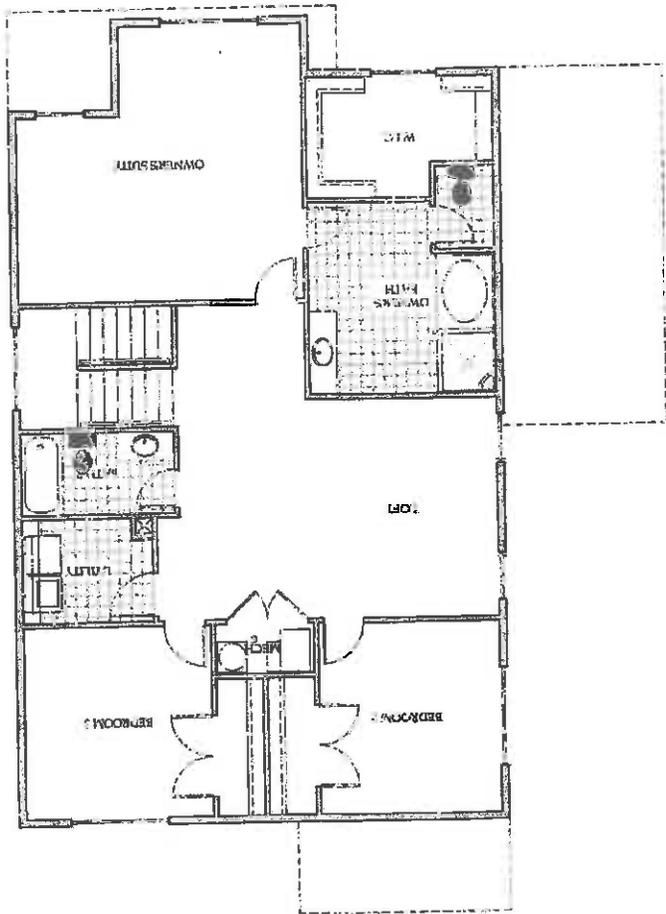
Model # 10013 - Plan and Specifications, featured square footage is based upon mechanical design, appropriate and only for visual estimates and include any change without notice. Mass, stamps and specifications may be made without notification. Illustrations are for informational use only and are not to be used for marketing purposes only.

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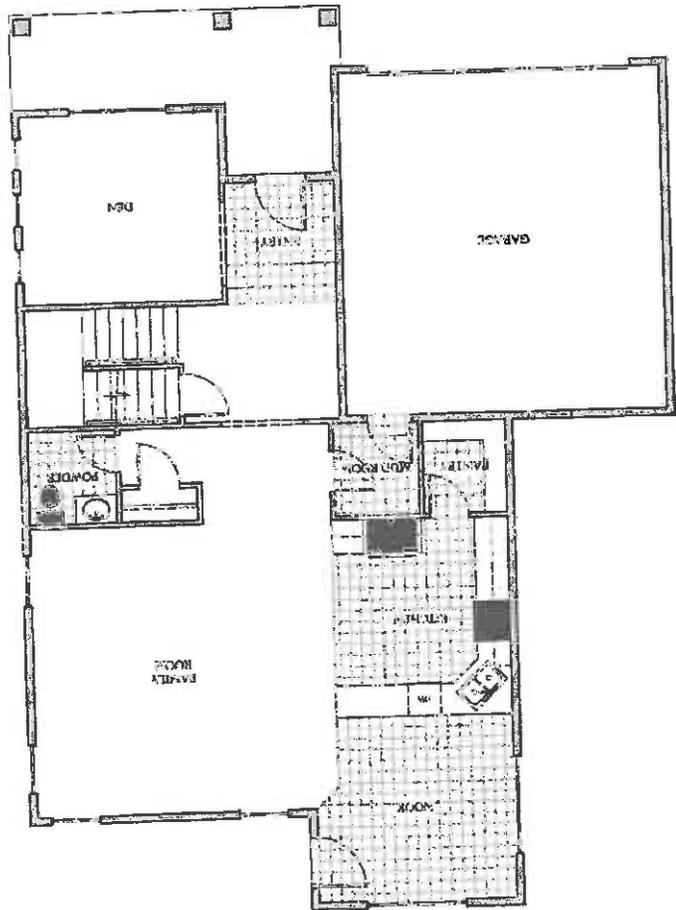


Falcon

OWNERS SUITE 17'-6" X 11'-7"
OWNERS BATH 11'-4" X 7'-10"
OWNERS CLO. 11'-0" X 7'-0"
LOFT 11'-8" X 13'-6"
BEDROOM 2 11'-4" X 11'-8"
BEDROOM 3 11'-5" X 11'-8"



DEN 12'-0" X 11'-0"
FAMILY ROOM 18'-0" X 17'-0"
KITCHEN 10'-0" X 10'-0"
GARAGE 18'-0" X 21'-0"



Rosecrest

Approx. 1895 sq.ft.

- 2 Bedrooms
- Study
- 2 Baths
- Open Family Room
- Open Kitchen/Nook
- Mud Room
- Unfinished Basement

OPTIONS

- 84" Vanity at Owner's Bath
- Finished Basement



elevation A



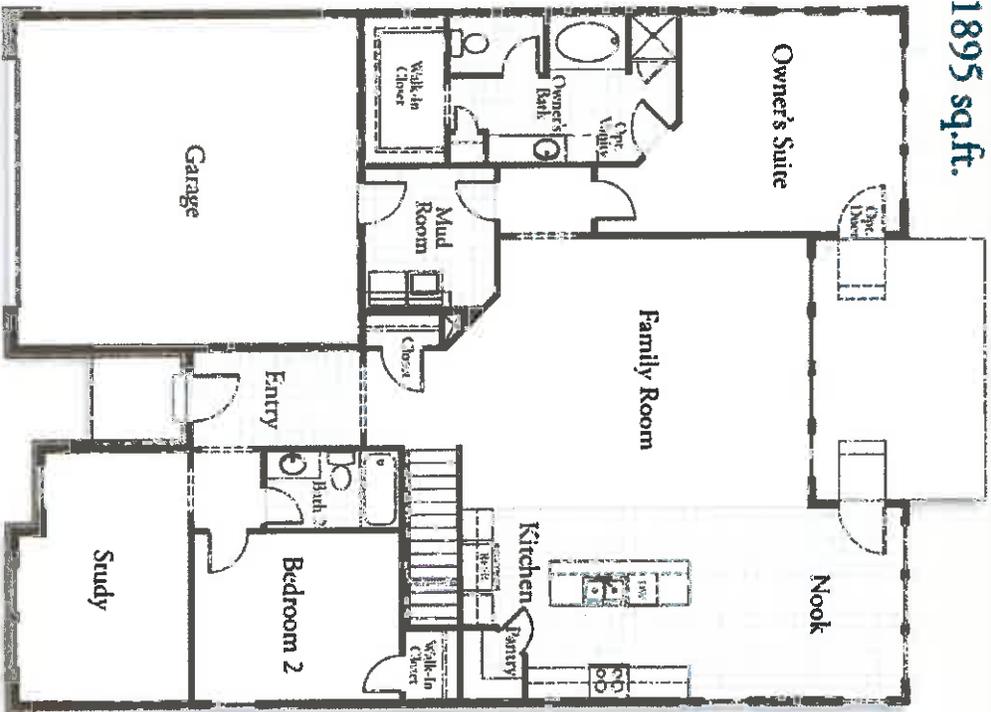
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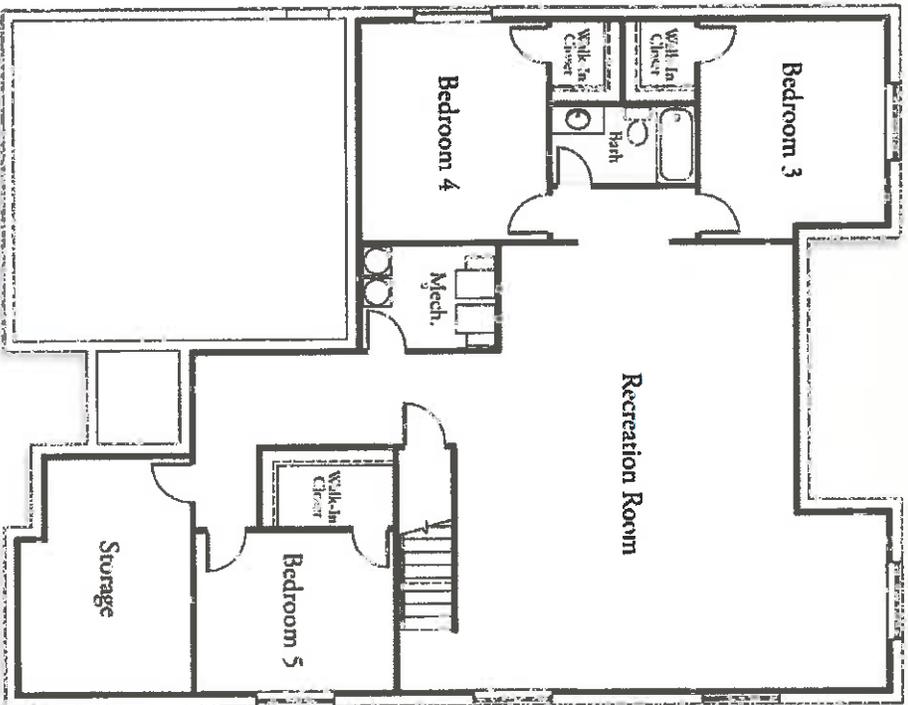
FieldStone
HOMES
fieldstone-homes.com

Rosecrest

Approx. 1895 sq.ft.



- STUDY 16'-1" X 11'-1"
- KITCHEN 12'-3" X 14'-8"
- NOOK 12'-3" X 13'-9"
- FAMILY ROOM 17'-6" X 14'-11"
- GARAGE 21'-1" X 22'-0"
- BEDROOM 2 10'-10" X 13'-4"
- OWNERS SUITE 14'-1" X 14'-2"
- OWNERS BATH 9'-6" X 14'-8"
- OWNERS W.I.C. 9'-4" X 5'-3"

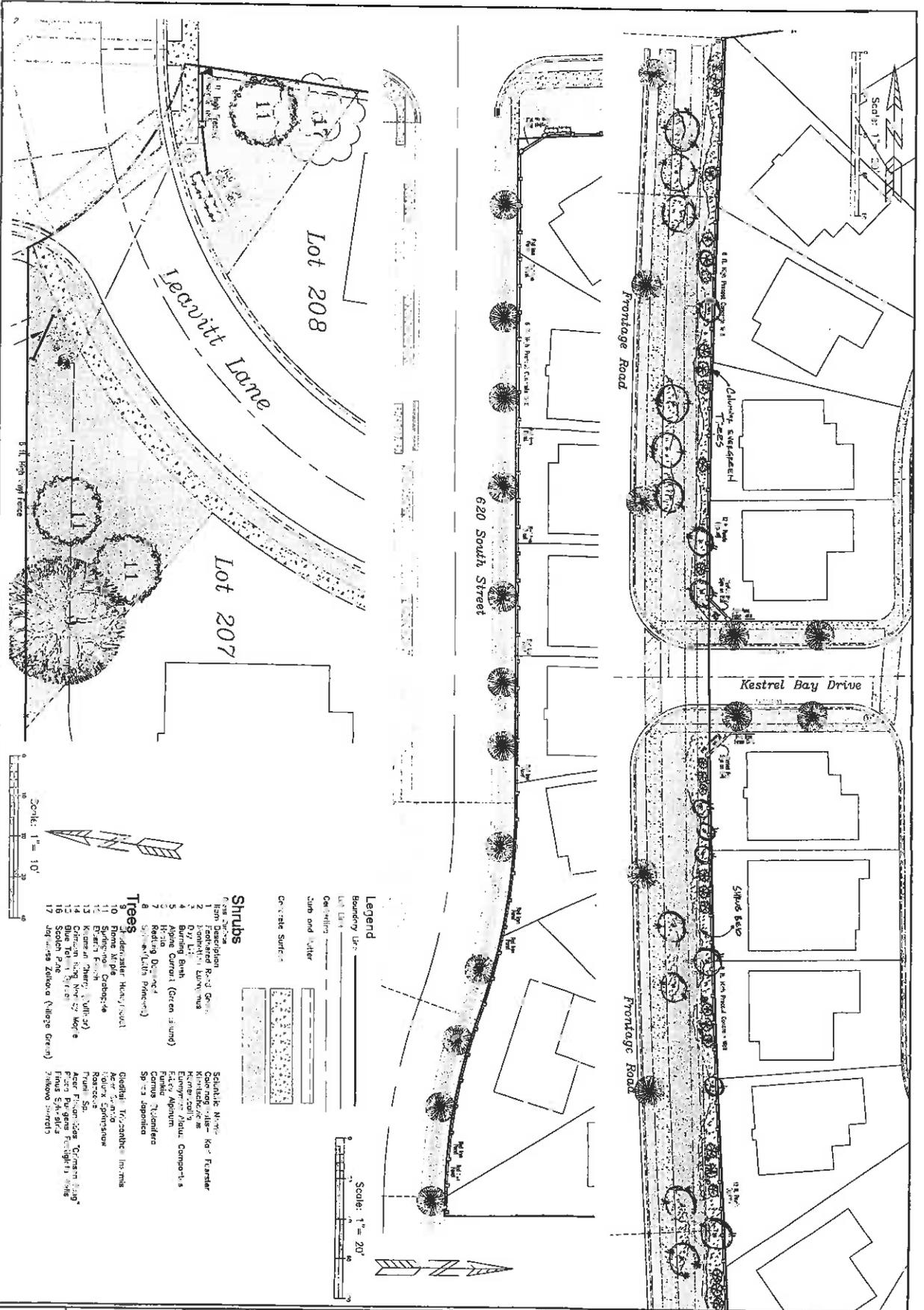


- Basement**
- BEDROOM 3 10'-4" X 12'-10"
 - BEDROOM 4 28'-9" X 19'-0"
 - BEDROOM 5 14'-1" X 12'-0"
 - BEDROOM 4 14'-1" X 12'-0"

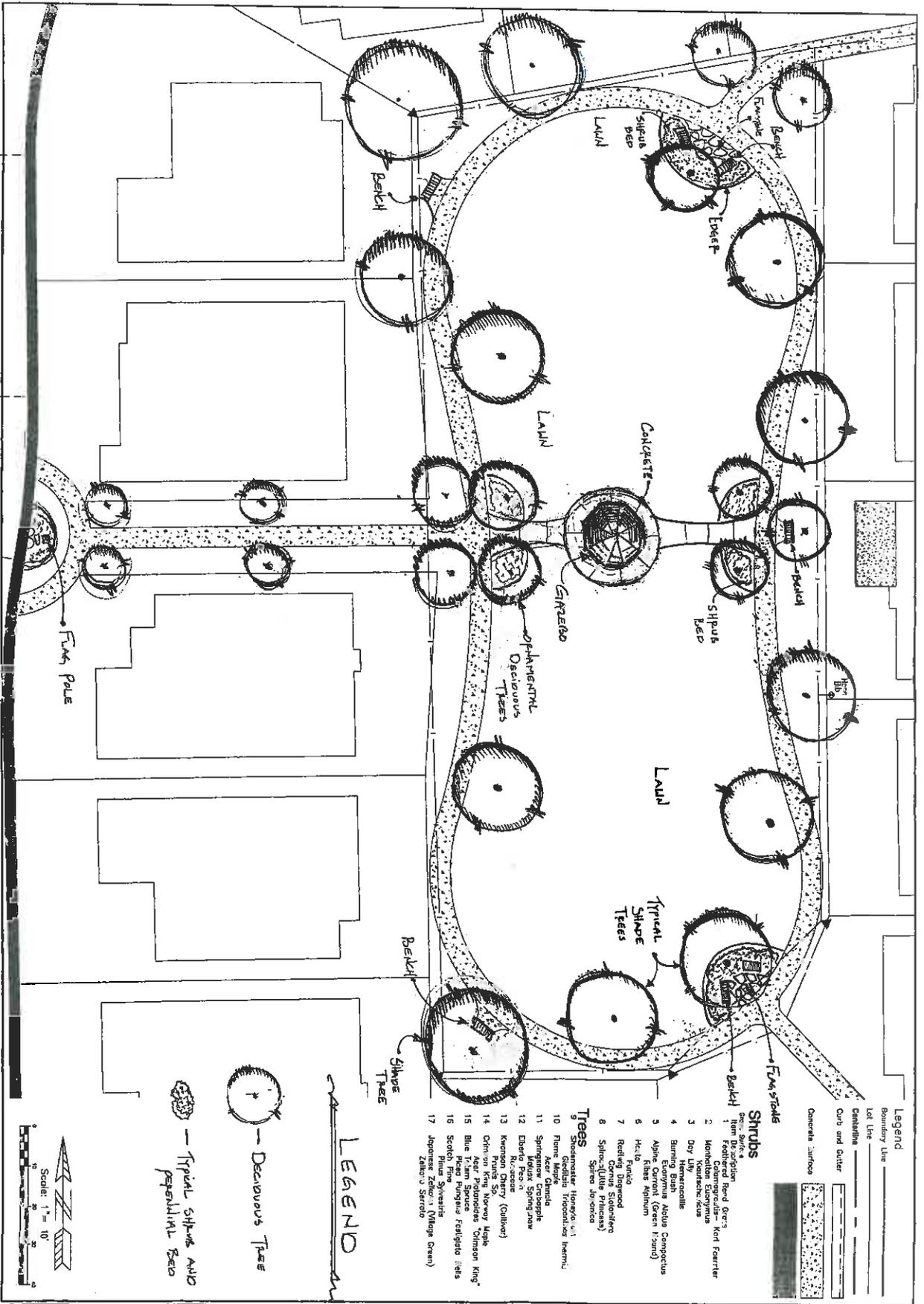


Resale only. Not a contract. Fieldstone Homes is a brand name, not a trademark. All dimensions are approximate and subject to change without notice. All dimensions are in feet and inches. All dimensions are subject to change without notice. All dimensions are in feet and inches. All dimensions are subject to change without notice.

