FARMINGTON CITY COUNCIL MEETING
Tuesday, October 1, 2013

WORK SESSION

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

Ordinance Amending building height in the RMU Zone

Mayor Harbertson reported that the Planning Commission recommended approval of this Ordinance in conjunction with approval of a schematic plan for the Avenues at Station Park and said a change needs to be made on page 1, with #3 stating 10 acres rather than 15. **Dave Millheim** said there are two RMU zones in the City which will be affected by this decision.

Avenues at Station Park Schematic Plan

Several members of staff and the Council met at the site to get a perspective on height. **David Petersen** said the plan meets all City standards except the 3-story homes next to the UTA trail exceeds the height limit. The Council should consider whether or not this use fits the area, and elevations have been included to help explain the concept but will not be specifically addressed tonight. Henry Walker Homes (HWH) will be required to submit a project master plan regarding access for utilities and other infrastructure.

Bell Estates Schematic Plan

The Council discussed several issues including open space, a 55-foot easement on the north side of the property, and an elementary school that the Davis School District (DSD) plans to build next to the property. **David Petersen** said the Development Review Committee (DRC) advised waiting until the school is built to vacate the easement. **Cory Ritz** pointed out that 950 W cannot be the only access road for the school.

Villa Susanna Schematic Plan

Mayor Harbertson said the zoning on Main Street requires homes to face the street, but these homes face inward. There is an old wall and steps which must remain, and the developer plans to install a 6-foot decorative fence several feet from the old wall. A PUD would allow greater flexibility, but the contractor does not want to do a PUD. **Dave Millheim** said the City spent $100,000 in RDA funds to clean up this blighted area, and the City is a major financial contributor to this project. The Council discussed the pros and cons and their desire to have the driveway located as far to the east as possible.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey, and Youth City Council Member Jarom Barnes. Council Member Cindy Roybal was excused.

CALL TO ORDER:

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

The invocation was offered by Council Member **Bilton** and the Pledge of Allegiance was led by local Boy Scout **Spencer Gates** of Troop 423.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held September 17, 2013

The Summary was included in the staff report.

PUBLIC HEARINGS:

Regulating Plan Amendment

David Petersen said the proposed amendments are an effort to provide a street pattern for the mixed-use area in west Farmington while honoring various property lines and streets. Staff met with property owners and with the Planning Commission to obtain feedback.

The Public Hearing was opened at 7:15 p.m.

Steve Christensen, 351 N Main, owns property in this area, and he thanked the City for their efforts, but he urged them to adopt it as an advisory plan versus what appears to be a "set in stone" plan. The proposed road on his property follows a creek for 1000 feet and ends in a pond, and he asked the City to be reasonable and flexible with future decisions in this area.

Brett Bailey, 1272 N Ridge Dr, said his parents own property next to **Steve Christensen's**, and he thanked the City for working with property owners to put a general design in place. He concurred with **Steve's** comments and stressed the importance of flexibility.

Scott Harwood, 33 Shadow Breeze Rd, Kaysville, representing The Haws Companies, also thanked staff for their efforts and said flexibility is a key factor.

The Public Hearing was closed at 7:20 p.m.

Jim Talbot said flexibility is subject to interpretation, and **Dave Millheim** reminded the Council that the reason the regulating plan exists is to allow the City to remove certain conflicts between property owners. The plan is not perfect but it will solve more problems than it creates.

Motion:

Cory Ritz moved to adopt the Ordinance amending the Regulating Plan, which Plan is codified as part of Chapter 18 of the Zoning Ordinance, pursuant to the recommendations and findings approved by the Planning Commission as set forth in the staff report dated August 15, 2013. **Jim Talbot** seconded the motion which was unanimously approved.

Ordinance amending Building Height in the RMU Zone

David Petersen said the Planning Commission recommended approval of this Ordinance in conjunction with approval of a schematic plan for the Avenues at Station Park.