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HOMES
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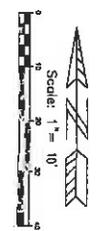
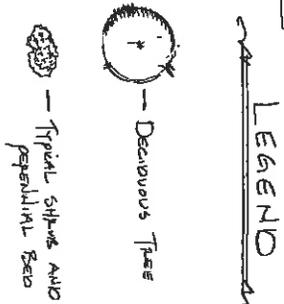


<p>L101</p> <p>Sheet 5 of 7</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>4-24-13</td> <td></td> <td></td> </tr> </tbody> </table>	Date	Description	By	4-24-13			4-24-13			4-24-13			4-24-13			<p>Surveyor [Signature]</p> <p>Data Surveyed 4-24-13</p> <p>Drafting [Signature]</p> <p>Checked by J.S. Edging</p> <p>Submitted Date 5-7-13</p> <p>File Number</p>	<p>Kestrel Bay Estates P.U.D. Master Plan</p> <p>Landscaping Plan - Roadways</p> <p>For Scott Balling</p>	<p>Balling Engineering</p> <p>Civil Engineering * Surveying * Planning</p> <p>323 East Pages Lane P.O. Box 605 Corteville, Utah 84014</p> <p>Phone: (801) 285-7237 Fax: (801) 289-0419 Email: scottballing@gmail.com</p>
Date	Description	By																	
4-24-13																			
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4-24-13																			
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- Legend**
- Boundary Line
 - Lot Line
 - Centriline
 - Curb and gutter
 - Concrete
 - Shrubs
 - Trees

- Shrubs**
1. Juniper
 2. Mahonia
 3. Dory
 4. Burning Bush
 5. Alpine Currant
 6. Hebe
 7. Redwing
 8. Spirea
 9. Spiraea
 10. Forsythia
 11. Spring Snow
 12. Eubot
 13. Kousen
 14. Cherry
 15. Blueberry
 16. Japanese
 17. Zelkova
- Trees**
1. Redwood
 2. Cedar
 3. Spruce
 4. Fir
 5. Pine
 6. Juniper
 7. Cypress
 8. Yew
 9. Magnolia
 10. Dogwood
 11. Oak
 12. Elm
 13. Birch
 14. Maple
 15. Sycamore
 16. Walnut
 17. Hickory
 18. Ash
 19. Poplar
 20. Willow
 21. Dogwood
 22. Redwood
 23. Cedar
 24. Spruce
 25. Fir
 26. Pine
 27. Juniper
 28. Cypress
 29. Yew
 30. Magnolia
 31. Dogwood
 32. Oak
 33. Elm
 34. Maple
 35. Sycamore
 36. Walnut
 37. Hickory
 38. Ash
 39. Poplar
 40. Willow



Revisions	
Date	Description

Surveyor: K. M. King
 Date Surveyed: 4-24-13
 Drafting: J. S. Balling
 Checked By: J. S. Balling
 Submittal Date: 8-20-13
 File Number: L102

Kestrel Bay Estates P.U.D. Master Plan
 Landscaping Plan - Common Area
 For Scott Balling

Balling Engineering
 Civil Engineering * Surveying * Planning
 323 East Pages Lane
 P.O. Box 805
 Centerville, Utah 84014
 Phone: (801) 296-7237
 Fax: (801) 296-0419
 Email: scott@ballingeng.com

LAND DRAIN TRENCH SECTION

NOTES:

1. BACKFILL: LIMIT MAXIMUM PARTICLE SIZE IN TRENCH BACKFILL TO 6-INCHES.
 - A. BACKFILL MATERIAL. PLACE BACKFILL PER APWA SECTION 03 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
 - B. QUALITY CONTROL COMPACTION TEST RESULT DATA IS TO BE SUBMITTED TO THE CITY.
2. LANDSCAPE RESTORATION: PROVIDE LANDSCAPED SURFACES WITH TOPSOIL. RAKE TO MATCH EXISTING GRADE. REPLACE VEGETATION TO MATCH PRE-CONSTRUCTION CONDITIONS. SEE APWA SECTION 32 92 00 OR 32 93 13 REQUIREMENTS.
3. PAVEMENT RESTORATION: DO NOT INSTALL ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTED BY CITY.
4. PIPE LOCATION: INSTALL PIPE IN CENTER OF TRENCH NO CLOSER THAN 6-INCHES FROM WALL OF PIPE TO WALL OF TRENCH.
5. TRENCH IS TO MEET OR EXCEED OSHA STANDARDS.
6. FOLLOW PIPE MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION IF MORE STRINGENT.
7. PLACE 12 GAUGE TRACER WIRE IN TRENCH WITH THE LAND DRAIN LINE AND LATERALS
8. CONDUCTIVITY TEST TO BE DONE ON TRACER WIRES AFTER INSTALLATION. STREET NOT TO BE PAVED BEFORE CONDUCTIVITY TEST.
9. ALL LAND DRAIN LINEW ARE TO BE TV INSPECTED. SUBMIT TAPE TO PUBLIC WORKS FOR REVIEW. PAVEMENT IS NOT TO BE PLACED UNTIL PUBLIC WORKS HAS REVIEWED AND APPROVED OF THE LINE. PRIOR TO TVING THIS LINE, THE PIPE IS TO BE CLEANED AND FLUSHED.
10. MINIMUM SLOPE ON LAND DRAIN PIPE IS 0.40%.
11. LAND DRAIN SYSTEMS ARE NOT TO CONNECT INTO STORM DRAIN LINES.

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

PUBLIC HEARING: Cottages at Rigby Road Schematic Plan, Annexation and Zone Designation Related Thereto (Ovation Homes)

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

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CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: February 4, 2014

SUBJECT: **Cottages at Rigby Road Schematic Plan, Annexation and Zone Designation Related Thereto**

RECOMMENDATIONS

1. Hold a public hearing;
2. Suggested Alternative Motions:
 - A. Move that the City Council approve the enclosed annexation ordinance and plat annexing 22.146 acres of land located at approximately 1350 W. 1800 N. into the corporate limits of Farmington City, schematic plan, and zone designation for the Cottages at Rigby Road Conservation Subdivision as recommended by the Planning Commission, subject to all applicable Farmington City codes and development standards and the following:
 1. The applicant must obtain a waiver of the open space requirement of 4.882 acres pursuant to Section 11-12-065 and pay the City just compensation as determined by the City Manager prior to Final Plat approval;
 2. The applicant is obtaining a waiver of the 80' buffer requirement pursuant to 11-12-100(b) concurrent with Schematic Plan;
 3. The plan must be updated to show a detention basin and if that detention basin is on or partially on County property written proof of County approval must be obtained prior to Preliminary Plat;
 4. Applicant will change the name of the subdivision to something that does not use "Rigby Road" in its title;
 5. Applicant will obtain a survey defining the 1800 North ROW, to help determine the width of the buffer prior to Preliminary Plat;
 6. The property will be subject to a negative easement or no-build zone by deed or other instrument to restrict building construction or modification of constrained land which has been defined as the non-buildable portion west of the ridge as identified and discussed in the Planning Commission minutes and according to the ordinance, the applicant will receive credit toward the open space requirement for the square footage of this area which will also not allow fencing;

7. A public hearing before the Planning Commission shall be held during consideration of Preliminary Plat.

Findings for Approval:

1. The proposed development meets all of the standards and requirements of a conservation subdivision in the LR zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development is at a density of 2.85 units per acre, which is consistent with the adjacent neighborhoods and the LDR General Plan designation of 4 units per acre.
3. The road layout will mitigate through traffic and be prohibitive to high speeds.
4. 1800 North Street shall be landscaped and retain its rural character.
5. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
6. The overall layout follows the low density residential objectives of the General Plan.
7. Although the Haight Creek Draw is no longer accessible to the public, a waiver as compensation for the open space requirement will be used to preserve and consolidate open space elsewhere in the city as either a park or trail that is part of a greater system.

AND/OR

- B. Move that the City Council approve the same motion, condition, and findings set forth above in Alternative Motion A but add a condition that a public trail be established and built in the Haight Creek Draw with the following additional findings:

Findings for Approval:

1. Larger lots shall be situated on the periphery of the project providing an acceptable transition to adjacent neighborhoods.
2. The overall layout follows the low density residential objectives of the General Plan.
3. Although the Haight Creek Draw is no longer accessible to the public, a waiver as compensation for the open space requirement will be used to preserve and consolidate open space elsewhere in the city as either a park or trail that is part of a greater system.

BACKGROUND

By resolution, the Farmington City Council on October 1, 2013, accepted a petition for study from the applicant to annex the subject property referenced above. As per City policy, if a sponsor of an annexation petition does not request a specific zone designation, the subject property will receive the zone designation of A (Agriculture) upon annexation into the City. However, the applicant is requesting a zone designation of LR (Large Residential) and schematic plan approval for a residential conservation subdivision. As part of the process, the Planning Commission is charged with the task of providing a recommendation to the City Council regarding this request. Since the public hearing on October 1, the City has been waiting to approve the annexation until schematic plan approval.

The Haight Creek draw runs along the western portion of the property. Gas lines traverse the property running north to south separating the easterly 6 acres from the remaining property located west of the gas lines. The applicant is proposing 46 larger lots (over 10,000 s.f. in size) west of the pipelines and

along every border of the property with the exception of the eastern border. The remaining 16 lots range in size from 7,522-18,044 s.f. and are found east of the pipelines.

The applicant received comments from the City's Development Review Committee (DRC). The DRC consists of representatives from the City Public Works, Community Development, and Fire Departments, the City Engineer, Central Davis Sewer District (CDSD), and Benchland Water. Members of the DRC stated (among other things) the following:

1. Provide a storm water detention per the Farmington City Storm Drain Master Plan.
2. A model showing pipe size, slope and capacity of the new sanitary sewer line must be approved, and vacating the existing sewer easement must receive board approval [note: a major sewer trunk line crosses the property].

The applicant addressed many of the concerns of the DRC in earlier Planning Commission meetings. Now the storm-water detention basin is proposed to be located in the southwestern portion of the property, in the Haight Creek Draw. The proposed detention basin is partially on Davis County property and the applicant has received verbal approval for the basin, but a condition for approval should include receiving the County's blessing in writing.

The applicant appeared before the Planning Commission on October 24, November 14 and December 5, 2013. At the December 5, 2013 Planning Commission meeting, the applicant presented a PUD with 74 lots, a looped trail along the Haight Creek Draw and over the pipelines, a landscape buffer along 1800 North and larger lots on the periphery of the subdivision with smaller lots on the interior. On a 3-2 vote, the Planning Commission recommended denial to the City Council (see the findings set forth in the December 5, 2013 P.C. minutes included in this packet).

The reason for this recommendation for denial was based on a close examination of Chapter 27 of the Zoning Ordinance, specifically 11-27-070(a-e). When comparing the PUD to either a conventional or conservation subdivision the Planning Commission felt that the proposed PUD subdivision didn't meet the discretionary conditions for approval as defined in 11-27-070 (see attached).

In spite of the determination of the Planning Commission to recommend this item for denial, the applicant went forward to the City Council requesting approval on December 17th. However, the applicant redesigned the proposed subdivision to come under a conservation subdivision (option 1) and changed the layout between the Planning Commission meeting and the City Council meeting. As such, the City Council determined that because the Planning Commission did not review the plan that was before the council, they did not want to review the proposal until the Planning Commission had properly vetted it. Therefore, the City Council sent the applicant back to Planning Commission. On January 9, 2014 the Commission, after receiving public comment, voted to recommend approval of the plan (see alternative motion A above).

The plan before you is the revised schematic plan for a conservation subdivision (option 1). The applicant has removed the trail, taken the lot count (as determined by the yield plan) from 74 lots to 67, increased the average lot area throughout the development, kept the landscape buffer along 1800 North and has sidewalks throughout the development (with the exception of the eastern cul-de-sac which only has sidewalks on one side of the street).

The applicant has been working with City Staff and many of the neighbors to arrive at this current schematic plan. Many of the concerns of the surrounding neighbors have been addressed, particularly the buffer along 1800 North, sidewalks throughout (although they are not completely throughout),

removal of the trail and particularly there are fewer and bigger lots. This notwithstanding, the applicant will need to obtain waivers of certain provisions of the conservation subdivision.

Section 11-12-100(b) of the Zoning Ordinance states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." 1800 North is classified as an Important Local Road. In order to have the lots along 1800 North, a waiver of this requirement by the City Council is required.

Section 11-12-065 requires that under a conservation subdivision Option 1, 10% open space is required, or 4.88 acres of open space (based on calculations of net acreage). The applicant will be seeking a waiver of the 4.88 acres of open space requirement and the value of that land will be determined by the City Manager and require approval of the City Council prior to Preliminary Plat recordation.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

The City Trail Master Plan (an element of the General Plan) dictates that a trail should be established along Haight Creek. As such the applicant's latest plan is not consistent with the City General Plan. The City's Trail Committee has voiced strong opposition to the current schematic plan. A site tour is being taken with members of the Trails Committee and City Council liaisons assigned to trails. Observations from the tour will be reported on at the Council meeting tonight.

SUPPLEMENTAL INFORMATION

1. Vicinity map
2. Trail Master Plan
3. Annexation Ordinance
4. Annexation Plat
5. Schematic plan
6. Proposed building elevations
7. Area density map of selected developments
8. Yield Plan
9. Traffic letter from Reeve and Associates, Inc., dated 11-11-13
10. December 5th Schematic Plan recommended for denial by the Planning Commission
11. Open Space and Density tables

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

ORDINANCE NO. 2013 -

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF FARMINGTON CITY TO INCLUDE THE ANNEXATION OF 22.146 ACRES OF PROPERTY LOCATED ADJACENT TO THE NORTH SIDE OF 1800 NORTH STREET APPROXIMATELY 1325 WEST.

WHEREAS, there has been filed with the City Recorder of Farmington City, a petition by Tanner Trading Co. with an annexation plat showing the territory to be annexed, and requesting that the property described in said petition be annexed within the corporate limits of Farmington City; and

WHEREAS, the petition is signed by a majority of the owners of the real property and the owners of more than one-third in value of all real property within the territory to be annexed as shown by the last assessment rolls; and

WHEREAS, the petitioner has caused an accurate plat to be made and certified by a licensed engineer, or a licensed land surveyor, to be approved by the City prior to filing; and

WHEREAS, the Farmington City Council, on the 1st day of October 2013, passed Resolution No. 2013-24 accepting said petition for consideration; and

WHEREAS, notice as required by law has been given to the public and to any affected entity regarding the proposed annexation; and

WHEREAS, the Farmington City Council, after examining said petition, having received a recommendation from the Planning Commission, having the petition reviewed by its administrative staff, having considered the circumstances thereof at a properly advertised and noticed public hearing, and after finding said proposed annexation to be consistent and in keeping with the City's Comprehensive General Plan; and

WHEREAS, no objection or protest to such annexation has been received by the Davis County Boundary Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Annexation. The Farmington City limits are hereby enlarged and extended so as to include the below described property in north Farmington including approximately 22.146 acres of unincorporated territory in Davis County, State of Utah. The territory hereby annexed is more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°05'54"E 1333.37 FEET AND S89°54'06"E 331.59 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE N89°34'43"E 890.35 FEET; THENCE S09°42'50"E 498.29 FEET; THENCE S61°59'50"E 134.88 FEET; THENCE

S85°18'00"W 60.00 FEET; THENCE S43°20'00"W 595.00 FEET; THENCE N89°03'00"W 691.50 FEET; THENCE N25°36'50"E 26.14 FEET; THENCE N34°26'30"W 66.38 FEET; THENCE N41°48'56"E 145.85 FEET; THENCE N33°56'20"W 45.00 FEET; THENCE N40°36'00"W 84.78 FEET; THENCE N42°22'15"W 169.20 FEET; THENCE N18°40'06"E 591.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 964,678 SQUARE FEET OR 22.146 ACRES

Section 2. Zoning. Be it further ordained and declared that all property within the territory described in Section 1 is hereby zoned "LR" Large Residential, and that the Farmington City Zoning Map is hereby correspondingly amended.

Section 3. General Jurisdiction. Be it further ordained and declared that the said territory described above in Section 1 shall thenceforth be within the Farmington City Corporate limits and shall be zoned as provided in Section 2. All ordinances, jurisdictions, rules, and obligations of, or pertaining to, Farmington City are extended over, and made applicable and pertinent to the above described tract of land and the streets, blocks, alleys, and ways, of said tracts, shall be controlled, and governed by the ordinance, rules, and regulations of Farmington City.

Section 4. Effective Date. This ordinance shall become effective upon publication or posting, or 30 days after passage, whichever occurs first.

Section 5. Filings and Notice. The Farmington City Recorder is hereby directed to file with the Davis County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged together with a certified copy of this ordinance. The City Recorder is further directed to provide notice to the State Tax Commission under the provisions of Section 11-12-1 of the Utah Code Annotated, 1953, as amended.

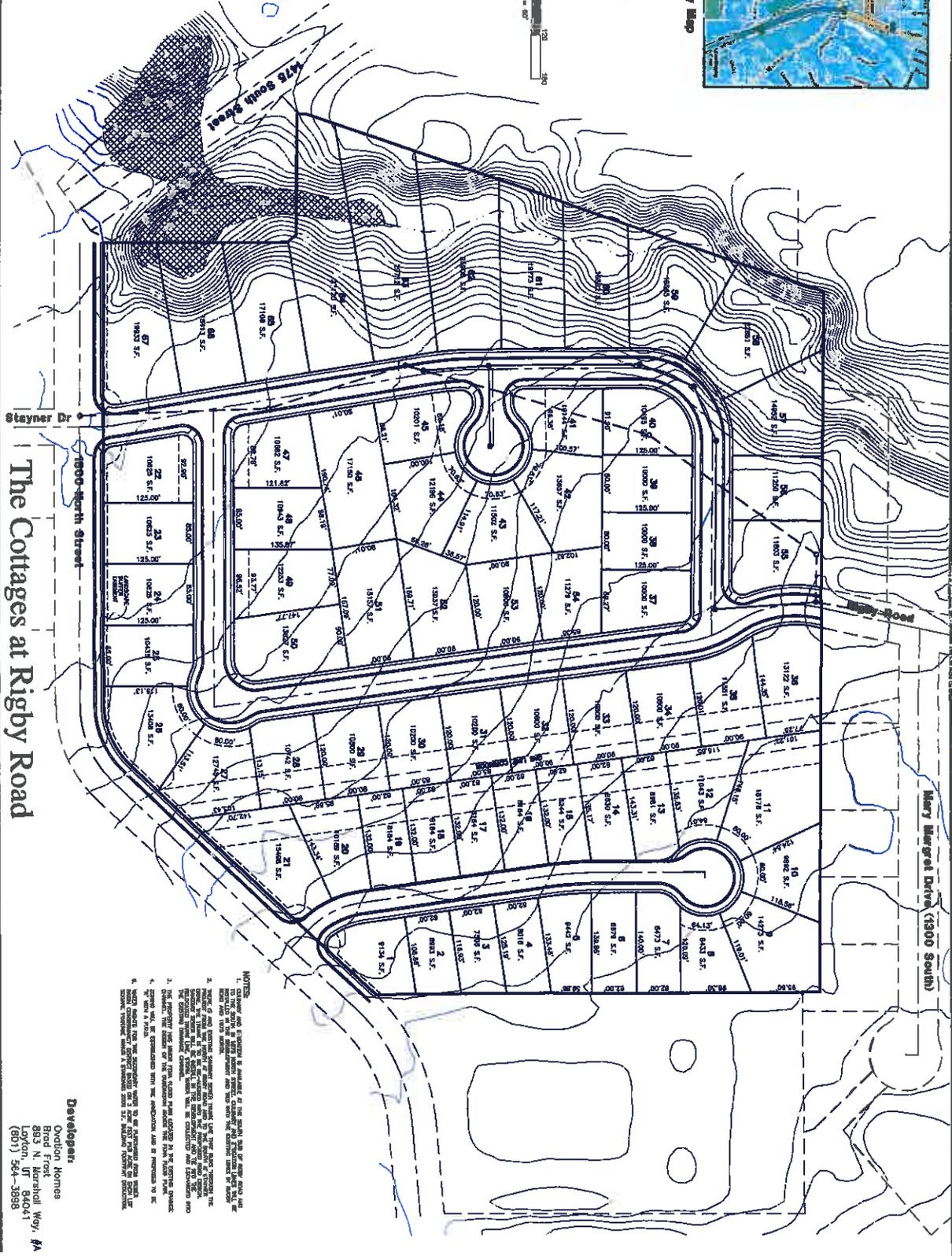
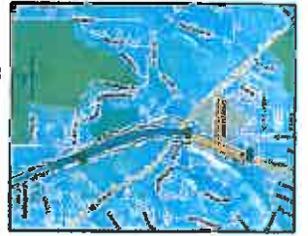
PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 4th day of February, 2014.

FARMINGTON CITY

H. James Talbot
Mayor

ATTEST:

Holly Gadd, City Recorder



The Cottages at Rigby Road

Farmington City, Davis County, Utah

Developers:
 Ovation Homes
 Broad Fork
 893 N. Marshall Way, #A
 Layton, UT 84041
 (801) 564-3898

- NOTES:**
1. CERTAIN AND SURVEYED AREAS OF THE SECTION 10 AND 11 ARE SHOWN AND ARE SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH.
 2. THE 5' AND 10' VERTICAL CURVES SHOWN ARE THE VERTICAL CURVES FOR THE PROPOSED ROADS AND ARE SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH.
 3. THE 10' VERTICAL CURVE IS THE VERTICAL CURVE FOR THE PROPOSED ROAD AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH.
 4. THE 5' VERTICAL CURVE IS THE VERTICAL CURVE FOR THE PROPOSED ROAD AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH.
 5. THE 10' VERTICAL CURVE IS THE VERTICAL CURVE FOR THE PROPOSED ROAD AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH.
 6. THE 5' VERTICAL CURVE IS THE VERTICAL CURVE FOR THE PROPOSED ROAD AND IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH.

NOTES:
 1. CONTRACTOR AND SURVEYOR TO VERIFY ALL DIMENSIONS AND LOCATIONS.

	Reeve & Associates, Inc. 400 S. WASHINGTON BLVD. SUITE 200, LAYTON, UT 84041 (801) 564-3898	
	DATE: _____ REVISIONS: _____ DESCRIPTION: _____	<p align="center"> The Cottages at Rigby Road PART OF THE NE 1/4 OF SECTION 11, T.20N., R. 10E., S.13 & N. U.S. SURVEY FARMINGTON CITY, DAVIS COUNTY, UTAH </p> <p align="center"> Schematic Plan </p>

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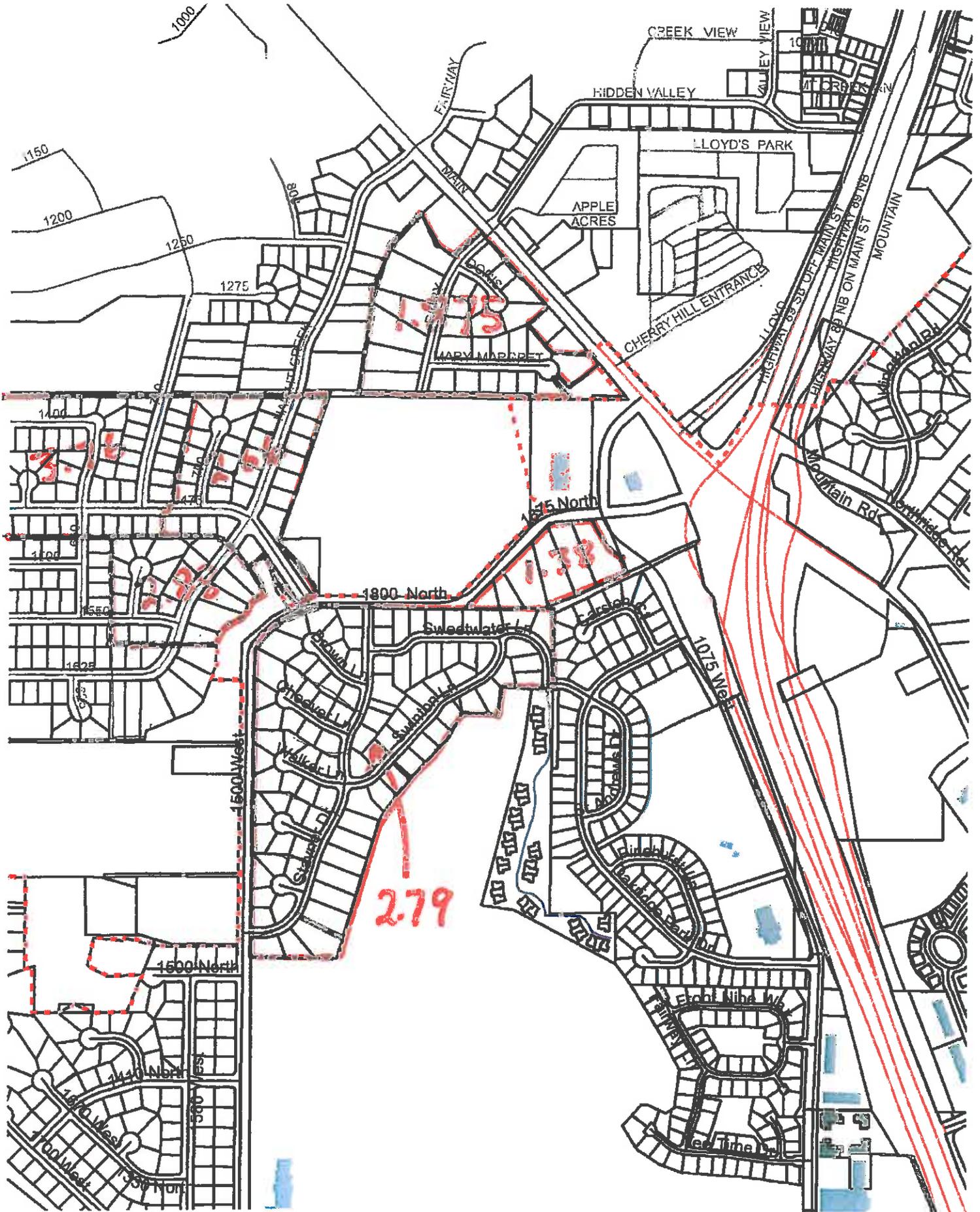


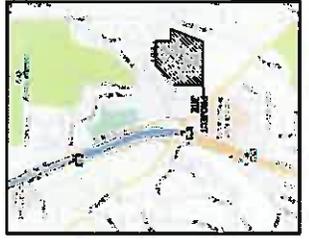
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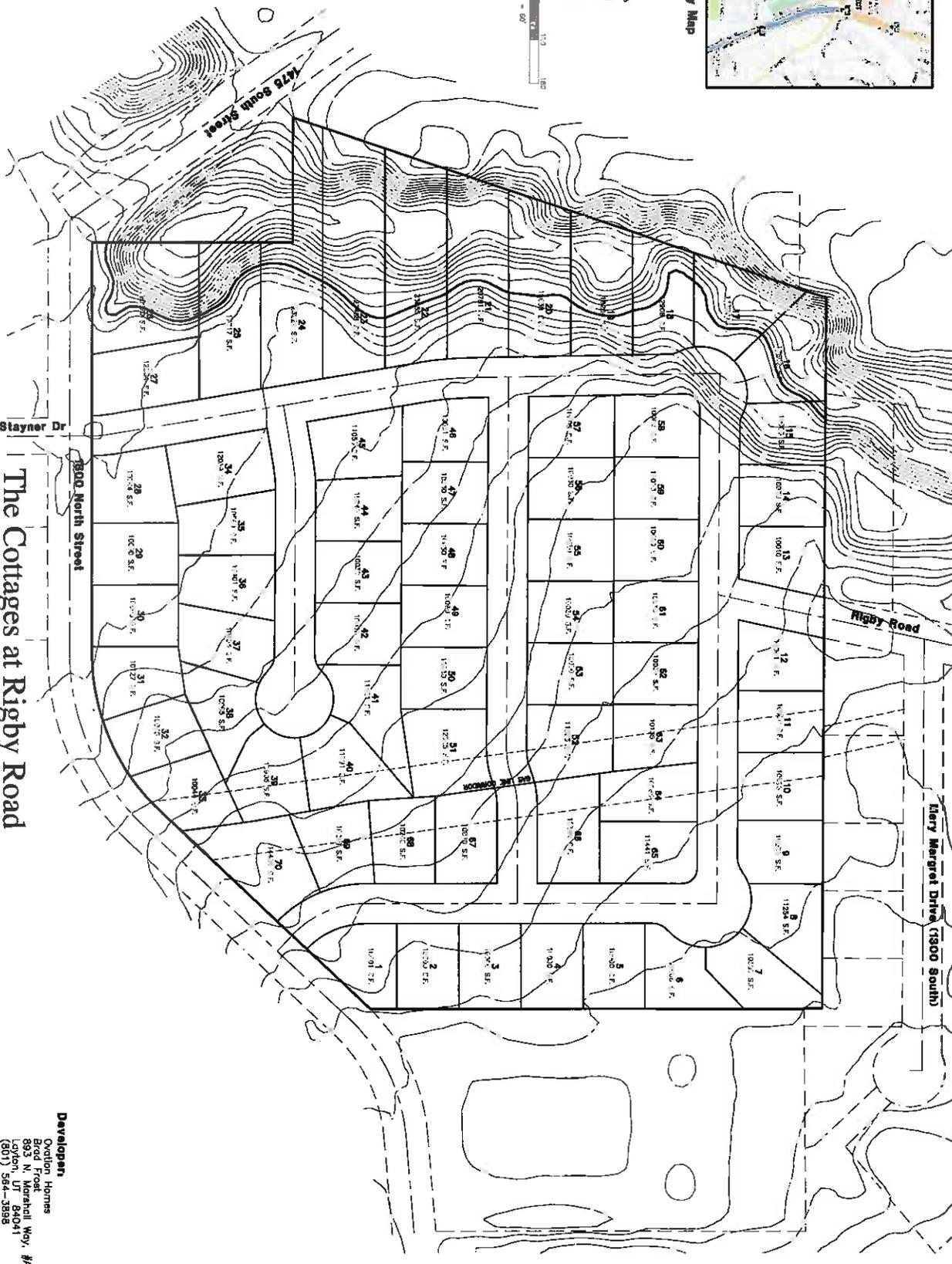
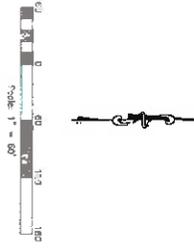








Vicinity Map



The Cottages at Rigby Road

Farmington City, Davis County, Utah

Developer
 Ovation Homes
 David Foster
 593 N. W. 11th St.
 Ft. Lauderdale, FL 33304
 (800) 564-3898

NOTES: 1. ALL LOTS ARE SHOWN WITH A TWO FOOT INTER-LOT...
 2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 S.F. OF COVERED AREA...
 3. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 S.F. OF COVERED AREA...
 4. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 S.F. OF COVERED AREA...

Revised: Dec. 12, 2013

Project No.	1
Revision	1
Date	12/12/13
Author	J. Tanner
Checker	J. Tanner
Scale	1" = 60'
Sheet No.	1
Total Sheets	1

Tanner Property
 1475 S. W. 11th St.
 Ft. Lauderdale, FL 33304
 (800) 564-3898

Yield Plan

DATE	REVISIONS	DESCRIPTION

Reeve & Associates, Inc.
 1000 N. W. 11th St.
 Ft. Lauderdale, FL 33304
 (800) 564-3898

Reeve & Associates, Inc.



November 11, 2013

Farmington City
Community Development
160 S. Main
Farmington, UT 84025

RE: The Cottages at Rigby Road

Dear Farmington City:

At the request of our client Ovation Homes, we are submitting to you this letter on the traffic feasibility on 'The Cottages at Rigby Road' which is a residential development on the north east corner of 1800 North and Stayner Dr. in Farmington, UT. The proposed development will include 58 Senior Adult Housing and 22 Single Family Housing.

A traffic generation and impact analysis was conducted, using the ITE Trip Generation 7th Addition manual. The proposed residential development will generate 426 daily trips to the neighborhood.

<i>Single Family – Detached Housing (ITE Figure 251 & 210)</i>						
Dwelling Units	AM Trips/Dwelling	AM Trips	PM Trips/Dwelling	PM Trips	Daily Trips/Dwelling	Daily Trips
58	0.20	12	0.26	15	3.71	215
22	0.77	17	1.02	22	9.57	211
TOTALS						
80	-	29	-	37	-	426

Level of service (LOS) is a system of values used to designate the service provided to the public. In the case of traffic operations, LOS refers to the ability of vehicles to travel through the circulation system with a measured amount of delay or speed. According to the 2000 Highway Capacity Manual, the official definition of LOS is: *A qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience.*

As can be seen, decreasing the LOS to a roadway is not done merely by adding a few additional trips to the roadway, but by the conditions of the surrounding area. The Highway

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Reeve & Associates, Inc.



Capacity Manual states that improvements are needed to the roadway systems once the LOS is negatively impacted to a point where the operations are at capacity. Operations at this level are volatile, there being virtually no useable gaps in the traffic stream.

Additionally, the proposed development would connect Rigby Rd. to Stayner Dr. giving another option for residents to access SR-273 (Main Street). By providing another access to Main Street, it will reduce any potential bind in traffic at 775 East/Main (Signalized Intersection), Rigby/Main St (Unsignalized) and 1075 West/Main St (Unsignalized). Therefore, this alternate option to access Main Street to residents in this area will not degrade the flow of traffic, safety, or delay of traffic in the surrounding area.

A design aspect that has been taken into consideration with this development is the horizontal sight distance along 1800 North with the proposed access road. The proposed roadway has been designed to be perpendicular to 1800 West to provide the maximum sight distance. The American Association of State Highway Transportation Officials (AASHTO) requires a minimum horizontal sight distance for vehicles turning left to see objects 3.5 feet above the roadway 280 feet with vehicles approaching at 25 mph. For right turns, the minimum horizontal sight distance for vehicles is 240 feet for vehicles approaching at 25 mph.

If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Nate Reeve, P.E.
Principal Engineer
Reeve & Associates, Inc.

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Email: ogden@reeve-assoc.com • Website: www.reeve-assoc.com

Tanner Property Comparative Summary, December 2, 2013
 Ovaton Homes (Application #'s S-15-13 and A-2-13)
 LR Zone (Large Residential)

Land in acres

Total Land Area	Conservation or Open Space Land	Total % Conservation or Open Space	Lot Size Typical	Lot Size Minimum	Total Lots Possible	DU/Acre
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Permitted Alternatives (land areas in acres)

Base (Chapter 11)	23.24	0	0	n/a	20,000	40	1.72
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Conservation Subdivision (Chapter 12)

Yield Plan	23.24	n/a	n/a	n/a	10,000	67	2.88
Option 1	23.24	4.862	21%	9,000	7,500	67	2.88
Option 2	23.24	5.883	25%	7,727	6,500	73	3.14

Discretionary Alternative (land areas in acres)

Yield Plan	23.24	n/a	n/a	n/a	10,000	67	2.88
PUD (Chapter 27)	23.24	2.324	10%	unknown	unknown	67	2.88

Ovaton

Bonus Request	23.24	3.486	15%	8,813	6,420	77	3.31
		Actual					
		Proposed					
		4.09	18%				

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

S U B J E C T: Pedestrian I-15 Crossing Proposal

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Amy Shumway will be making this presentation.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

Pedestrian and Bike Path Proposal

Purpose: To provide safe access to Legacy Trail and Farmington Station from Farmington Crossing and Oakridge Preserve Trail.

Presenter: Amy Shumway; 1178 Front Nine Way, Farmington UT 84025 • 801-451-8296 • shumweg@gmail.com

I am a mom of five boys ages 12 to 1. We love to ride bikes. The last two years we have set a goal of riding 100 miles in the summer. I moved back to Farmington in 2011 from Germany. After living in Germany for five years, I found a great love for riding and walking on safe trails. I was excited to see that during my absence, Farmington had made a lot of great improvements to the trails around the city. I was also excited to see a nicely planned development Station Park.



However, as I started using the new trails and bike paths, I quickly realized there was no safe access from my neighborhood to Station Park and to the trails west of I-15. I live in the triangular shape created by Highway 89 and I-15 (See Map 1). The residences that live in this area do not have safe access to Legacy Trail or to the D&RGW Rail Trail. I would like to propose pedestrian and bike access to Legacy Trail and Station Park through Farmington Crossing and Oakridge Preserve Trail.

After closer examination, I realized that this directly impacts every household east of I-15 and north of Park Lane (See Map 1). The only access these neighborhoods have is Park Lane, Shepard Lane, or an indirect path to State Street via Main Street. All of which are not safe options for bikers and pedestrians.

Ideas for access, in order of priority (See map 2)

- 1) **Tunnel or Bridge** going under/over I-15 from Farmington Crossing/Oakridge Preserve Trail connecting to Legacy Trail/Farmington Station/Station Park.
 - Safe, 24 hour access, great option for UTA front runner passengers, and great options for bikers and pedestrians.
- 2) **Shuttle** starting at Maverik and traveling to Farmington Station.
 - Good option for immediate safety- but not long term, not accessible 24 hours.
- 3) **Continue Legacy Trail** to Shepard Lane and making safe bike and pedestrian access over I-15.
 - Considering all future plans of possible interchange at Shepard Lane, not feasible for UTA frontrunner passengers.

Project Funding

- The Utah State Parks has a \$100,000 Grant for trails through the Recreational Trails Program.
- State Transportation Improvement Projects (STIP) has funding for improvement projects.

Extra Bonus

- Farmington City has always been divided because of I-15. This is one step in uniting the city.
- Adults and youth living in this area will have safe access to Station Park for employment.
- Pedestrian and bike access for those who use UTA front runner.



Map 1

Area of Farmington City without safe access to Farmington Station, Legacy Trail, and D&RGW Rail Trail



Map 2

Yellow is a tunnel or bridge for access to Legacy Trail from Oakridge Preserve Trail

Red is to continue Legacy Trail to Shepard Lane and create safe access at overpass at Shepard Lane

Blue is a shuttle from Maverik to Farmington Station



10/18/13

Amy Shumway
1178 Front Nine Way
Farmington, UT 84025

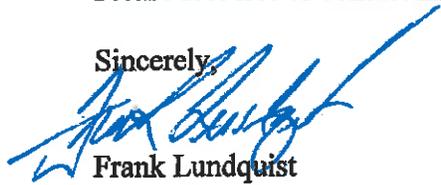
Subject: Farmington Access Proposal

To Whom It May Concern,

Amy Shumway has made a proposal for there to be a safe access to Legacy Trail and Farmington Station from Farmington Crossing and Oakridge Preserve. I have reviewed the proposal and endorse the ideas.

Please feel free to contact me if you have any questions.

Sincerely,



Frank Lundquist
VP of Store Development
Harmons



October 17, 2013

To whom it may concern:

The Farmington Crossing HOA endorses the safe access to Legacy Trail and Station Park.

Regards,

Kati Riding

Kati Riding
Treo Management
(801) 355.1136

Endorsments coming

Center Cal/Station Park - Craig Trottier

Farmington Trails Committee - George Chipman

Oct. 15, 2013

To Whom it May Concern:

I am writing this letter to make you aware of a serious issue. I live North of Station Park about a mile away (1566 Pinehurst Lane, Farmington). On countless occasions I have seen children and teens from my neighborhood riding bikes, or walking on very dangerous stretches of road trying to get to Station Park.

Station Park is a wonderful new addition to Farmington, a place I feel safe letting my teens go to shop, hang out with their friends, go to the movies. However, where I live, there is no safe way for teens or pedestrians to access Station Park.

I have seen very dangerous situations where kids are walking/riding bikes across the very narrow and low guard rail overpass that goes over I-15 on Shepard Lane. It is a very dangerous stretch as I have ridden my bike across it as well.

I have also seen teens walking/riding on the very busy Park Lane overpass trying to get to Station Park.

I know my neighbors feel the same and would love to have safe access to Station Park.

Please heed our concerns and help us keep our children safe. We need a safe way to access Station Park.

Thank you,
Melissa Morris
1566 Pinehurst Lane
Farmington, UT 84025
801-898-0413
melmorris11@gmail.com

9/26/2013

As a Mom I often take my kids to Farmington Station for clothes shopping, movies, food etc. We often hop on the Frontrunner down into Salt Lake for cultural events too. We love Farmington Station and all it offers families.

I like to encourage physical activity for our family and we often utilize the trails in Farmington. We live north of Park Lane and while I would like to use a safe trail to take our family down to Farmington Station, there are not options other than heavily traveled roads. I know we would spend more time down in that area if it was an accessible destination via foot or bike.

Andra Edmund
1457 Fairway Lane
Farmington

Our experiences riding bikes to the legacy bike pathway. We have taken all three surface streets to reach the station park entrance. Riding up an on/off ramp with two adults, one pulling a buggy and two small children on their bikes. Simply put NOT SAFE with “freeway” speeding cars exiting and merging to the multiple directions of destinations. Another route Shepard Lane to Main St. No side walks and especially no bike paths makes for an even more dangerous route. Nothing like riding between my children and the car edging ever too close because I am in the lane. All so they can speedily kick up rocks at us while they pass at their first opportunity . The final route is over the freeway on Shepard Lane. There is a sign posted that the lane is a bike lane while a bike is present. Just not sure the vehicles speeding past bothered to pay attention to it. Another smashing opportunity for me and my children between the car and cement barrier to the freeway below. It would be wonderful to have an actual bike path created for the safety of us the Farmington residents to use. Hopefully, it would lead to more use on our many incredible paths to explore. I know for my family we limit where we ride because of the hazardous routes to get to those enjoyable rides via a bike.

Sincerely,
Tessa Deasey
1771 Carston Ct.
Farmington

I want to begin by thanking you for your consideration of this proposition. I am a runner and have been so for nearly four years. It is something that has taken me by storm and I love it! My family recently moved to Farmington just over two years ago and have no intentions of ever leaving this place. The community, schools, friends, and beauty that surrounds this place is difficult to match.

Shortly after moving here, I sought out trails to run on so I could maintain my desire to run a couple of times per week. I found some decent places, but quickly realized that to stay on the trails safely, I would have to take trails above Oakridge Country Club that led me up towards Kaysville. These trails are great and above all, safely keep me away from automotive traffic. This past year I registered and ran the Farmington Days Half Marathon and can't tell you how fun and well organized it was. The only problem I encountered was that after the race, I discovered how many trails are available near Station Park on the south and west side. I didn't know they were there and thought that if I was to run on them, I could expand my runs into some different areas in Farmington, undiscovered by me. The unfortunate thing is that there is not a safe way to access these trails without having to jump in my car and drive over to Station Park. Now, before saying "How lazy are you?" a runner doesn't want to have to drive to go run unless that is the only option. I prefer to hit the ground running. A tunnel would provide better access to these safer trails. If we had access to walk to Station Park, I know numerous residents in Farmington would benefit from it. I love the trail I have access to by running towards Kaysville, but how awesome it would be to have the ability to run towards Station Park and stay in Farmington instead.

Scott Tingey
923 Kings Crossing
Farmington

I am supportive of the proposal to create a pedestrian access from Farmington Crossing trail to Legacy Trail. Farmington would benefit from this proposal to create safe, convenient pedestrian access to the Station Park development.

Almost daily, I drive between Shepard Lane and the UTA bus/train station. I often see commuters on bicycles—sometimes in the dark—making their way across this dangerous road. Several years ago, I tried to ride a bike over Park Lane to the UTA station to commute to work, but found it too dangerous.