Phil Holland, representing Henry Walker Homes (HWH), said they are always concerned about how each development will impact the neighbors. He addressed several of the issues expressed by the public. Basements are not an option in this area because of the high water table, and an increase of 6 feet when looked at from 300 feet away is minimal.

The Public Hearing was opened at 7:40 p.m.

Matt Brown, 151 S 1150 W, said his home is less than 300 feet away from this property, but he did not receive notification about this item. The proposed tiny homes do not fit in this area.

Wendy Rasmussen, 1233 W 175 S, does not agree with changing the text of an ordinance for one development. Thirty-three feet is really high and will be obtrusive to the adjacent 2-story neighborhood.

Shawn Speechley, 313 S 1200 W, asked if the zoning would allow them to build higher than 33 feet, and the City Manager said 27 feet is the current height, and if it were changed, it would not be higher than 33 feet. **Shawn** is against raising the height limit in this location.

Janae Haycock, 74 Belmont Dr, agreed with the previous comments and asked why the City would even consider raising the height requirement along this beautiful trail.

Julie VanZweden, 1391 S Paddock Dr, concurred with the previous comments and wants to have homes that fit in with the surroundings. The City does not need more retail space.

Ken Brighton, ?? Citation Dr, said that just as boundaries can be subjective, height can also be subjective. Six feet is a big difference, and he adamantly opposes the height increase. If HWH wants to serve the community, they will go wider rather than higher.

Scott Isaacson, 441 S 1100 W, he is generally opposed to zone text changes on grounds of procedure, and zoning laws are in place to prevent situations like this one.

AJ Green, 147 S Citation Dr, said this change will affect the property rights and view shed of those who live close to the Legacy Trail, and a 300-foot buffer is not enough. He expressed frustration that they did not receive a notice of this proposal and said text amendments should be taken very seriously.

Corinne Apezteguia, 144 S 1150 W, lives on a one-acre lot and loves the country feel of west Farmington and the small-town feel of east Farmington. She is opposed to a height increase and retail development along the railroad.

David Rathbun, 81 S Churchill Downs, concurred with the previous comments.

Leslie John, 89 Citation Dr, said so much has been taken from them with the WDC. There have been so many changes, and she asked the Council to deny this request.

Miguel Apezteguia, 144 S 1150 W, concurred with the previous comments and said they have already had major encroachment on their lifestyle with the WDC. Station Park is a very classy development, but this height increase would change the feel of the area.

JaNae Haycock, 74 Belmont Dr, submitted a petition with 134 signatures from residents in the neighborhood which states that they do not want a height increase and future development in the area. She read the petition (which attached to these minutes) to the Council.

Phil Holland said the D&RG trail area is elevated 6-10 feet, and this piece of property sits in a bowl that is considerably lower than surrounding properties. He grew up in Kaysville, lived in Farmington and currently lives in Centerville. The nature of Davis County has changed drastically in the last few years, and it is no longer rural.

David Peterson said the actual height of homes is measured halfway up the roof, and the proposed units will not exceed 33 feet at the highest point. **Dave Millheim** advised the Council to close the public hearing, address the next agenda item, and then make motions for both items.

Emails from residents **Jake and Chantelle Barker**, **Devin and Kati Barlow**, **Jacen & Jeanne Soffe**, and **Kristin Jaussi** were also entered into the record.

The Public Hearing was closed at 8:12 p.m.

Motion:

<u>Avenues at Station Park Schematic Plan</u>

David Petersen said at this stage in the process, this schematic plan meets the standards of the Zoning Ordinance except that the 3-story homes next to the UTA trail property exceed the height limit.

Leslie Mascaro, 14547 S Hedgerose Dr, Herriman, agent for HWH, said they designed a unique project. They did a similar project in Murray with flex-space units which can use the first level to be used as a small office. There will be a direct connection to the trail system, an outside seating area on the corner, a community garden, a swimming pool, and a clubhouse.