I have walked home from the UTA station across Park Lane on numerous occasions and found it uncomfortable and unsafe. The signals installed on Park Lane do not have pedestrian controls, there are no pedestrian signs, vehicles accessing the on ramps and those exiting from the free-ways rarely notice pedestrians, there are no cross walks, and no pedestrian access to Park Lane from Station Park.

It is impossible to walk on Park Lane and fail to experience the unsafe nature of the design of this road. While driving, I've noticed numerous other pedestrians on Park Lane as well. As the Station Park development continues to grow and become more popular, pedestrian traffic on Park Lane will increase. Farmington City should address the need of safe, convenient pedestrian traffic on Park Lane.

Finally, the new striping on Park Lane creates confusion to drivers and worsens pedestrian access on this busy road.

I ask Farmington City to evaluate Park Lane and create safe pedestrian access to Station Park.

Sincerely,

Larry D. Wall
1356 Fairway Circle
Farmington, Utah 84025

9/26/2013

Each day I use the frontrunner to go from the Farmington to Provo stations for work. The mass transit system does not have a bus route for me from the Provo station to work so I ride my bike from the frontrunner to work.

In order for me to ride my bike from home to the Farmington station I must either traverse dangerous busy roads (freeway on ramp and Park Lane) or bike 3.5 miles the back way to Rio Grande trail. Even the roads to the Rio Grande trail are dangerous and busy and include the dangerous Shepard Lane overpass. I don't feel safe with either route and it becomes a matter of the transit system not being a viable option for me.

I would like to see an over or underpass with safe commuting (biking, walking etc) trails made linking the Farmington communities north of Park Lane to Farmington Station.

Darren Edmund
1457 Fairway Lane
Farmington

September 26, 2013

My name is Brant Eaton. I had a job at Station Park, and cannot drive. I had to give up my job because getting to my job was difficult and at times unsafe. I live in Farmington, and the only relatively safe way to get to Station Park is to circumvent the highway ramp, which has no pedestrian access, and bike all the way around and through the Hunter's Creek neighborhood, and to the entrance to Station Park. I want a safe way to get to Station Park, and one that does not require so much in the way of time and effort.

Brant Eaton
1457 Fairway Lane
Farmington

September 26, 2013

To Whom It May Concern,

We live in a community that has gone out of its way to create and improve trails for our citizens both for foot and bicycle access. We have also received a TRAX train station and Station Park, a beautiful and family friendly shopping center without foot or bicycle access. At present, according to the Farmington City Newsletter, "Cyclists and pedestrians are discouraged from using Park Lane, which was not designed for their use." In Fact Farmington police will issue citations where they view cyclists operating in an "unsafe" manner. So if one wants to take a bike on a TRAX train, they have to purchase a bike rack and drive their bike to the station where they can wheel it onto the train. If you don't drive a car or have access to one, then you must circumnavigate Park Lane, sometimes by miles in order to walk or get a bike to the station or the shopping center.

I use Park Lane everyday as I drive to work in West Farmington and from the get go, the design was dangerous and confusing. In one week, I observed four vehicle accidents on Park Lane and I can understand why pedestrian and bicycle traffic although not technically illegal is taking your life in your own hands if you decide to walk across or bike to Station Park.

There desperately needs to be a safe and convenient way for residents of North Farmington to access Station Park by foot or bicycle. Last fall, Salt Lake County voters approved a Parks and Trails bond that provided \$9 million for the construction of Parley's Bicycle and Pedestrian Trail. The keystone of that trail project is a passageway underneath 13th East that connects the Bonneville Shoreline Trail and Jordan River Parkway.

I believe the tunnel - passageway strategy fits in well with this scenario, connecting trails on the North to the TRAX station as well as Station Park Shopping Center. Without it, I fear it is just a matter of time before a pedestrian or cyclist loses their life.

Thank you for your consideration,

Janet S. Pinson
1363 Fairway Lane, Farmington, Utah

I so encourage a passageway to get from where I live (Fairways of Oakridge neighborhood behind the old K-Mart building) to Legacy Trail and Farmington Station. Only a few times have I taken Farmington Main from Shepard Lane with my bike trailer (kids inside) and been horrified at the lack of space there is on the road, in fact, it's not even close to being enough room to even use a road bike with a bike trailer. I had to walk my bike for several hundred yards. I have also gone over I-15 on Shepard Lane to get to Legacy Trail and that is equally dangerous. As I'm sure you know, the height of the overpass wall is very small and very dangerous for kids, adults or anyone for that matter, let alone, the distance from the cars passing by, scary.

I would love a way to get from my house to a longer trail for longer rides. I would also love to have my children with me so they can also reap the value of good exercise. It's impossible to get all our families' bikes on our vehicle to travel to Legacy Trail by car. We have 5 bikes and a bike trailer. I would love for our family to be able to spend additional family time on Legacy. As it stands now, we cannot without 3 separate trips to the trail.

I can also see my family enjoying a walk to Farmington Station to enjoy the scenery and new atmosphere. I can see us having a great time enjoying that as well. I could also see us enjoying using the Front Runner more and finding ways to use public transit more.

Most of all though, I would love the passageway for family and personal exercise purposes. I think everyone knows that with more exercise, people live longer and more full lives. You add family time along with that and it's an amazing combination. I think Farmington residents would reap MANY MANY benefits from this passageway, that would be life-changing.

Thanks for your consideration.

Kirsten Wright
1377 N Sandtrap Lane
Farmington, Utah 84025

As Farmington residents, my wife Carolyn and I are strongly in favor of developing access from our neighborhood along Shepherd Lane to the FrontRunner station located adjacent to Farmington Crossing. As we approach retirement age we plan on using bicycles more than automobiles for local trips for groceries, shopping, and entertainment. FrontRunner would also give us access to points all along the Wasatch Front. Allowing us access to Farmington Crossing without being exposed to heavy traffic areas and high risk (like Park Lane on a bike) would expand our ability to spend locally. Linking our neighborhood directly to Farmington Crossing would expand the boundaries of the Transit Oriented Development concept that has been one of the biggest benefits of that development. We see this as a natural step in the Envision Utah concept that the Farmington City Planning Commission is also embracing.

Thank you for considering our input.

James E. and Carolyn Smith, 1420 W Fairway Circle, Farmington, Utah 84025.

To Farmington City:

I am a concerned citizen of Farmington City. I've lived here over the course of 10 years. I've loved every minute of it. I've very much enjoyed the new Station Park. I think it was well thought out and that it will bring a lot of good business to Farmington and a beautiful place for families to gather and enjoy the shopping area and other activities available. I've enjoyed the thought that has gone into keeping walking and riding trails throughout the city. Another area that I really enjoy is the train station. I use this train daily to ride into work, which is in downtown Salt Lake City.

However, I have one concern. I have to drive to the train station from my home. I have no other options. I cannot walk or ride my bike because there is no place for me to safely connect to the Station Park area. I wish I could ride my bike and take my bike on the train with me. This would add so much convenience to my commute. This would also enable me to leave my vehicle at home for use of my family. Not only am I concerned about my safety, but I am concerned for the safety of those who have chosen to bare the challenge of riding their bike or walking to the station. There have been multiple occasions when I have left for the train at 5:30 AM and I am not able to see the bikes or walkers until it's almost too late. It concerns me that Farmington City has not made a viable passage from Farmington Crossing area to safely get to Station Park. I have noticed also now that Park Lane lines have been repainted and there are no shoulders to the road to bike/walk on now. It has only now become more of a hazard.

When I first moved to Farmington City, there were requests for Farmington City to install a light at one of the intersections on Clark Lane and 1100 West (Park Lane). However, it was never installed until precious lives were lost. I hope that this time, Farmington City will recognize that this safety issue needs to be addressed now. It's my desire that the city will support the effort of making a safe route for bikes and walkers to get from west of Park Lane to Farmington Station. I hope it will be completed before we lose anyone to this hazardous situation.

I support the proposal that is being proposed to make a connection for bike and walking trails from West of Park Lane to Station Park. I believe that currently it is unsafe for all involved and believe with this proposal we can make our roads safer for everyone.

Sincerely,

Spencer Shumway
1178 Front Nine Way, Farmington UT 84025

I use the express bus and/or the front runner to get to salt lake city nearly everyday. Instead of driving to the station I have chosen to ride my bicycle each day. Currently I have to ride on the entrance ramp and over the bridge, or around through west Farmington to get to the station. Neither way is very safe, or as safe and family friendly as a trail through a tunnel or over a dedicated bridge would be. It would be nice to have the trails on both sides of I-15 connected, especially for anyone who would like to get to the station by not driving.

Thanks,
Chad Stone
1712 St. Andrews Drive
Farmington

To Farmington City

I first of all would like to say how proud I am of the Station Park project, it is so great to have everything it offers at such a short distance. I love being able to ride our bike as a family on the Legacy trail and know that my family is safe from vehicles and other obstacles. I am the father of 2 boys that are my world, as they grow up I know they are also going to want to enjoy all the great things that Station Park brings. With the necessary traffic that the Station Park has to have I am concerned about the safety challenge they will face if they choose to walk or ride their bike's there. When I was approached about my thoughts on a possible project that could get us to Station Park without having to face the massive amounts of traffic I thought this is a way to make Station Park even better. If the community knew they could have access to the Legacy trail and Station Park without having to deal with the traffic that will surely without a doubt bring more people to Station Park. I really hope that you will consider this proposal, truly there are no negatives that I can think of, I know it may cost a lot but we are investing in our City as well as our Citizens. I get excited about the thought of riding our bike's from my home onto Legacy Trail without any safety hazards. Please and I emphasize Please look at this closely, it will truly make our community a greater place.

Richard Downs
1166 West Front Nine Way
Farmington, Utah 84025

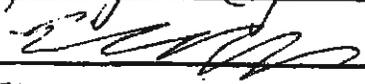
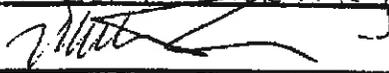
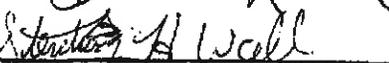
Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1. <i>Renee Richards</i>	1184 1/2 Court Farmington	801-451-5867
2. <i>[Signature]</i>	1168 Set Court Farmington	801-451-6864
3. <i>Chris Newkirk</i>	1152 N. Set Court, Farmington	801-451-9051
4. <i>Margie Anderson</i>	1191 N. Set Court, Farmington	801-556-7644
5. <i>Mashelle Kaholoua</i>	1254 Shepard Ln. Farmington	801-243-4925
6. <i>Jay [Signature]</i>	1246 Shepard Ln. Fen	801-573-1484
7. <i>Nancy Smith</i>	1210 Shepard Ln	395-319-4455
8. <i>Elen Buckner</i>	1172 W Shepard Lane	801-451-2903
9. <i>JEFF KAY</i>	1162 SHEPARD LANE	JEFFKAY@SISILIA.COM
10. <i>KATH LORR [Signature]</i>	1152 W SHEPARD LANE	801-690-1959
11. <i>Katie Smith</i>	1134 Shepard Ln	801-614-9152
12. <i>BEN A. TORGENSEN</i>	1112 SHEPARD W.	702-592-4471
13. <i>ARINA HEERGA</i>	1242 N. 1100 W	801-390-7014
14. <i>INVIS HUGER</i>	1262 N. 1100 W.	801-510-8010
15. <i>Shannon Watts</i>	1262 N 1100 W	410-218-4212
16. <i>Cynde Bahler</i>	1274 N. 1110 W.	801-706-7706
17. <i>Michelle England</i>	1091 Shepard Lane	801-599-3334
18. <i>Jen Carter</i>	1129 W. Shepard Ln.	801-510-0806
19. <i>Jain Macfield</i>	1157 W. Shepard Ln	801-657-1504
20. <i>Jane Macfield</i>	" "	" "
21. <i>GEORGE HADDON</i>	1187 N FAIRWAY CIRCLE	801-633 3766
22. <i>[Signature]</i>	1192 " "	801-451-5616
23. <i>Trissa Fonnecke</i>	1118 N Fairway Cir	801-451-9263
24. <i>Kirsten Steadman</i>	1118 N. 1290 W.	801-641-2160
25. <i>Tyler Steadman</i>	1168 N. 1290 W.	801-628-8108

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Doug Founsbey	1118 N 1290 W.	801 451 9263
2 Lon Kinnis	1353 Fairway Cir.	801-451-5962
3 Claudy Francis	1353 Fairway Cir	801-451-5962
4 Sandy Kemp	1383 W Fairway Circle	801-451-6866
5 	1383 W Fairway Circle	801-451-6866
6 Teresa Christensen	1397 W Fairway Circle	801 451 7140
7 Scott Christensen	1397 W. Fairway	801-451-7140
8 Jayna Jones	1397 W. Fairway Cir	801-451-7140
9 Tom Done	1093 Fairway Cir	801-451-5319.
10 Gary Done	1093 N. Fairway Circle	801-451-5319
11 Heidi Done	123 E. 300th. #1	801 628-7126
12 Ed Done	123 E. 300th. #1	801 910-3096
13 Eric Cook	1123 N. 1410 W.	801-447-8241
14 Joseph Cook	1129 N. 410 W.	"
15 Cheryl Campbell	1139 71. 1410 W	801-451-6307
16 Shari Monk	1155 N. Fairway Circle	801 447 4265
17 David Monk	" " " "	"
18 Stephanie Thornley	1432 W. Fairway Cir	801-451-0696
19 	1432 W Fairway Cir	801-451-0696
20 Camille Thornley	1432 W. fairway cir.	801-451-0696
21 Carolyn Smith	1420 W. Fairway Cir	801 447-3487
22 	1420 W Fairway Cir	801 447-3487
23 Barb Reed	1374 W " "	417-2690
24  H Wall	1356 W Fairway Circle	801-447-4726
25 June Wall	1356 W Fairway Circle	801-447-4726

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

	Name	Address	Email or Phone
1	Melissa Van Wagoner	1171 STILLWATER DRIVE FARMINGTON	801 541 6420
2	Fred CHAMPT	1111 Stillwater Dr. Farmington	84625 801-607-0995
3	Stan Fawcett	1073 Stillwater Dr. Farmington	801-851-0005
4	ARLINE WAGSTAFF	986 W Willowfarm Paseo	(801) 403-2803
5	Christina Fawcett	986 W Willowfarm Paseo	(801) 442 9445
6	Josh Ferguson	903 Willow Farm Paseo	801-739-5496
7	Shawna Smith	903 Willow Farm Paseo	801-913-3876
8	Fel Hendley	932 Motor Court	801-725-8214
9	Dana Leininger	886 IBIS CROSSING FARMINGTON UT. 84405	801-250-9370
10	Bryce Garey	898 Ibis Crossing	801-643-8073 Bryce.Garey@hsc.utah.edu
11	Michelle Garrett	889 Ibis Xing Farmington ⁸⁴⁰²⁵	801.913.7133
12	Amber Thompson	907 W Waterside Dr.	801 497-6503
13	Jenny Tibbitts	903 Waterside Dr.	801-706-2288
14	Hiram Tibbitts	903 Waterside Dr.	801-678-1830
15	Megan Aslett	896 Waterside Dr.	801-404-3926
16	Margie Aslett	896 Waterside Dr.	801-319-7492
17	Brooke Aslett	896 Waterside Dr.	801-557-9514
18	GRANT Aslett	896 Waterside Dr.	801-558-6135
19	Jan Flinders	914 N. Farmington Ct.	801-682-9751
20	Chelsea Bendt	798 Farmington Xing	801-660-8498
21	Rebecca Sawyer	899 Willow Bend Way	801-451-5128
22	Dan L L	904 Willow Bend Way	801-725-5200
23	Kriste Holley	307 S 50 W. Kayville	801-928-4653
24	Jeanette Holley	307 S. 50 W. Kayville	801-928-4653
25	Bruce Johnston	898 Willow Bend	801 910-6805

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Jennifer Smith	918 Spring Pond Dr. Farmington	Jiggypjy4ub@hotmail.com
2 Todd Smith	916 Spring Pond Dr. Farmington	tsmith@sdnet.mn.us
3 Scott Carlson	922 Ibis Crossing Farmington	scotcarlson@yahoo.com
4 Josie Garey	898 Ibis Crossing Farmington	jobear683@hotmail.com
5 Janet Silvester	892 W. Ibis Crossing Farmington	jsilvester@dsmtp.net
6 Allie Dail	883 Waterside Dr. Farmington	allieelisabeth@gmail.com
7 Jessica Walker	897 Waterside Dr. Farmington	Kyiewalker2@me.com
8 Bren Williams	904 Waterside Dr. Farmington	Jaguar201@hotmail.com
9 Pam Christiansen	912 Waterside Dr. Farmington	markjwhite@calpatransport.com
10 Megan Anasco	918 Waterside Dr. Farmington	meagananasco@gmail.com
11 Myla Zuckman	1083 Stillwater	mylaxzuckman@sdstate.edu
12 Kellie Kezior	910 Farmington Crossing Farmington	Kellie.Kezior@gmail.com
13 Emily Fillerup	904 N Farmington Crossing	emilyfillerup@gmail.com
14 Carl Fillerup	904 N Farmington Xing	Carl.Fillerup@gmail.com
15 Stefan Matzke	872 Farmington Xing	smatzke@gmail.com
16 Lindsay Lawck	936 Spring Creek Drive	LindsayLawck@hotmail.com
17 Whitney Nelson	947 Spring Creek Dr	whitney1801@gmail.com
18 Erin Spencer	943 Spring Creek Dr.	erinespencer@gmail.com
19 Liz Ahern	939 Spring Creek Dr.	lizmahern@hotmail.com
20 Frank Hulet	822 Farmington Xing	frank.hulet@gmail.com
21 Carl Hulet	822 N Farmington Xing	Cambrelle.Hulet@gmail.com
22 John Cook	814 N. Farmington Xing	Lacey.cook@hotmail.com
23 Mike Fulkerson	907 Willow Bend Way	MIKE@BIKE82@Gmail.com
24 Allyson White	890 Willow Bend Way	allysonwhite@yahoo.com
25 Marianne White	890 Willow Bend Way	marianne.white@sdstate.edu

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1. <i>Jan Peterson</i>	1199 Pinehurst Ct	801-808-7227
2. <i>Tyson Sanders</i>	1543 N. ...	801-808-0747
3. <i>Edgar ...</i>	1551 W Oakridge Park Dr	801-574-5465
4. <i>Brenda ...</i>	1563 Oakridge Park Dr	801-726-9633
5. <i>Glenn ...</i>	1563 Oakridge Park Dr	801-510-8225
6. <i>...</i>	1417 " " "	501-451-7990
7. <i>Janet ...</i>	1677 Oakridge Park Dr	801-451-8434
8. <i>Annely ...</i>	1208 W. St. Andrews Dr.	801-451-6253
* 9. <i>David ...</i>	1222 Oakridge Park Dr	801-451-7964
10. <i>Cheryl ...</i>	1222 Oakridge Park Dr	801-647-5966
11. <i>Rabon ...</i>	1783 Carston Ct	801-915-4722
12. <i>Karen ...</i>	1227 Carston Ct.	801-451-0570
13. <i>...</i>	1243 Carston Ct	(801) 447-8851
14. <i>...</i>	1253 Carston Ct	801-447-0700
15. <i>Chris ...</i>	1263 Carston Ct	801-381-4401
16. <i>Kimberlee ...</i>	1266 Carston Ct	801-726-7958
17. <i>...</i>	1262 Carston Ct	801-451-9202
* 18. <i>Cindy ...</i>	1799 Carston Court	801-451-7512
* 19. <i>Tessa ...</i>	1771 Carston Ct	801-699-8395
20. <i>Niclette ...</i>	1697 St. Andrews Dr.	801-447-3318
21. <i>Rebecca ...</i>	1708 N. St. Andrews Dr.	801-447-9155
22. <i>Tyette ...</i>	1692 St Andrews Dr	801-451-6535
23. <i>...</i>	1684 N St. Andrews Dr.	801-451-2718
24. <i>...</i>	1684 N St Andrews Dr	801-451-2718
25. <i>Siryl ...</i>	1674 N. St Andrews Dr	801-451-8322

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

	Name	Address	Email or Phone
1	Sumner Reid	1057 Oakridge Park	sumnerreid@yahoo.com
2	WAYNE LEVESQUE	1121 OAKRIDGE PARK	501-390-4082
3	TONOME COLL	1151 OAKRIDGE PARK DR	435-224-2125
*4	Kimberly Harding	1171 PINEHURST CIR.	801-232-6709
5	Leslie J. Fog	1539 Oakridge Park Dr.	801-447-9123
6	Jennifer Ericson	1557 Oakridge Park Dr	314-835-9811
7	Mark Douglass	1709 Oakridge Park Dr	501-477-3323
*8	Amber Aimee Judd	1242 Carver Cr Farmington UT	801-451-5775
*9	Claid Stone	1712 St. Andrews Dr	801-556-4785
10	Manon Rodriguez	1654 St. Andrews Dr	801-391-5208
11	Jim [unclear]	1644 St. Andrews Dr.	801-447-5188
12	[unclear]	1636 St. Andrews	801-447-8320
13	[unclear]	1639 St Andrews Dr.	801-451-9151
14	Ross M. Lewis	1614 ST ANDREWS DR	801-451-2414
15	LAURE BARNES	1576 Pinehurst Ln -	501-431-2986
16	CARY UMEMURA	1574 PINEHURST LN.	801-513-9027
*17	Melissa Morris	1566 Pinehurst Lane	801-451-0700 / 801-998-0113
*18	Jeff Morris	1566 Pinehurst Lane	801-706-8184
*19	Eric Wadsworth	1564 Pinehurst Ln.	501-447-5411
20	Ryan Jensen	1562 Pinehurst Ln	208-390-4165
21	Timothy Auger	1561 Pinehurst Ln	301-531-3569
22	Patrice Barlow	1543 Pinehurst Ln.	801-451-7626
23	Cheryl Cheyney	1542 Pinehurst Lane	801-447-8505
24	Barbara J. Rowland	1531 N. PINEHURST LANE	801-451-7287
25	AMC Campbell	1131 Oakridge PK Dr	501-466-2076

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

1	DAVID HILL	1402 W. FAIRWAY CIR.	(801) 451-5845
2	Melita Hill	1402 W Fairway Circle	801 451-5845
3	Terelle Wickham	1354 Fairway Circle	801 603 2884 / Terellesings@gmail.com
4	Cip Petersen	1354 Fairway Circle	801 810 5870 / cipiii@Com.com
5	Pat Evans	1336 W Fairway Circle	801-451-7933
6	M.d. Evans	1336 W, Fairway Circle	801-451-7933
7	July Ann	1510 Cherry Blossom Dr.	801-856-9209
8	John Stubbbs	1322 W. Fairway Cr.	801-451-0094
9	Fyan Stubbbs	1322 W. Fairway Circle	801-529-6298
10	Jane Harper	1146 W. Fairway	801-451-2809
11	Jackson	1323 Fairway Cir <small>erickson online@gmail.com</small>	801-807-8834
12	Brandon Erickson	1323 Fairway Cir	801-807-8833
13	Aaron Nielson	1135 Fairway circle	801-647-4717
14	Sheena Nielson	1135 Fairway Circle	801-725-8440
15	Cindy Hall	1123 N Fairway Circle	801-701-6430
16	John	1123 N, 1290 W.	801-232-6302
17	John	1123 N, 1290 W	801 309 0749
18	John	1391 FAIRWAY CIR. 84025	801-641-2215
19	John	1345 Fairway Cir.	801-451-8512
20	John	1405 Fairway Cir	801-347-6579
21	Pat Ford	1345 Fairway Circle	801-451-8512
22	Andria Hemlock	1405 Fairway Cir	801-809-3823
23	Krista Kilpack	325 Mill Street	425-225-0363
24	John	1345 Fairway Circle	801-451-8512
25	Larry Wall	1356 Fairway Circle	wallld@deseretmag.com

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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

	Name	Address	Email or Phone
1	Coby Horkinson	1097 W Oakridge Park Dr	801-509-1271
2	Lucas Williams	1161 Oakridge Park Dr.	801-451-8446
3	Alta Nelson	1212 Pinelawn Cir	
* 4	Erin Smedin	1544 OAKRIDGE PARK DR	801 874 5847
* 5	Erin Smedin	1544 Oakridge Park Dr	801 698 0712
6	Jeffrey Wilkins	1556 Oakridge Park Dr	801-309-4856
7	Marye Giers	1558 N OAKRIDGE PARK DR	801-447-4742
8	Erin Smedin	1634 Oakridge Park Dr	801-451-4885
* 9	Erin Smedin	1646 Oakridge Park Dr	801-451-0884
10	Mike Johnson	1656 Oakridge Park Dr	801 347-8799
11	Jeffrey Wilkins	11688 Oakridge Park Dr	801-447-9268
12	Mark Koenigs	1209 OAKRIDGE PARK DR	801-451-7314
* 13	Melanie Rogers	1209 OAKRIDGE PARK DR	801-451-7314
14	Sandy Weeks	1199 Oakridge Park Dr.	801-447-8721
15	R. L. Post	1228 Constan Ct	801-447-1464
16	Amy Shumway	1178 Front Nine Way	801-451-8296
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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Michele Copeland	894 Willow Pond way Farmington	lkn4smty@yahoo.com
2 B. Gray	889 W. Willowbank Road	bgray@ablographus.com
3 Megan Larsen	849 Spring Pond Drive	princessbubbles@hotmail.com
4 Kami Smith	1008 9 N Shepard Crk	
5 Joe Rose	1024-1 Shepard Crk	Joe.Robison@gmail.com
6 Shyja	1026-9 Shepard Creek Parkway	sharissachukote@hotmail.com
7 Randa Muecke	1026-7 Shepard Creek Parkway	
8 Randa Muecke	" " " "	Randa Muecke at [unclear]
9 Kristina Prince	967 W. Willow Garden Place	
10 Maria na & emudu Oke	1064-10 Shepard Creek pkwy	marole78@gmail.com
11 Bonnie Norste	1044 N. Shepard creek pkwy	bjnorste@msn.com
12 Nicole Herr	1031 Stillwater Dr	nigjacobson@gmail.com
13 Micaela Robinson	1027 Shepard Church Drive	micaelarobinson@gmail.com
14 Sherri Byington	940 West Shepard Church Dr.	
15 Joanne Stromberg	940 W Shepard Church Dr.	
16 Thacia Wandowski	895 Waterside Tr, Farmington	84025 801-580-1244
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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Sarah Richards	893 Willow Bend Paseo	(801) 447-3690
2 Sara Snarr	831 Spring Pond Dr.	801 709 3544
3 Alle Charlotte	959 " " "	801-649-8971
4 M Steadman	919 Juniper X. W.	503-701-9729
5 S Yates	935 Farmington Crossing	801-643 0042
6 Janet Robertson	803 Farmington Crossing	801-451-2976
7 Karen Coverston	795 Farmington Crossing	801-557-1382
8 Allie Forsyth	929 Willow Bend way	801-455-6161
9 Charlotte Nole	1064-4 Shepard Creek Pkwy	208-861-1308
10 Chay Ohlson	1090-10 " "	801-927-7241
11 Mallongstahl	1041 Stillwater	801-643-7149
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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Brichelle Eyre	533 E. 1550 S. ^{Kaysville}	801-447-4475 451-7801
2 Margot Paulini	517 E 1550 S ⁸⁴⁰³⁷	801-719-8848
3 Emily Cooper	509 E. 1550 S. 84037	801 447-4475
4 Robyn Nelson	1533 S. 500 E. 84037	801 726-2093
5 Justin Nelson	11	11
6 Catherine Meppen	1542 South 500 E. 84037	801-451-0658
7 LARRY MEPPEN	1542 S. 500 E. 84037	801-540-7755
8 Stephanie Bentley	1502 South 600 E. 84037	801-205-4258
9 Kathryn Sparks	1573 S 500 E 84037	801-451-6164
10 ROGER CARRASQUEL	568 E 1550 S. 84037	801-828-6401
11 Sally Peterson	588 E. 1550 S 84037	801-451-5991
12 Debra	588 E. 1550 S. 84037	801-451-5991
13 M	681 E 1550 S. 84037	801-447-3559
14 Denise Putnam	604 E. 1550 S. 84037	801-447-3730
15 CHAD Hoffmann	652 E. 1550 S. 84037	801.447.3335
16 Corinne Hoffmann	650 E 1550 S 84037	801-447-3335
17 Jason Traveller	684 E. 1550 S. 84037	801-451-7913
18 Gil Miller	1521 S. 700 E. 84037	801-451-7654
19 Mary Ann Miller	1521 S. 700 E. 84037	801-451-7654
20 Laurie Jenson	551 E 1550 S. ^{Kays} 84037	801-451-7424
21 Dave Jenson	551 E. 1550 S. ^{Kaysville} 84037	801-451-7424.
22 RYAN LAUCK	936 Spring Creek Dr Farmington	24-924-6932
23 Scott Ogilvie	615 S. 150 E. Farmington	(801) 451-9438
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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Brown Barber	1063 W 900W	BrownBarber@gmail.com
2 Jackson Jerilyn	924 N 1100 W	jacksonjerilyn@yahoo.com
3 Katrina Barber	1063 W 900N	barberkatrina@gmail.com
4 Sue Cluff	896 N Spring Pond Dr	sue.cluff@yahoo.com
5 Dianne Morse	879 N Kings Crossing	Dianmorse@gmail.com
6 Robert Jackson	924 N. 1100 W.	diamondraj@yahoo.com
7 Brenda Musser	1063 N. 1102 W.	musserfam@msn.com
8 David Musser	1063 N. 1100 W	Musserfam@msn.com
9 Barry L Figgins	1013 N 1100 W	Barry L. Figgins@Globe.com
10 Cathy Figgins	1013 N 1100 W	Barry Figgins@gmail.com
11 Katie Mitchell	1071 Turnberry Circle	benandkate2000@yahoo.com
12 M.L.W.	1037 N. 1100 W	michellm.w.1501@msn.com
13 [Signature]	1016 N. 1100 W.	Anonymous 1502@msn.com
14 John W. [Signature]	1037 N 1100 W	mjbbae@msn.com
15 Nadine Simon	1048 Prestwick Circle	simefam4@hotmail.com
16 Mary Brian	998 Prestwick Cir	mjbrian@msn.com
17 Stephanie Clifford	1007 N 1100 W.	acliff600@aol.com
18 Michael Hollingsworth	1062 W 900 N	mccallhollingsworth@gmail.com
19 Paul Hollingsworth	1062 W. 900 N	boneysquall@yahoo.com
20 Kristy [Signature]	1015 W 100 N.	luxybrows@gmail.com
21 Kim Tingey	923 Kings Crossing	Kim_tingey@hotmail.com
22 Alexis Leavitt	1122 N 1100 W	joshandlexta@gmail.com
23 Michelle Egan	1503 N. June Dr. Farm.	michelleegan@earthlink.net
24 Royce Davies	1065 Stillwater Dr. Farmington	royce.davies@gmail.com
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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Macall Swenson	232 N Main Kaysville, Utah	macall@bebikes.com
2 Jordan Klerig	1672 N 400 W #295, Layton, Utah	Jordan@bebikes.com
3 Eric Klapstein	Layton, UT	eric@bebikes.com
4 M. Scott Quinny	2113 N 1450 E Layton ⁹⁴¹¹	SQUINNY216@GMAIL.COM
5 Tina Weber	850 E. 1475 S.	webertina@prologmail.com
6 Aaron Weber	250 E. 1475 S.	AWFBTR555@YAHOO.COM
7 Juan Ramirez	1533 TRAIL DR SYRACUSE 84075	
8 Alisha Johnson	77 N. 2050 F Layton, Utah	alisha.johnson20@gmail.com
9 Logan Whitehead	528 S. 1100 E. SLC, VT	logan.whitehead@utah.edu
10 Alex Lizarrato	4101 E 3350 N, Ogden, UT 84414	alex.lizarrato@gmail.com
11 Alan Stettler	1294 N. HUY ST KAYSVILLE UT	alanstettler@yahoo.com
12 David Blech	810 N. Gresham in Kaysville	801-909-1924
13 Brian Harris	1501 S 650 E Kaysville	801-299-6673
14 Tanner Virost	3152 N. Whitetree Dr. Layton ^{sub 10}	801-645-8145
15 Lon Wall		
16 Mara Hammer	1347 Craftsman Ct Layton	maral347@gmail.com
17 Duane Watters	1538 W 1570 N Clinton 84015	DUGGEBSTE@Yahoo.COM
18 Brandon Arnell	186 W 475 S Ogden UT 84401	twiggie003@hotmail.com
19 Bill Gillette	965 E 3400 N. Layton ⁸⁴⁰⁴⁰	wg.gillette@earthlink.net
20 Susan Van Brocklin	305 W. CLOVERMEADOW KAYSVILLE ⁸⁴⁰³⁷	bo@bebikes.com
21 Sarah Alcala	7163 N. Church ST 84041	sarahandtravis@msn.com
22 Aaron Lepper	2052 S. 875 E. Clearfield, 84015	downhilllepper@msn.com
23 Richard Downs	1146 W Front Farmington ^{North Way}	rdowns62@msn
24 James Gutierrez	192 E 1525 N Layton UT 84041	jimgatufo@msn.com
25 Tiana Prodnikusch	9457 West 1275 North Layton 84041	tiana3@line.co

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Zach Chubelcin	232 N Main St, Kayville, UT	zach@bebrkes.com
2 DANIEL BEATTY	2067 S 450 E KVILLE UT	cdbeatty@readytek.net
3 Todd Flitton	507 Anita drive	
4 JASON R. WOODLAND	95 Country Springs	JWOODLAND4@gmail.com
5 Jeff Pollock	2437 N. 10 W. Layton, UT	snowboardpullock@comcast.net
6 Ron Klupczy	1480w 1650w Layton	princeofjorn@gmail.com
7 Robert Ward	1440N. Cherry Blossom	robertw.sing@gmail.com
8 Debra Adam	2735 S. 725 W. PERRY UT	mtclimber@comcast.net
9 Nate Johnson	76 North Woods Heartwood St, Kayville	801-425-6522
10 GANDY ABER	529 W 2810 S ^{SYRACUSE} 84075	GANDYABER@GMAIL.COM
11 Steve Hoff	775 Willowmere Dr. 84037	
12 Eric Jensen	1144 On the Green ^{WY} 84035	801 207 8712
13 Jon Dille	747 27th * #1 Ogden	801 643 4470
14 JON HALE	355 MORGAN ST.	(801) 645-8480
15 Chad Nicholls	1077 E. 755 S. Lybrn Ut.	801-336-7236
16 Suzanne Johnson	1709 Cisterna Circle Layton	801-513-8477
17 Kase Holbrook	92 E 475 S Kayville	801-593-0696
18 Harrison Holbrook	92 E. 475. S Kayville	801-593-0696
19 Clain Udy	213 W 1350 N Centerville	801-388-3812
20 TSO Twardo	2186 Cave Hollow Bunka	801 668 6985
21 Barbara Schlichte	5130 Silver Mt Cove, Mt. Green	801mt barbara@lfit.com
22 JON ARGYLE	210 S Windmill Ct K-Town	801 546 3371
23 Steve	164 E 600 N, Kayville, UT	801-444-0757
24 Kelly J. Ross	1698W 2400W Clinton UT	801 728-9157
25 ...	85N

Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 Patti Quinney	2113 N. 1450E Layton	Patti.q29@gmail.com
2 JEFF HALL	1499 N. 125 E. Layton UT.	JEFF.VHALL@gmail.com
3 Kelly Bricker	1590 Leola St. Kaysville	Kelly.bricker@health.utah.edu
4 GARY LEE	1199 DEVON ST Kaysville	aesthetecare@yahoo.com
5 Karen Lemker	1732 S. 400 E. Kaysville	karenlemker@gmail.com
6 Frank Marks	2614 5350 E. Charlhill, UT	Frank.s.marks@gmail.com
7 Brenda Fowler	840 E Windsor	UPDOWN@aol.com
8 Jacob Bradshaw	1030 W 2600 N Layton, UT	jbradshw@gmail.com
9 Clair Skoubye	611 N. Fairfield Road	Roch-Climb_80@a.com
10 MICHAEL Blom	449 Hollybrook way FARMINGTON	8013098319
11 Lisa Brown	984 Wind Riverway KSVL	lisabrown141@gmail.com 801-444-3880
12 Mark Holt	1375 W. 2325 W. SYRACUSE	msdun7sch@aol.com
13	1339 W 5755 Layton	mr-sever@hotmail.com
14 Laurel Moyes	1067 W. 450 SO LAYTON	Laurel.Moyes@gmail.com
15 Claire Howells	2138E 2900N Layton	cbozcrusin@aol.com
16 GARY STOCKER	124 S 975 W, KAYSVILLE, UT	(858) 774-5785
17 Scott Bell	1581 Saddlehorn Cir Farmington	801 979-4190
18 Bob Holt	260 W. PARADISO LANE UT CENTERVILLE,	801.554.3883
19 KEN GIBBONS	98 MORNING MIST LN KENNESAW	901-631-7628
20 PAUL THEISEN	1482 N 175E Layton UT	ptazgy@aol.com
21 MARTIN THEISEN	1482 N 175E Layton UT	623 734 8213
22 Dan Yates	881 Sherwood Dr. Layton	801 631 5996
23 Jerry Wilson	571 N 600 S LAYTON	801-381-0265
24 Phil Valverde	92 S 975 W Kaysville	509 354-4131

DAVE ALLET	2028 S. 575 W. SYRACUSE	alletd@ gmail. com
Ben Hughes	1269 StoneCreek Ln. Layton	benbrains@hotmail.com
Jim Carpenter	1532 W. Granite Dr Layton	cucperjimmy@hotmail.co
Chris Bawthas	1188 NAYN DR. LAYTON	crb002@ gmail. com

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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 <i>[Signature]</i>	<i>987 S. Wind River Way, Mansville, UT</i>	<i>gandnerbrown@jmail.com</i>
2 <i>Nancy Morrison</i>	<i>1447 Front Nine Way Farmington</i>	<i>801-447-8928</i>
3 <i>Stephanie Nicholson</i>	<i>1100 Front Nine Way Farmington</i>	<i>801-425-5243</i>
4 <i>Jeff Nicholson</i>	<i>11 11 11 11 11</i>	<i>801 499 4996</i>
5 <i>Bruce Richard</i>	<i>1184 Set Court, Farmington, UT 84402</i>	<i>(801) 451-5867</i>
6 <i>John Jepsen</i>	<i>1505 N 1500 W, 84025</i>	<i>801-451-7155</i>
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Pedestrian and Bike Path Proposal

Farmington Crossing/Oakridge Preserve Trail to Legacy Trail and Farmington Station

Name	Address	Email or Phone
1 David Deutch	640 Blossom Cir. Fruit Heights	
2 MIKE SMITH	771 S 200 E Farm	Phone
3 Tony Christensen	416 E 1650 S Kaysville ⁸⁴⁰²³	apchristensen@msu.com
4 DAVE SAUNDERS	697N 700 E KAYSVILLE	
5 Shuey Johnson	1158 Deer Ridge Fruit Heights	Shuey.johnson@gmail.com
6 GERALD CAPE	135 EAST LINDER WILLAMET	435-225-3512
7 J. Frank Perz	951 Lard Ave SLC	frankp@utah.gov
8 STAR OTTO	2060 Summerwood Dr.	elderado.dr@gmail.com
9 DAVID SEDGWICK	4690 S. 3600 W 204	
10 Jared Poley	979 E 2825 N N. Ogden	JaredPoley@gmail.com
11 Justin Leberman	752 Amethyst St. Layton	
12 Brandon Ross	1507 Haight Creek Kaysville	Brandon.d.ross@gmail.com
13 Phillip Venson	1511 E 975N Layton, UT	
14 Bradley Stringer	652 Springwood Drive, Farmington	801-451-0737
15 Chrylann Marchese	1430 E 2400 N., Layton, UT,	84040
16 David	512 Haverfield Circle	ds@1311@yahoo.com
17 Allison Wood	344 E. 1900 S Kaysville	allisonwood@gmail.com
18 Emily Price	2769 W. 960 N. Clinton	801-985-3715
19 Corey Price	2769 W 960 N. Clinton	801-985-3715
20 Janet Oja	4915. 200 E. Kaysville	janet.oja@earthlink.net
21 David Taylor	1914 COOPER ST, Kaysville	capt-hook356@hotmail.com
22 Rebecca Sessions	387 W. 1900S. Clearfield	skinnydog3@yahoo.com
23 Chris Sessions	387 W. 1900 S. Clearfield	chris.sessions@hotmail.com
24 David Benson	931 Broken Fence Ln, Fruit Heights, UT	84037
25 Lisa Millburn	1566 S 3500E Kaysville UT	801 497 0418 lisa.millburn@hotmail.com

~~Eric Barnes~~ Eric Barnes 619 W. 225 S. Layton UT eric@elderlaw.info.com.