The Public Hearing was opened at 8:28 p.m.

Wendy Rasmussen, 1233 W 175 S, asked if the homes would be owner occupied or leased and expressed concern about the flex space units. Developments like this will affect the

rural feel of west Farmington—all of the lots on 175 S are ½-acre lots—and will negatively affect property values. She asked the Council to deny this request.

Shawn Speechly, 313 S 1200 W, has lived in west Farmington for 10 years and 1100 W is a rural road, but during the County Fair and other events at the fairgrounds, it is very overcrowded. He asked the Council to oppose the height increase.

Bryan Gates, 256 S 1275 W, knew the triangle piece of property would be developed at some point. He was pleased that plans for apartments were denied, but this project has a very modern/urban look that does not fit in this location. He asked the Council to deny this proposal and to address over-crowded streets in west Farmington.

Andrew Hiller, 1268 Adrian Ct, does not want commercial areas south of Clark Lane. He did not receive a notice, and he asked the Council to send the proposal back to the Planning Commission give proper notice to the residents. He cautioned against having a roundabout because they do not work for pedestrians.

Ken Bridenstine, 1322 W Citation Dr, thinks the entire development is ugly.

Matt Brown, 151 S 1150 W, asked if the height was the only legal issue and said this proposal does not reflect the surrounding residential homes.

Bryan Gates, 256 S 1275 W, said the development in Centerville with retail on the ground level has been very unsuccessful, and a similar plan would be an inappropriate use for this area.

JaNae Haycock, 74 Belmont Dr, said mixed-use retail would be problematic, and the style of these units does not match other architecture in the area.

Kristin Harbertson, 28 E 930 N, has lived here for 30 years and she has never spoken during a public hearing. Station Park is world class, but this project is not, and she asked HWH to go back to the drawing board. She was offended by the comment that Farmington is not rural.

David Rathman, 81 S Churchill Downs, said a roundabout is a bad idea because it would not work. He is concerned about traffic and safety and strongly opposes a height change. He agreed that the comment, "Farmington is no longer rural" was in poor taste.

AJ Green, 147 S Citation Dr, said the design needs to fit in with the surrounding area, and this proposal does not fit. He would like the parking to be located behind the units with detached garages. Road improvements must be made to handle increased traffic flow.

The Public Hearing was closed at 9:04 p.m.

Leslie Mascaro said HWH wants to encourage permanent residents, and each unit will be a "for sale product". She thanked the residents who shared their opinions and said the architecture is still in the preliminary stages. There will be sidewalks on both 1100 West and Clark Lane and a 6-foot high fence on the west and the south.

The **Mayor** thanked the residents who voiced their opinions but advised them to be cautious in their efforts to deny future development. The City received plans for a C-store/car wash and several housing developments with much higher density than this one. Once the zoning is in place, there is not much the City can do. The layout of this area began many years ago when the City decided to allow commercial development in the I-15/railroad corridor to provide a tax base. Farmington's population 8 years ago was 13,000, and now it is more than 21,000. He has lived in Farmington for 35 years and has come to realize that property owners have the right to develop their property. The standard noticing area is 300 feet which explains why some residents did not receive a notice.

Cory Ritz was on the Planning Commission with **Jim Talbot** and **John Bilton** when this area was rezoned, and during his 12 years of public service, many good decisions were made but the decision to rezone this property has caused numerous problems for the City. This property will always be an island, but he feels this plan will be an "out of place" island, and he does not want to change the current height standard.

Dave Millheim said the D&RG trail will be finished soon, and he was reminded of property rights at a recent meeting with UTA when they pointed out that although they have allowed several cities to use the line as a trail, at some point in the future it will be a rail line.

Jim Young was impressed with the civility of both the developer and the residents, and said there were many compelling comments regarding the local look, feel, and style of this project, but those elements are not part of this decision. He plans to oppose the height increase; however, he feels responsibility to respect the use that is available for the property owner and will probably support the plan.