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from January 21, 2014
2. Eastwood Cove Subdivision Improvements Agreement
3. Modification to 1100 West Street Cross Section
4. Resolution Adopting Amended Development Standards
5. Jeppsen Minor Subdivison

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY COUNCIL MEETING

Tuesday, January 21, 2013

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey, Council Member John Bilton was excused.

Pedestrian and Bike Path Proposal

Farmington City resident **Amy Shumway** is a mother of five young boys, and they enjoy riding bicycles on many of the trails and bike paths in Farmington. She lives near the golf course between US-89 and I-15, and there is no safe bike route from her neighborhood to Station Park or to the trails west of I-15. She presented several ideas, including:

1. A tunnel or bridge under/over I-15 from Farmington Crossing/Oakridge Preserve Trail connecting to the Legacy Trail/Farmington Station/Station Park;
2. A shuttle starting at the Maverik station and traveling to Farmington Station;
3. Continuing the Legacy Trail to Shepard Lane for safe bicycle/pedestrian access over I-15.

Possible funding sources include a \$100,000 Recreational Trails grant through Utah State Parks and STIP funds through UDOT's STIP program. The Council discussed the options and asked **Amy** to present her ideas during the regular session of a future City Council meeting.

Public Hearings

Dave Millheim reported that four public hearings were scheduled for the regular session, but the first one has been postponed until the next meeting. City staff and the Council discussed issues related to the other public hearing items.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Members Haley VanOverbeck and Bransen Nelson were also in attendance.

CALL TO ORDER:

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

Mayor Jim Talbot welcomed the public to the meeting and introduced the two new City Council Members, **Doug Anderson** and **Brigham Mellor**. The invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Cory Ritz**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held January 9, 2014

The Summary was included in the staff report. **David Petersen** gave a brief overview of the action items, and there were no further comments and/or questions.

Presentation of Service Awards to Dave Quinley and Ron Karpenko

Chief Wayne Hansen and **Parish Snyder** presented an award to **Dave Quinley** for 10 years of service and an award to **Ron Karpenko** for 15 years of service. **Mayor Talbot** complimented the **Chief Hansen** and the entire Police Department for their hard work.

2013 City Council Shoot – Presentation of “Top Shooter Award”

Detective Knapp thanked the **Mayor**, **City Council** and their spouses for participating in the Annual Shoot at the Davis County Shooting Range. The Police Dept. presented awards to **Chris Roybal** and **Nicole Millheim**.

John Bilton arrived at the meeting at 7:20 p.m.

PUBLIC HEARINGS:

Preliminary (PUD) Master Plan and Schematic Plan approval for the Cottages at Rigby Road and an Ordinance designating the Zone for the Property as LR (PUD) and annexing said property into the corporate limits of Farmington City.

Motion:

Doug Anderson made a motion to continue this item until the next City Council Meeting (February 4, 2014) to allow additional time to review the plans. **Brigham Mellor** seconded the motion and it was unanimously approved.

Metes and Bounds Subdivision (Elliot Subdivision)

David Petersen said this property is located at 53 S 100 W, the underlying zone is R-4, and the parcel will be subdivided into two flag lots (18,000 square feet each) and the existing house will remain.

Jerry Preston, 347 E 100 N, said this is a basic lot split, and he is working to solve several sewer issues.

Public Hearing

Mayor Talbot opened the Public Hearing at 7:22 p.m. There were no comments and it was closed.

Cory Ritz said flag lots have always presented issues, but the infill that will eventually happen in Farmington will be through flag lots, and this Subdivision makes perfect sense.

Motion:

Cory Ritz made a motion to approve the Metes and Bounds Subdivision for the Elliot Subdivision subject to all applicable Farmington City ordinances and development standards and the finding included in the staff report. **Doug Anderson** seconded the motion which was unanimously approved.

Consideration of Schematic Plan approval for Spring Creek Village and a zone change related thereto

David Petersen said the subject property is north of Lagoon near the Chevron station and the Hampton Inn. It is identified as CMU (Commercial Mixed Use) on the General Land Use map and is zoned LS (Large Suburban). There are significant wetlands to the north, and the developer suggested that the final alignment for north Lagoon Dr. be east and north of the wetlands rather than south and west through his property. The Planning Commission approved Option A by a 4-2 vote, and staff is recommending one of the following three motions:

- Option A: A motion to follow the Planning Commission's recommendation to grant schematic plan approval and rezone the property from LS to CMU subject to 5 conditions and 4 findings as stated in the staff report,
- Option B: A motion to deny the proposal and direct the Planning Commission to consider amending the General Plan, repealing the CMU zone, rezoning Farmington Fields to C, and restricting residential development in the C zone;
- Option C: A motion to grant schematic plan approval, rezone the property from LS to CMU and direct staff to move forward with the project.

Developers **Dade Rose** and **Richard Cook**, Sonora Ranch, 1020 South Foothill Drive, Salt Lake City showed a survey of the 8-acre parcel and various photographs from different angles on the surrounding property. There is very low visibility in this area, and commercial projects need high visibility. They studied many different options for the property and decided to focus on housing for two groups of people: millennials (ages 21 to 31) who want to own affordable homes and have good connectivity; and aging baby boomers. Their townhome concept will include ownership of the land, no stacked housing, nice trails and sidewalks, and a variation of colors and architectural features.

Public Hearing

Mayor Talbot opened the Public Hearing at 8:00 p.m.

Tom Cronan, 452 W Welling Way, likes the proposal and believes it is the highest and best use for this property. There is no housing on the east side of US-89, and he would rather have owner occupied housing than apartments.

David Cole, 683 N 1875 W, lived in a townhome similar to this in Chicago and learned to appreciate the transitional phases of housing. He knows the area well and this is a nice project.

Lois Mullholland, 434 Welling Way, said the housing development looks very nice and asked if sidewalks would be included.

Lloyd Richmond, 1461 Cherry Blossom, is familiar with this area, and it seems like a good idea to have this type of housing in this area.

Tom Speer, 1409 Bennett Circle, said he is impressed with the plan; he has seen many uglier homes.

Mayor Talbot closed the Public Hearing at 8:08 p.m.

The **Mayor** asked the developer why this particular parcel seems to work for townhomes but not for single family homes and if they understand that if the Schematic Plan is approved, the zoning will not take place until later. **Dade Rose** said they know about the zoning, sidewalks will be included in the project, and it is common to have a buffer between commercial projects and single family homes. They also plan to upsize the sewer line to the west, and they have permission from UDOT to tie into US-89.

Cory Ritz said this cannot be considered as an island—the Council must look at the entire area and consider the precedent which would be set. The future road is a significant issue, and he likes Option B because it adds clarity to the area. It removes the CMU designation which could lead to hodgepodge development. If Option A is approved, there may be too much multi-family housing in the area.

Brigham Mellor asked what the City is obligated to do on behalf of the property owners with the rezoning. He also said it is clear that businesses in this area would need very large signs, and he would not want large signs in his backyard. **David Petersen** said the City has no obligation; they would like the zone changes to be consistent with the general plan but things can change if there are other factors.

Jim Young asked if synergy for potential commercial development would be created if some density was permitted, and he asked the **Mayor** to share his thoughts. **Mayor Talbot** said visibility is very important. In this particular case it could be attractive to certain businesses that could not afford Station Park. The City also needs smaller commercial businesses, and that type of use may work in this area.

John Bilton asked if the Commissioners who voted against the motion explained the reasons for their votes, and if the zone change referred to in Option A, item 5, was currently in place. **David Petersen** said the Commissioners did not discuss their reasons, and the zoning is currently in a holding pattern. They were concerned that this type of housing may creep north. There was further discussion regarding possible uses for the area.

Motion:

Cory Ritz made a motion to deny the request and directed the Planning Commission to consider the following: (1) an amendment to the City's General Plan to show a designation of GC (General Commercial) for the subject property and areas immediately next to Park Lane; (2) repeal the CMU Zone; (3) rezone Farmington Fields to C (Commercial); and (4) eliminate residential development as a possibility in the C zone. The motion also included findings 1-6 as

listed in the staff report. The motion was seconded by **Jim Young** and approved by **Doug Anderson, Jim Young** and **Cory Ritz**. **John Bilton** and **Brigham Mellor** voted against the motion. **John Bilton** wanted a better understanding of the zoning and would like to see a mix of uses in the area, and **Brigham Mellor** stated that he was in favor of Motion A.

Brentwood Estates Schematic Plan

David Petersen said Ivory Homes is planning a 24-lot conservation subdivision on 13.82 acres of property at 437 W 1400 N. The property has steep slopes which exceed 30% so the applicant has exceeded the required lot size significantly. One major concern is that there will be only one access point. City Engineer **Chad Boshell** said 1400 N is one of the steepest streets in Farmington (14%), and it was the opinion of former City Engineer **Paul Hirst** and Ivory Homes' Engineer, Great Basin, that tying the road into 1400 N was not feasible without creating a situation similar to Cherry Blossom Drive. The Planning Commission recommended that at least three lots have access off 1400 N with a shorter cul de sac. **David Petersen** said residents in the area recently submitted a report from engineer **Scott Balling** with a proposal for a second access.

Kyle Honeycutt, land acquisitions manager for Ivory Homes, 946 Woodoak Lane, Salt Lake City, is very familiar with all of the details of this process and said they were unable to design a feasible 1400 N access because of the steep grade. The number of lots and the lot sizes fall within the City's single access requirements, and these will be luxury homes. They made the changes suggested by the Planning Commission and thanked City staff for their help.

Public Hearing:

Mayor Talbot opened the Public Hearing at 9:00 p.m.

Vaughn Belliston, 1456 Cherry Blossom Drive, said it is always important to think about the future. He purchased his home in 1980 and was told this was a single-access development but there were plans for another access in the future. The 1400 N Main intersection is already a dangerous area, and he encouraged the Council to take steps to improve safety in the area.

Harold Pergler, 1446 Cherry Blossom Drive, expressed concern about how this area would fare in an emergency. One access would only add more congestion on overcrowded roads. He submitted a petition signed by residents in the neighborhood and said Welling Way is narrow and short but will be the easiest access.

David Stone, 1596 Cherry Circle, said the area is treacherous when there is snow. Cherry Blossom is even steeper than 1400 N, and traffic on snowy days is crazy. Sometimes there must be exceptions to rules. Cherry Blossom Drive should not have been allowed because it is so steep, and 1300 N is too narrow.

Thomas Coleman, 443 W Welling Way, referred to the petition which points out five clear violations of the City code and said the code states that streets must not exceed 15% grade and will be at least 55 feet wide. A single access to Brentwood Estates will affect traffic, circulation, and safety.

Brian Boam, 1460 Meadow View Court, reported that when he purchased his property there were issues with a natural spring on this property. He spent over \$100,000 to resolve the water issues, and he wants to make sure no additional problems will be created.

Tom Cronan, 452 Welling Way, pointed out that 1300 N is a private road which could be gated to cut off access. If that happened there would be only one access point for anyone living below that road. He supports another access road on 1400 North.

Randy Smith, 487 Welling Way, confirmed that 1300 N is a gated road with the ability to close. **Dave Millheim** said according to the Davis County records it is a public road. There may be a private document but it was never recorded.

Jim Rumpsa, 429 Welling Way, has lived in this area for 10 years and has slid down Cherry Blossom through 1400 N in the winter and has walked up 1300 N because he could not drive up it. A second access onto 1400 N will help disperse the traffic better.

Steve Young, 1434 N Bennett Circle, asked everyone in opposition to a single access to stand up and many people who have invested a lot of time and money in the area stood up. They realized the property would develop at some point, but they believed there would be a second access. He thanked the Council and asked them to continue studying the issue.

David Mulholland, 434 Welling Way, said one solution is for Ivory Homes to use Balling Engineering. If there is no second access, the number of lots should be reduced.

Shane Holtz, 486 Welling Way, a professional engineer, said the question of whether to have an egress on 1400 N is not an engineering question. An egress could be designed on 1400 N that would function well for 330 days each year when the roads are not snow covered.

Mayor Talbot closed the Public Hearing at 9:30 p.m.

Mayor Talbot said he and the Council consider each issue seriously and are always concerned about ordinances; therefore, the Council and City staff need additional time to consider the new information. **Kyle Honeycutt** said they have looked at various options, and while there are constraints with an access on 1400 N, but they are open to new ideas.

Motion:

John Bilton made a motion to table action on this Schematic Plan and continue the public hearing until staff has reviewed the engineering data related to a second access and addressed potential water issues in the area. **Cory Ritz** seconded the motion which was unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Final Plat and Final (PUD) Master plan for the Chestnut Farms PUD Subdivision

David Petersen said Phase 3 has 14 lots on 7.8 acres of property. Approval of the Preliminary Plat and (PUD) Master Plan on July 16, 2013 was contingent on the resolution of a waterline issue, and the applicant has resolved the issue. Prior to the recordation of the Final

PUD Master Plan, the applicant needs to resubmit a street tree plan. **Cory Ritz** pointed out that several hydrants in Phase 2 are in danger of being hit by cars and asked staff to monitor the placement of fire hydrants in the cul de sacs of this Phase.

John Wheatley, Symphony Homes, North Salt Lake, said they cannot control the placement of the utilities which affects where the trees can be planted.

Motion:

Jim Young made a motion to approve the Final Plat and Final (PUD) Master Plan for the Chestnut Farms Phase 3 PUD Subdivision subject to all applicable Farmington City ordinances and development standards and conditions 1-3 and findings 1-4 as outlined in the staff report. The motion was seconded by **Brigham Mellor** and unanimously approved.

SUMMARY ACTION

1. Approval of Minutes from the January 7, 2014 City Council Meeting

Motion:

John Bilton made a motion to approve the Minutes from the January 7, 2014 City Council Meeting. **Doug Anderson** seconded the motion which was approved by Council Members **Anderson, Bilton, Mellor and Young**. **Cory Ritz** did not attend the meeting and therefore did not vote.

Motion:

John Bilton nominated **Cory Ritz** to serve as Mayor *Pro Tempore* from January 2014 through January 2015. **Doug Anderson** seconded the motion which was unanimously approved.

Motion:

John Bilton made a motion to accept Resolution 2014 to appoint City Council members to various Committees and assignments and to appoint certain individuals to represent Farmington City on various boards, councils and commissions with one addition: Section 1 (c). (3): “Review staff recommendations and/or development proposals which will foster economic development goals of the City consistent with the City’s Land Use Plan and will make recommendations to the City Council accordingly”, and one amendment: In Section 2: **Doug Anderson** will serve on the Historic Preservation Commission and not on the Development Review Committee. **Doug Anderson** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The Police & Fire Monthly Activity Reports for November and December were included in the staff report.

- There will be a special closed session on Feb. 4th at 5 p.m. Pictures will follow at 5:45 p.m., the work session at 6:00 p.m. and the regular session at 7:00 p.m.
- The Davis County Commissioners have asked to meet with the City Council, and the City Manager will try to arrange the meeting for February 18, 2014.
- Numerous changes to the City code were made in the past few months, and Section 6 is a very long section which governs home occupations and business licenses, sexually oriented businesses, and liquor and beer sales. The changes in this Section were routine except for one related to club liquor licenses. State code allows liquor to be sold within a restaurant, but if a restaurant serves liquor without food, a special (club) license is required. Farmington's Code does not currently allow club licenses, and State law does not require a city to include language in their code regarding club licenses. **Mayor Talbot** and the Council directed staff not to add club license language in the proposed code changes.
- He complimented **Jim Talbot** for doing a great job with his first meeting as **Mayor**.

Mayor – Jim Talbot

- He would like to have a Town Hall Meeting during each quarter (rather than monthly), and the dates are March 19, June 18, September 17 and December 17 at 8:00 p.m.
- He and his wife are hosting a dinner for Council Members and their wives at their home on January 24th at 7:00 p.m. It will be a casual, social gathering with no City business.
- Local Official's Day will be held January 29, 2014 at the State Capitol.
- There is an office downstairs which is available for Council use.
- He would like to schedule a Council retreat for February 28th/March 1st and asked them to check their calendars.
- He asked each Council member to spend adequate time to study the issues.

ADJOURNMENT

Motion:

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

Holly Gadd, City Recorder
Farmington City Corporation



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
NELSEN MICHAELSON
CORY R. RITZ
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker, Planning Department

Date: January 14, 2014

**SUBJECT: EASTWOOD COVE SUBDIVISION IMPROVEMENTS
AGREEMENT**

RECOMMENDATION

Approve the Farmington City Improvements Agreement (Escrow Deposit Form) between Ivory Development, LLC and Wells Fargo Bank, N.A..

BACKGROUND

The bond estimate for the Eastwood Cove subdivision is \$237,693.91 which includes a 10% warranty bond. Ivory Development, LLC has submitted a Escrow Deposit bond Improvements Agreement with Wells Fargo Bank, N.A. on the City Escrow Deposit Form to administer an escrow account for this project in the same amount.

This bond will be released as improvements are installed by the developer and inspected by the City. Once all improvements are installed and inspected, 90% of the bond will be released. After a warranty period of 1 year, the warranty bond will be released once all items are accepted as satisfactory by the City.

Respectfully submitted,

Ken Klinker
Planning Department

Review and Concur

Dave Millheim
City Manager

**FARMINGTON CITY
IMPROVEMENTS AGREEMENT**

(ESCROW DEPOSIT FORM)

THIS AGREEMENT is made by and between Ivory Development, LLC (hereinafter "Developer"), whose address is 978 East Woodoak Lane, Farmington City, a municipal corporation of the State of Utah (hereinafter "City"), whose address is 160 South Main St., P.O. Box 160, Farmington, Utah, 84025-0160, and Wells Fargo Bank, N.A. a Utah or Federally chartered Bank or Savings and Loan Association authorized to do business in the State of Utah, whose address is 299 South Main ST SLC, UT 84111, (the "Depository").

WHEREAS, Developer desires to subdivide and/or to receive a permit to develop certain property located within the City, said development to be known as Eastwood Cove, located at approximately 50 West Glover Lane in Farmington City, and

WHEREAS, the City will not approve the subdivision or issue a permit unless Developer promises to install and warrant certain improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Installation of Improvements.** The Developer agrees to install all improvements required by the City as specified in the bond estimate prepared by the City for Developer's project which is attached hereto as Exhibit "A", (the "Improvements"), precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the above-described project, and in accordance with the standards and specifications established by the City, within 12 months from the date of this Agreement. Developer further agrees to pay the total cost of obtaining and installing the Improvements, including the cost of acquiring easements.

2. **Dedication.** Where dedication is required by the City, the Developer shall dedicate to the City the areas shown on the subdivision or development plat as public streets and as public easements, provided however, that Developer shall indemnify the City and its representatives from all liability, claims, costs, and expenses of every nature, including attorneys fees which may be incurred by the City in connection with such public streets and public easements until the same are accepted by the City following installation and final inspection of all of the Improvements and approval thereof by the City.

3. **Escrow.** The Developer and the Depository hereby acknowledge that an account (the "Account") has been established at the Depository in the amount of \$237,693.91 (the "Escrow Amount"), which the Developer and the City stipulate to be a reasonable preliminary estimate of the cost of the Improvements, together with 20% of such cost to cover contingencies and to secure the warranty of this Agreement. The Account is identified by the number 1002671. The Developer and the Depository further agree that if (1) the Improvements are not completed as required by this Agreement within the time period specified in Paragraph 1 above, or if (2) the Improvements are not installed strictly in accordance with Paragraph 1 above and written notice of the deficiency has been given to the Developer, who has failed to remedy the deficiency within 10 days after the notice is sent, then in either event the City may withdraw from the account all or any part of the Escrow Amount, in a single or in multiple withdrawals. The Depository agrees to retain funds necessary for such a withdrawal in the Account. Withdrawals from the Account by the City

may be effected by one or more sight drafts signed by the Mayor in the form attached as Exhibit "B", or by other instrument appropriate to the purpose. Interest shall accrue to the City and be payable by the Depository at the rate of 20% per annum beginning at the date on which payment of such a sight draft, properly signed, is refused by the Depository. The City shall not be liable for the payment of any fee or service charge incurred in connection with the Account. The Depository acknowledges sufficient consideration for its promises in the form of fees and fund deposits received from Developer.

4. **Progress Payments.** The City agrees to allow payments from the Account as the work progresses as provided herein. The City shall, when requested in writing, inspect the construction, review any necessary documents and information, and determine if the work completed complies with City construction standards and requirements, and review the bond estimate in Exhibit "A". After receiving and approving the request, the City shall, in writing, authorize disbursement to the Developer from the Account in the amount of such estimate provided that if the City does not agree with the request, the City and Developer shall meet and the Developer shall submit any additional estimate information necessary. Except as provided in this Paragraph or in Paragraphs 4 through 6 inclusive, the Depository shall not release or disburse any funds from the Account.

5. **Refund or Withdrawal.** In the event the City determines it is necessary to withdraw funds from the Account to complete construction of Improvements, the City may withdraw all or any part of the Escrow Amount and may cause the Improvements (or any part of them) to be constructed or completed using the funds received from the account. Any funds not expended in connection with the completion of said Improvements by the City shall be refunded to Developer upon completion of the Improvements, less an additional 15% of the total funds expended by the City, which shall be retained by the City as payment for its overhead and costs expended by the City's administration in completing the Improvements.

6. **Preliminary Release.** At the time(s) herein provided, the City may authorize release all funds in the Account, except 10% of the estimated cost of the Improvements, which shall be retained in the Account until final release pursuant to the next Paragraph. Said 10% shall continue as security for the performance by the Developer of all remaining obligations of this Agreement, including the warranty, and may be withdrawn by the City as provided in Paragraph 5 above for any breach of such an obligation. The release provided for in this Paragraph shall occur when the City certifies that the Improvements are complete, which shall be when the Improvements have been installed as required and fully inspected and approved by the City, and after "as-built" drawings have been supplied as required.

7. **Final Release.** Upon full performance of all of Developer's obligations pursuant to this Agreement, including the warranty obligations of Paragraph 26, the City shall notify the Depository and the Developer in writing of the final release of the Account. After giving such notice, the City shall relinquish claims and rights in the Account.

8. **Non-Release of Developer's Obligations.** It is understood and agreed between the parties that the establishment and availability to the City of the Account as herein provided, and any withdrawals from the Account by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Developer from its obligation to install and fully pay for the Improvements as required in Paragraph 1 above, and the right of the City to withdraw from the Account shall not affect any rights and remedies of the City against the Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, the Developer agrees that if the City withdraws from the Account and performs or causes to be performed the installation or any other work required of the Developer hereunder, then any and all costs incurred by the City in so doing which are not collected by the City by withdrawing from the Account shall be paid by the Developer, including administrative, engineering, legal, and procurement fees and costs.

9. **Connection and Maintenance.** Upon performance by Developer of all obligations set forth in this Agreement and compliance with all applicable ordinances, resolutions, rules, and regulations of the City, whether now or hereafter in force, including payment of all connection, review, and inspection fees, the City shall permit the Developer to connect the Improvements to the City's water and storm drainage systems and shall thereafter utilize and maintain the Improvements to the extent and in the manner now or hereafter provided in the City's regulations.

10. **Inspection.** The Improvements, their installation, and all other work performed by the Developer or its agents pursuant to this Agreement shall be inspected at such times as the City may reasonably require and prior to closing any trench containing such Improvements. The City shall have a reasonable time of not less than 24 hours after notice in which to send its representatives to inspect the Improvements. Any required connection and impact fees shall be paid by the Developer prior to such inspection. In addition, all inspection fees required by the ordinances and resolutions shall be paid to the City by the Developer prior to inspection.

11. **Ownership.** Off-site Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City and the Developer shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

12. **As-Built Drawings.** The Developer shall furnish to the City, upon completion of the Improvements, drawings showing the Improvements, actual location of water and sewer laterals including survey references, and any related structures or materials as such have actually been constructed by the Developer. The City shall not be obligated to release the Account until as-built drawings have been provided to the City.

13. **Amendment.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

14. **Successors.** No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld. When validly assigned or transferred, this Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.

15. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

16. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

17. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

18. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each such counterpart shall be deemed an original.

19. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

20. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

21. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

22. **Attorney's Fees.** In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

23. **Other Bonds.** This Agreement and the Account do not alter the obligation of the Developer to provide other bonds under applicable ordinances or rules of any governmental entity having jurisdiction over the Developer. The furnishing of security in compliance with the requirements of other ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Account as provided herein.

24. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.

25. **Exhibits.** Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

26. **Warranty.** The Developer hereby warrants that the Improvements installed, and every part hereof, together with the surface of the land and any improvements thereon restored by the Developer, shall remain in good condition and free from all defects in materials, and/or workmanship during the Warranty Period, and the Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, or equipment during the Warranty Period, without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Developer of the condition of the Improvements. The Developer shall thereupon immediately make any repairs or corrections required by this Paragraph. For purposes of this Paragraph, "Warranty Period" means the one-year period beginning on the date on which the Improvements are certified complete by the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this ____ day of _____, 20__.

DEVELOPER:

By: Ant P. Jurek
Its: PRESIDENT

DEPOSITORY:

By: [Signature]
Its: Vice President

CITY:

FARMINGTON CITY CORPORATION

By: _____
H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

DEVELOPERS ACKNOWLEDGEMENT

(Complete if **Developer is an Individual**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC
Residing in _____ County, _____

(Complete if **Developer is a Corporation**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of _____ a _____ corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
Residing in _____ County, _____

(Complete if **Developer is a Partnership**)

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she/they is/are the _____ of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

NOTARY PUBLIC
Residing in _____ County, _____

(Complete if Developer is a Limited Liability Company)

STATE OF UTAH)

COUNTY OF Salt Lake : ss.

On this 13 day of January, 2014, personally appeared before me Christopher P. Samuorakis who being by me duly sworn did say that he or she is the President of Ivory Development, a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

Donna Perkins
NOTARY PUBLIC
Residing in Salt Lake County, Utah.

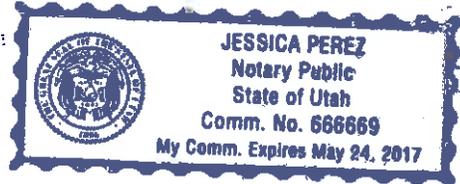


DEPOSITORY ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF SALT LAKE) : ss.

On this 13th day of JANUARY, 2014, personally appeared before me ERIK BENGTZEN, who being duly sworn did say that he/she is the U.P. of WELLS FARGO a National Ass. corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Jessica Perez
NOTARY PUBLIC
Residing in Utah County of Salt Lake



CITY ACKNOWLEDGEMENT

STATE OF UTAH)
)
COUNTY OF DAVIS) : ss.

On the ___ day of _____, 20___, personally appeared before me H. James Talbot : and Holly Gadd, who being by me duly sworn, did say that they are the Mayor and City Recorder, respectively, of Farmington City Corporation, and said persons acknowledged to me that said corporation executed the foregoing instrument.

NOTARY PUBLIC
Residing in Davis County, Utah

(OR AS SUPPLIED BY BANK)

EXHIBIT "B"

SIGHT DRAFT

To Drawee

_____, Utah _____

Pay To The Order Of FARMINGTON CITY CORPORATION on sight the sum of

_____ Dollars (\$ _____) drawn against Account No.

_____.

FARMINGTON CITY CORPORATION

By: _____
Scott C. Harbertson, Mayor



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: February 4, 2014

SUBJECT: **MODIFICATION TO 1100 WEST STREET CROSS-SECTION**

RECOMMENDATION

Approve the attached "Proposed" and "Interim" street cross section for the 1100 West right-of-way between Clark Lane and the UTA r.o.w. as recommended by the Planning Commission.

BACKGROUND

The 2009 Farmington City Master Transportation Plan (MTP) identifies 1100 West Street between Clark Lane and the UTA r.o.w. as a three lane minor arterial. Nevertheless, most of the land on the west side of the street is zoned RMU (Residential Mixed Use) and all of the property on the east side (the County Fairgrounds) is zoned A (Agriculture), and as such the standard street cross section is different as per the abutting zone. Therefore, it is proposed that the Council modify the City's standard street cross-section to keep the standard three lane road, but provide side treatments (i.e. curb, gutter, park strip, sidewalk, etc.) on the west side to match the standards in the mixed use zones and maintain the side treatments on the east side to match conventional standards.

In efforts to acquire a small area of land at the far northwest corner of the Fair Ground property to accommodate the future round-about at 1100 West and Clark Lane, the County requested assurances that the street cross-section on their side of 1100 West remain the same.

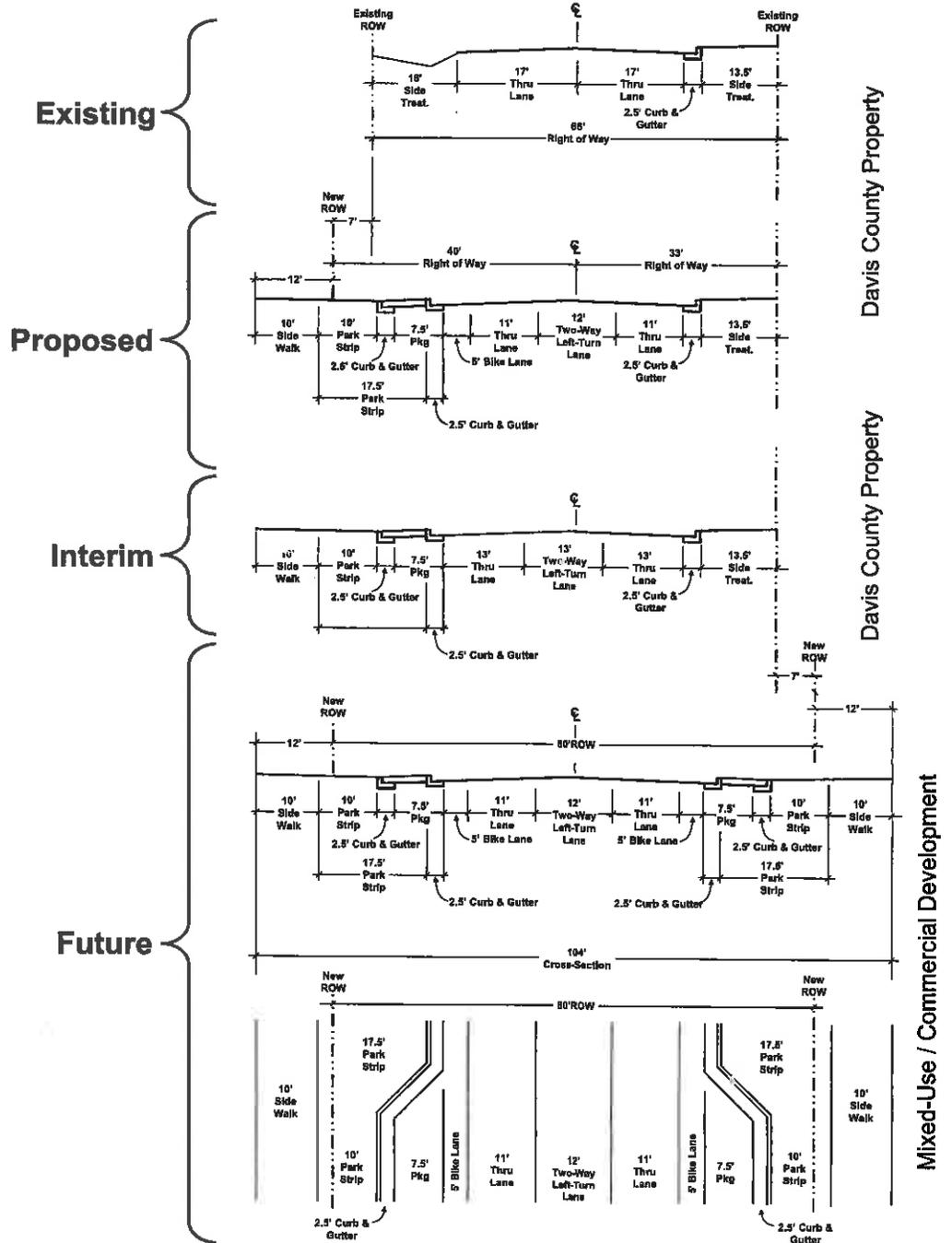
Respectively Submitted

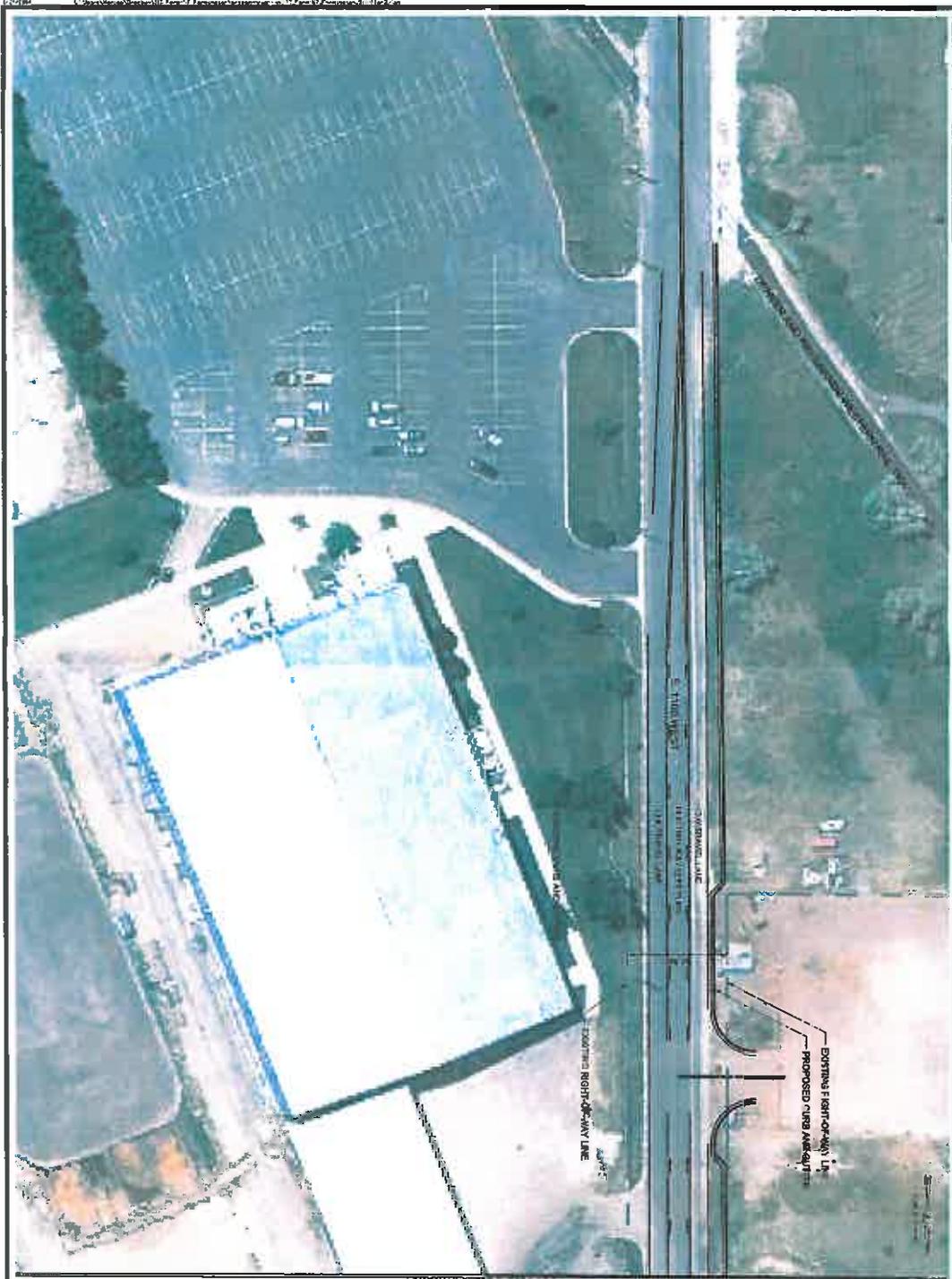
David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

1100 W. Cross Section Options





PROJECT		W. CLARK LANE & S. 1100 WEST FARMINGTON, UTAH		WCEC ENGINEERS, INC.	
PROJECT NUMBER	FARMINGTON 113-FARM-07	SHEET NUMBER	1 of 2	9980 SOUTH 300 WEST, SUITE 200 SANDY, UTAH 84070 TEL: 801.456.3847 • FAX: 801.618.4187	
SITE PLAN					

MATCH LINE - SEE SHEET 1 OF 2



PROJECT	W. CLARK LANE & S. 1100 WEST			WCEC ENGINEERS, INC.	
	FARMINGTON, UTAH				
PROJECT NUMBER	FARMINGTON 113-FARM-07	SHEET NUMBER	2 OF 2	9980 SOUTH 300 WEST, SUITE 200 SANDY, UTAH 84370 TEL: 801.458.3847 • FAX: 801.516.4157	
SITE PLAN					



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Chad Boshell, City Engineer
Date: February 4, 2014
SUBJECT: **RESOLUTION ADOPTING AMENDED DEVELOPMENT STANDARDS**

RECOMMENDATION

1. By minute motion, approve the attached resolution which amends development standards for water meter barrel size, street light bulbs, and light spacing.

BACKGROUND

Current water meter and street light standards do not reflect the current development needs and street light changes. It is proposed to change the meter barrel size for 1 ½" and 2" water meters to 24" and 30" diameter barrels respectively. The ring and covers shall also be updated to accommodate the larger barrels. Larger water meters require more space to maintain and replace. These proposed changes will accommodate those needs. The City is currently replacing all street light bulbs with induction lights. The street light standard detail specifies a different type and wattage of bulb consistent with the new lights being installed. This standard update also specifies the spacing of new street lights. During the upcoming budget process staff will present a proposed street light budget for the addition of street lights that are being requested by the public in areas that do not currently have them.

SUPPLEMENTAL INFORMATION

1. Resolution
2. Standard 521 SP
3. Standard 710 SP

Respectively Submitted

Chad Boshell
City Engineer

Concur

Dave Millheim
City Manager

RESOLUTION 2014 -

A RESOLUTION ADOPTING AMENDED DEVELOPMENT STANDARDS INCREASING WATER METER BARREL SIZE FOR LARGE METERS, CHANGING THE STREET LIGHT BULB TYPE AND SIZE, AND CREATING A STREET LIGHT SPACING REQUIREMENT

WHEREAS, the City Council of Farmington City has previously adopted development standards which were last amended on February 5, 2008; and

WHEREAS, the City Council has determined that it is necessary or desirable to protect and promote the health, safety, and welfare of the citizens of Farmington City to adopt amended development standards; and

WHEREAS, the City Engineer has recommended new standards for the orderly operation and development of the City and the protection of its facilities for the benefit of the residents of the City and the City Council has accepted this recommendation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Farmington City, State of Utah, as follows:

Section 1. Adoption. The City Council of Farmington City hereby adopts amended Development Standards which are attached hereto as Exhibit "A" and by this reference made a part hereof. Copies of the amended Development Standards shall be made available to City staff and other interested persons in accordance with the policies and procedures of the City regarding records.

Section 2. Severability Clause. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 4th day of February, 2014.