John Bilton also thanked the residents and said he has seen flex-type plans that have worked. The City's plan was to create a transition zone from the DMV, the jail and Davis County to the traditional homes in the area. He asked about sidewalks on 1100 W and expressed major concern regarding traffic issues in the area. **Dave Millheim** said there are only two ways to get a sidewalk on the east side of 1100 W—either cooperatively or uncooperatively—with Davis County, and the City does not currently have a game plan for that issue.

Jim Talbot informed the public that the City has taken a very strong stand against the WDC, and details are on the City's website. He commended HWH for coming in through the front door and being willing to take shots from the public. It is a difficult piece of property, but there could be much worse projects, and it is an emotional issue when it is in your own backyard.

David Petersen said the zoning ordinance does not dictate density but it regulates form, height, parking, and open space. The maximum density is actually created by how the developer chooses to address the streets, open space, architecture, etc.

Motion:

Cory Ritz made a motion to deny the Ordinance amending the building height adjacent to local streets in the RMU zones to allow for 3-story buildings not to exceed 33 feet in height. It was seconded by **Jim Young** and approved by Council Members **Ritz** and **Young**. Council

Members **Bilton** and **Talbot** voted against the motion. The fifth Council Member was not in attendance, so the **Mayor** cast the final vote which was against the motion, and it died.

Motion:

John Bilton made a motion to adopt the Ordinance amending the building height adjacent to local streets in the RMU zones to allow for 3-story buildings not to exceed 33 feet in height under certain conditions, pursuant to the findings approved by the Planning Commission as set forth in the staff report dated September 17, 2013. **Jim Talbot** seconded the motion, and Council Members **Bilton** and **Talbot** approved it; Council Members **Ritz** and **Young** did not approve it. The **Mayor** cast the final vote to approve the motion and it passed.

Motion:

Jim Young made a motion to approve the Schematic Plan for the Avenues/Village at Station Park consisting of 128 lots on 12.11 acres located at the southwest corner of Clark Lane and 1100 West, subject to all applicable Farmington City ordinances and development standards and to the conditions and findings recommended by the Planning Commission on September 26, 2013 and an additional condition for the paved trail to be increased from 10 to 12 feet wide. It was seconded by **Jim Talbot** and approved by Council Members **Bilton**, **Talbot**, and **Young**. Council Member **Ritz** did not approve the motion because he does not like the project in its present form.

Bell Estates Schematic Plan

David Petersen said there is a 55-foot public right-of-way easement on the north side of this property which the developer plans to vacate. However, the Davis School District (DSD) purchased the property to the west for an elementary school, and the City's Development Review Committee (DRC) recommended that the easement remain in place until the school is built. The developer is also requesting a waiver of open space which would be 25% or .33 acres.

Jerry Preston, 347 E 100 N, agent for **Marc Bell**, reported that the DSD does not want the road or a trail easement. He is not opposed to leaving the trail access if the DSD would accept it, but the two homes in the cul-de-sac would have a road on the back, the side, and the front which would be difficult.

The Public Hearing was opened at 10:35 p.m. There were no comments and it was closed.

The **Mayor** said the DSD needs a second access road, and **Dave Millheim** made two points: (1) the State Code allows schools to trump the City's zoning ordinance in certain situations; and (2) it is unrealistic for the DSD to believe they can open an elementary school without a second access. The City needs additional time to discuss these issues with the DSD.

Motion:

John Bilton made a motion to table the Bell Estates Schematic Plan and to direct staff to determine the property rights of the DSD and a dual access which may potentially be associated with a future school. **Cory Ritz** pointed out that the main access must come from 1100 W or Glovers Lane. **John Bilton** amended his motion to state that primary access to the school will

come from Glovers Lane or 1100 W, and secondary access will come from 950 W. **Cory Ritz** seconded the motion which was unanimously approved.