FARMINGTON CITY

H. James Talbot
Mayor

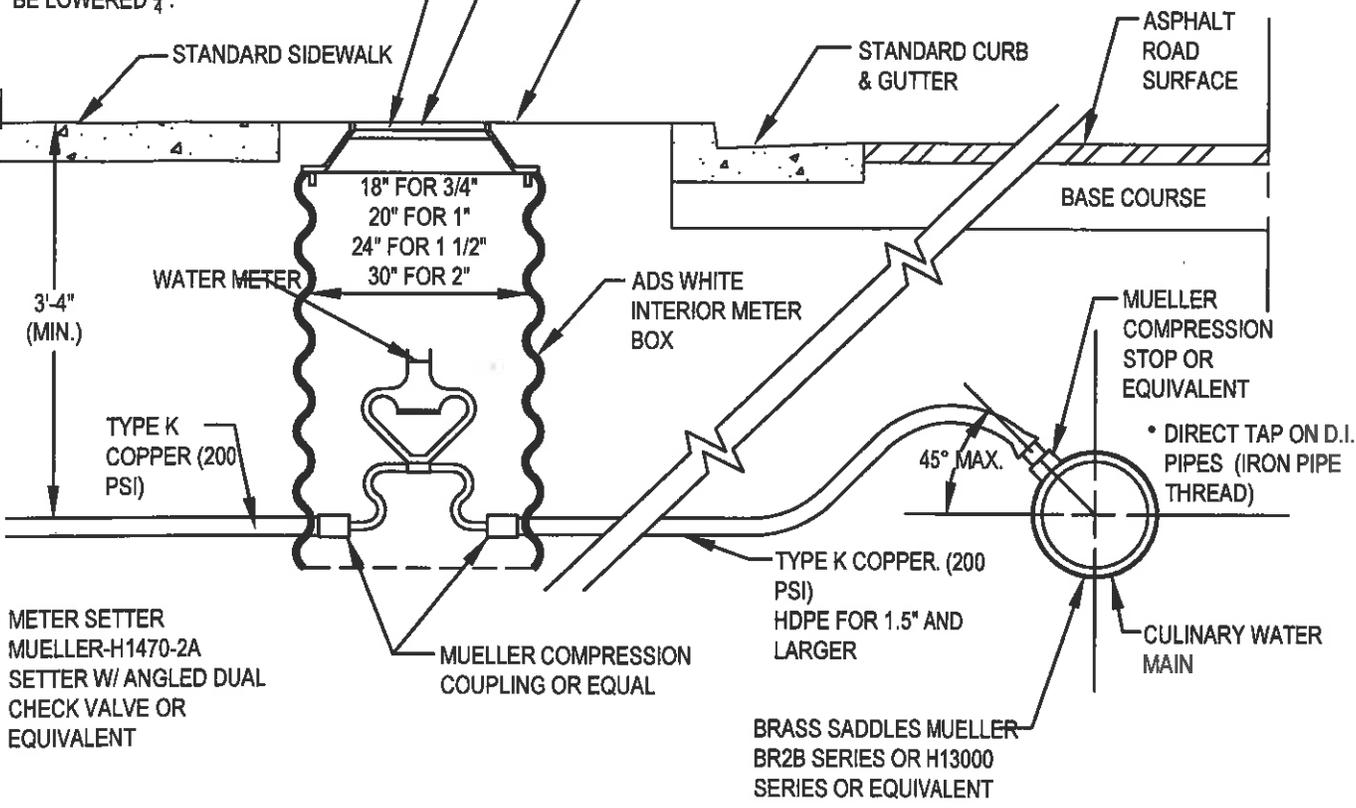
ATTEST:

Holly Gadd, Recorder

PROVIDE METER BOX WITH 5" DIA COUNTER SUNK DEPRESSION AND A 2" DIA HOLE FOR REMOTE READ METERS (AVAILABLE AT D&L SUPPLY AND NATIONAL WATERWORKS)

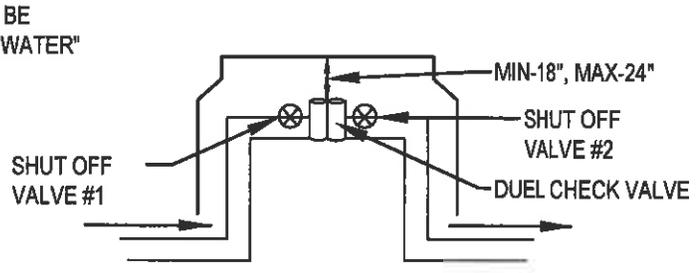
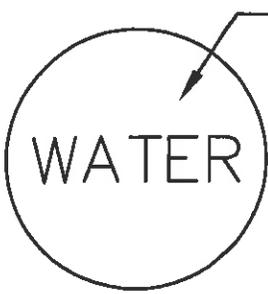
1 1/2" and 2" METER BOX RING AND COVERS SHALL BE D&L B-5074 AND B-5076 O.A.E. ANY LID LOCATED IN CONCRETE OR ASPHALT NEEDS TO BE LOWERED 1/4".

RESTORE AREA AROUND METER BOX TO ORIGINAL OR BETTER CONDITION (MAY BE GRASS, GRAVEL OR OTHER MATERIAL).



METER SETTER
MUELLER-H1470-2A
SETTER W/ ANGLED DUAL
CHECK VALVE OR
EQUIVALENT

BRASS SADDLES MUELLER
BR2B SERIES OR H13000
SERIES OR EQUIVALENT



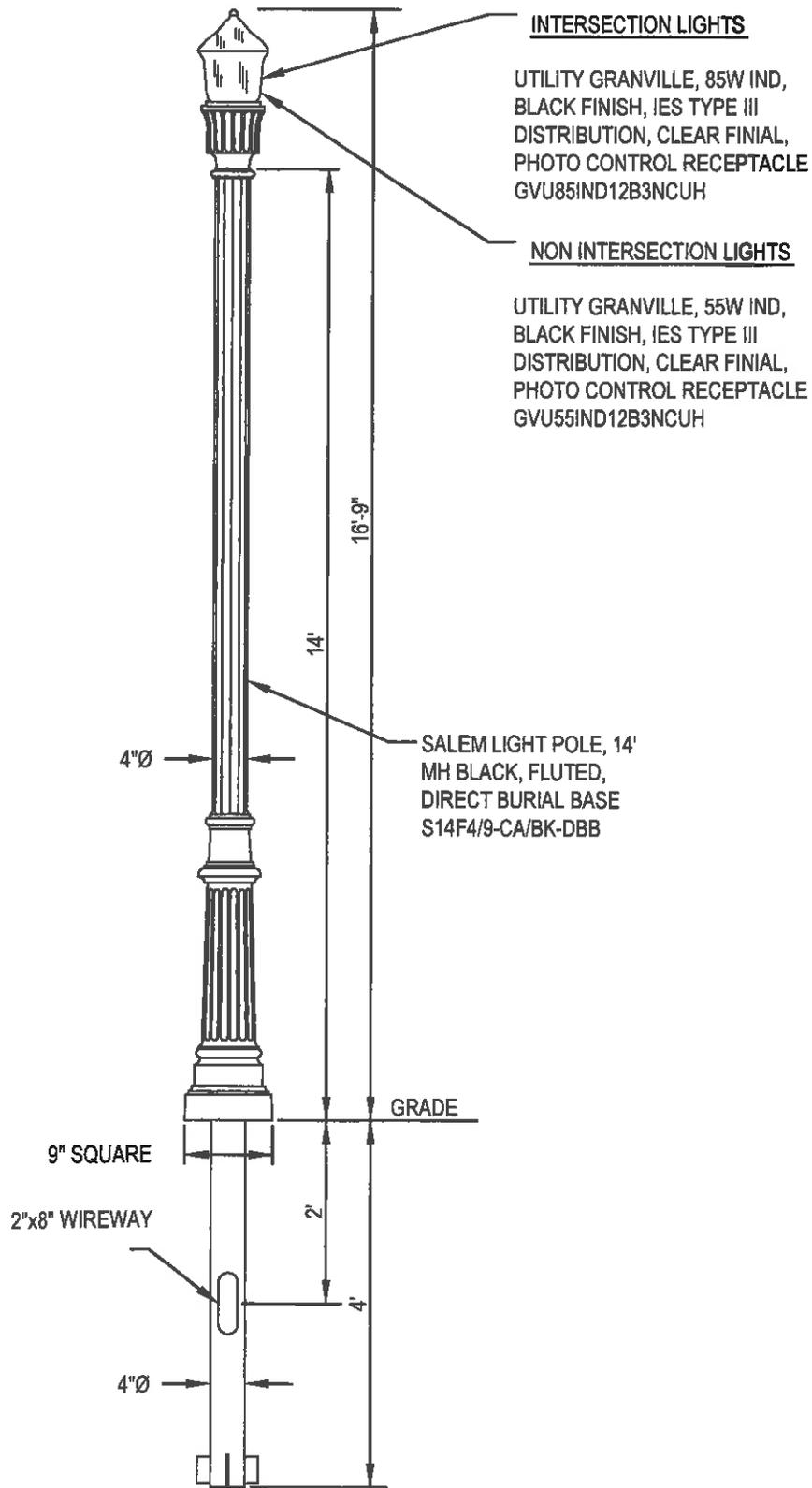
3/4" - 2" WATER SERVICE CONNECTION

PLAN NO. 521 SP

WATER SERVICE CONNECTION

NOTES:

1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPERATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. NO METER BOXES SHALL BE INSTALLED IN DRIVE APPROACHES OR SIDEWALKS.
4. MINIMUM LATERAL SIZE 3/4".
5. 1" METERS REQUIRE-20" METER BOX DIA.
6. PRIOR TO BACKFILLING AROUND METER BOX SECURE INSPECTION OF INSTALLATION FROM CITY.
7. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
8. PRESSURE TEST ALL WATERLINES AND SERVICES
9. WATER LATERALS ARE TO BE LOCATED 5' OFF OF THE PROPERTY LINE. WATER METERS ARE NOT TO BE RELOCATED AFTER INSTALLATION.
10. TYPE K COPPER PIPE IS PREFERRED ON LATERALS. HDPE PIPE CAN BE USED IF TRACER WIRE IS INSTALLED WITH THE LATERAL.
11. WATER LATERALS ARE TO BE INSTALLED AT 90° ANGLES FROM THE WATER MAIN AND EXTEND STRAIGHT OFF THE CORP STOP WHERE POSSIBLE (EXCEPTIONS WILL BE ALLOWED IN CUL-DE-SACS)
12. COORDINATE WITH THE CITY FOR INSTALLATION OF METERS LARGER THAN 1".
13. IT IS THE HOMEOWNERS RESPONSIBILITY TO MAINTAIN VALVE AND METER BOXES ON THEIR PROPERTY TO ENSURE THAT THEY ARE EXPOSED, ACCESSABLE AND AT GRADE.
14. 1 1/2" METERS REQUIRE-24" METER BOX DIA.
15. 2" METERS REQUIRE-30" METER BOX DIA. WITH A 30" TRAFFIC RATED RING AND COVER.



LIGHT POLE

PLAN NO. 710 SP
 DRAWING 1 OF 1

LIGHT POLE

NOTES:

1. LOCATION OF LIGHT POLES IS TO BE DETERMINED BY FARMINGTON CITY.
2. LIGHTS SHALL BE LOCATED AT ALL INTERSECTIONS AND SPACED AT A MAXIMUM DISTANCE OF 350 FEET UNLESS OTHERWISE DIRECTED BY THE CITY.
3. THE DEVELOPER SHALL SHOW ON THE CONSTRUCTION DRAWINGS THE LOCATION OF EXISTING AND PROPOSED POWER SOURCES AND FACILITIES THAT WILL SUPPLY THE LIGHTS.
4. THE DEVELOPER MUST PAY IN ADVANCE THE COST OF INSTALLING DECORATIVE LIGHTING TO FARMINGTON CITY CORP. FARMINGTON CITY WILL CONTRACT WITH A PRIVATE CONTRACTOR FOR THE INSTALLATION OF THE LIGHT POLES.
5. INSTALL UTILITY GRANVILLE 85W IND AT ALL INTERSECTIONS AND THE 55W AT ALL OTHER LOCATIONS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson, Associate City Planner
Date: February 4, 2014
SUBJECT: **Jeppsen Minor Subdivision**

RECOMMENDATION

By minute motion, approve the Minor Subdivision plat subject to all applicable Farmington City ordinances and development standards and the following conditions as recommended by the Planning Commission and City Staff:

1. The applicant must pay \$4413.00 for the waiver of 4413.5 s.f. open space requirement prior to recordation;
2. There must be a fire hydrant located within at least 150' from the nearest corner of the proposed building on the flag lot and proof of this location must be approved to City Staff's satisfaction prior to issuance of a building permit;
3. Applicant has obtained waivers of Sections 11-12-100(b) and (d) through City Council approval.

Findings for Approval:

1. Lot dimensions comply with the standards set forth in the Zoning and Subdivision ordinances.
2. All lots front an existing fully improved public r.o.w. (Main Street).
3. The proposed flag lot meets all applicable city standards according to Section 12-7-030(10) of the Zoning Ordinance.
4. The City will receive comparable compensation for lost open space, which enables the creation of the smaller lot size.

BACKGROUND

Harv Jeppsen owns three un-platted parcels bounded by Main Street on the west, Leonard Lane on the north (a private street), the old Bamurger r.o.w. on the east (which Mr. Jeppsen also owns), and more un-platted property to the south. Existing single-family dwellings occupy two of the three parcels. The minimum lot size for conventional subdivisions in the R zone is 16,000 s.f. The applicant demonstrated that the property can yield 5 such lots, nevertheless, due to the position of the existing homes, Mr. Jeppsen elected to pursue a conservation subdivision enabling him to obtain the four lot total.

In order to obtain this lot size, the ordinance requires that the applicant set aside 10% of the land as open space, per Section 11-12-065. However, 10% of 1.01 net acres results in a small area (only 4413.5 s.f.) with very little utility and so the applicant is pursuing a waiver of the open space requirement. City Council must approve the waiver by a vote of not less than four (4) members of the Council. The applicant has met with the City Manager who determined that just compensation for the lost open space through negotiations with the applicant is \$4,413.00 (see attached sheet).

Section 11-12-100(b) of the Zoning Ordinance states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads with a functional classification higher than a local street." Main Street is classified as a Minor Collector. In order to have the lots along Main Street, a waiver of this requirement by the City Council is required.

Section 11-12-100(d) of the Zoning Ordinance states: "Access. House lots shall be accessed from interior streets, rather than from roads bordering the tract." There are no interior streets for this subdivision, and all homes front Main Street. Therefore, a waiver of this provision through City Council approval is required.

The applicant is proposing a flag lot because there is approximately 125 feet separating the two homes, it is not quite enough to accommodate two conventional lots. Enclosed is Section 12-7-030(10) of the Subdivision ordinance regarding flag lots.

SUPPLEMENTAL INFORMATION

1. Vicinity/zoning map/existing parcel layout.
2. Proposed subdivision plat.
3. Yield Plan
4. Section 12-7-030 of the Subdivision Ordinance, Flag Lots

Respectively Submitted



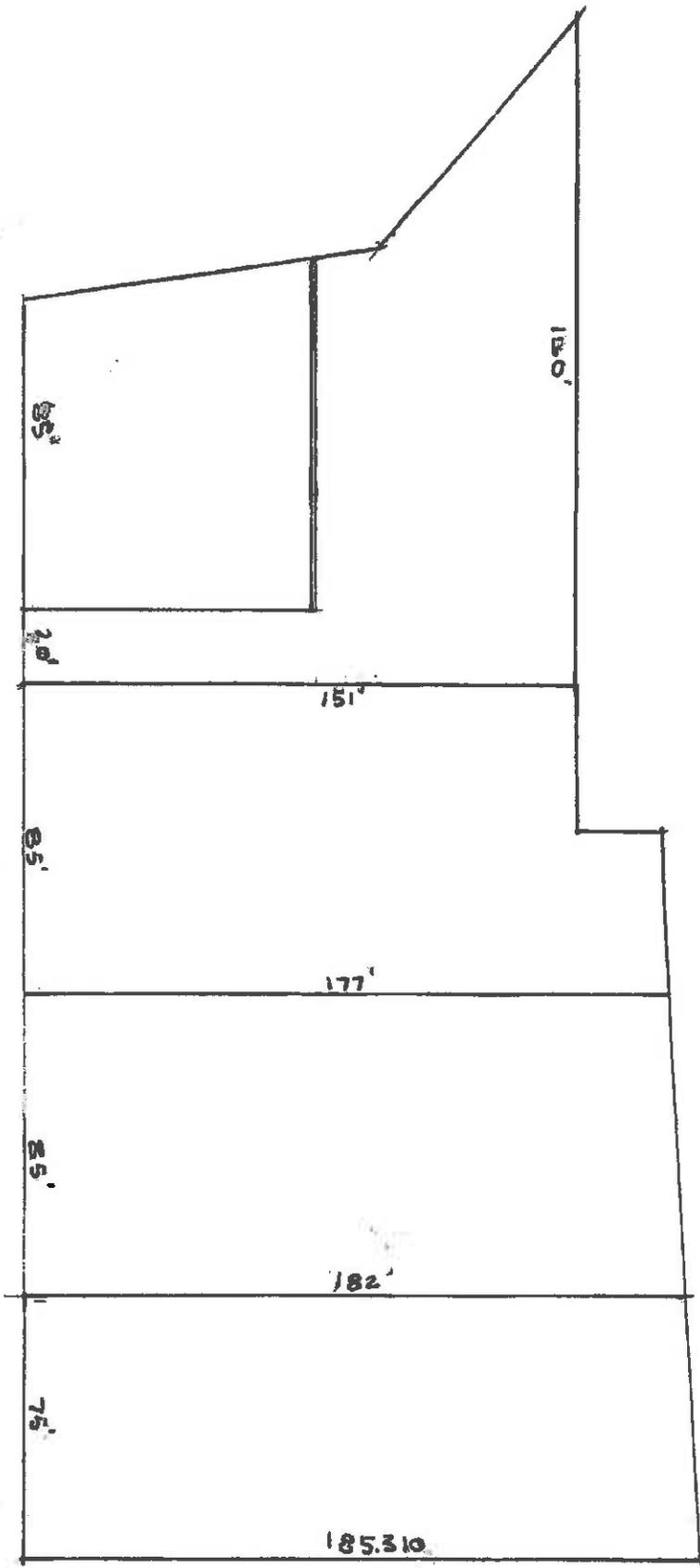
Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager





MAIN STREET
YIELD PLAN
SCALE 1" = 50'

example, phase two would be numbered 201, 202, 203, etc.

(9) Except for group dwellings and planned unit developments, as specifically authorized by this Title and the Zoning Ordinance, not more than one dwelling unit shall occupy any one lot.

(10) Flag lots may be approved by the Planning Commission in any residential zone where, due to unusual parcel dimension, configuration, or topographic conditions, traditional lot design is not feasible. Approval of flag lots shall not be permitted solely on the basis of economic benefit. Such lots shall meet the following criteria:

- (a) The stem of the lot shall be not less than twenty feet (20') in width and shall not exceed one hundred fifty feet (150') in length;
- (b) The stem of the lot shall serve one lot only and shall have direct access to a dedicated and improved street;
- (c) The nearest fire hydrant shall be located no further than one hundred fifty feet (150') from the nearest corner of the proposed building on the lot; and
- (d) The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The stem area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made by the Zoning Administrator at the time a building permit is requested and shall be based on the orientation of the proposed home on the lot.
- (e) The number of flag lots shall not exceed ten percent (10%) of the total lots in the subdivision unless it is determined by the City that the property could not reasonably be developed otherwise.

(11) On lots with available access only onto a Major Arterial, Minor Arterial or Major Collector Street, a circular drive or some other type of vehicular maneuvering area shall be provided to enable vehicles to enter traffic moving forward rather than backing. The minimum depth of such lots shall be not less than one hundred ten feet (110').

12-7-040 Streets.

(1) All streets shall be designated and constructed with the appropriate street classification requirements specified herein:

STREET CLASSIFICATION

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

SUBJECT: City Manager Report

1. EDCU Match Grant
2. Verizon Cell Tower request for Skate Park
3. UTA Storm Drain
4. TDR Sending Zone Density Totals
5. Benchland Water District – Annexing Project
6. Public Works Expansion Plans

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

Benchland Water District - Annexing Project

August 2013

Property Owner	Property Address	Tax Id#	Property Status
Farmington City P.O. Box F Farmington, Utah 84025	300 West Bella Vista Court Farmington	08-234-0076 \$0.00	Access Road to Culinary Water Tank
	Approximately 2042 N Bella Vista Road	08-234-0078 \$0.00	Trail and Drainage
	Approximately 2055 N Bella Vista Road	08-234-0080 \$0.00	Trail and Drainage

DAVE

THIS IS THE AREA WE ARE PROPOSING TO ANNEX IF YOU HAVE ANY
QUESTIONS JUST GIVE ME A CALL

THANKS

SEAH

Bendland
Water/FAPID



Benchland Water District

Since 1976

485 East Shepard Lane, Kaysville, Utah 84037

Phone: (801) 451-2105

Fax (801) 451-6232

Date

Dear

Our records for your Account with Benchland Water District indicates that your property is located outside of Benchland Water District Boundaries. The Benchland Water District was organized as an improvement District in accordance with the laws of the State of Utah. It is governed by a Board of Seven Trustees elected to a term of four years. Properties within the District boundaries pay a property tax rate of 0.000475 for District operations and debt service. On October 17, 2013 a Public Hearing was held at the District office at 7:30 p.m. to hear public comment on rates for customers living outside of the District Boundaries. After the public hearing and during the regular scheduled District Trustee meeting the Trustees voted to double the annual user fee for those homes that are using Benchland Water but are not in the District Boundaries (not paying Benchland tax). At this time customers can pay the new fee, request service to be removed or annex into the District boundary annexation process and procedure. Information packets can be sent to you by mail or picked up in person at the District Office. Benchland Water District would encourage all Benchland customers to annex into the District at this time. We hope this information is helpful and we look forward to working with you. If you have any questions please feel free to call (801) 451-2105 during office hours. M-F 9:00 a.m. to 5:00 p.m.

Sincerely

Scott L Parsell

Benchland Water District

CITY COUNCIL AGENDA

For Council Meeting:
February 4, 2014

SUBJECT: Mayor Talbot & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.