Villa Susanna Schematic Plan

David Petersen said this is a request for a 3-lot subdivision on .88 acres on Main Street. The Zoning Ordinance requires all homes on Main Street to face the front; however, the contractor does not want to do a PUD because it may lower the value of the property, and he wants strict lot lines and separate ownership. Contractor **Mike Evans**, 272 E 1875 N, Centerville, said he plans to save the old wall, steps, and trees.

The Public Hearing opened at 11:10 p.m. There were no comments and it was closed.

Motion:

John Bilton made a motion to approve the schematic plan for the Villa Susanna PUD consisting of 3 lots on .88 acres located on the northeast corner of 1400 N Main Street in an LR-F zone subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on September 17, 2013 with an 8th condition that the applicant will follow the City's PUD process and a 9th condition that when preliminary plat approval is granted, the previous schematic plan for 5 lots will be void. It was seconded by **Jim Talbot** and unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Resolution for the Annexation of the Tanner Trading Co. Property

The City received a petition from Norman L. Frost/Ovation Homes to annex 23.5 acres of property north of 1800 N and east of Haight Creek.

Motion:

Jim Talbot moved to approve the Resolution accepting the proposed Tanner Annexation for further consideration. It was seconded by **John Bilton** and unanimously approved.

SUMMARY ACTION

1. Approval of Minutes from September 3, 2013 and September 17, 2013
2. Re-Approval of a Plat Amendment for Farmington Hills East Plat B
3. Maverik Hold Harmless Agreement
4. Farmington Station Plat Amendment
5. Request for Exemption from Curbside Recycling Program

Motion:

Jim Young made a motion to approve Items 1-4 on the Summary Action List. It was seconded by **John Bilton** and unanimously approved. Item 5 should not have been put on the agenda and will be addressed by the City Manager.

NEW BUSINESS:

Microsurfacing and Restriping of Park Lane

Motion:

Jim Talbot made a motion to approve the addition of $167,727.96 to the budget to be taken from the General Fund balance to pay for the microsurfacing, restriping and signal work on Park Lane and to direct staff to withhold the funds until the City is satisfied with the work. It was seconded by **Cory Ritz** and unanimously approved.

Extension of Farmington Ranches Trail

The Council asked staff to provide a report on the use of trail funds, and the City Manager agreed to do so.

Motion:

John Bilton made a motion to approve approximately $30,000 to be split between the City's general fund balance (70%) and the Trails Committee balance (30%). The motion was seconded by **Jim Young** and unanimously approved.

Procedure changes for Chapter 9 of the City Code: Cleaning of Real Property

David Petersen said this issue is complicated and asked for additional time to research the issue. **Dave Millheim** thanked Police Chief **Wayne Hansen** for going above and beyond what was required in order to address an ongoing difficult situation related to this issue.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The Police and Fire August Activity Reports were included in the staff report.
- A ribbon-cutting ceremony for the new trail is scheduled for October 12th at 10:00 a.m.
- A "Meet the Candidates" night is scheduled for Oct. 16th at 7:00 p.m. The date was listed incorrectly in the newsletter and an insert with the correct date will be included in the utility bill.

Mayor – Scott Harbertson

- He asked that the trail easement through **Jason Farr's** property be on the next agenda.
- A Fire Station Open House will be held on October 9th from 6-8 p.m.
- The cost for Christmas banners will be $9,135 which the Council directed to be placed on the next agenda for consideration.

City Council

Cory Ritz:

- He reported that the Trails Committee greatly appreciates the annual summer party hosted by the City.

- A new street light on the corner of Lagoon Drive near the campground is not working, and **Dave Millheim** said he would have the Streets Department check it out.

Jim Talbot:

- He asked for an update on the sidewalk, curb and gutter for 450 S, and the City Manager said he would begin the process as soon as possible.

- He suggested posting signs as part of the noticing process for future developments. The Council discussed the pros and cons, the City Manager said a sign solves more problems than it creates, and the Council agreed to try signs.

Jim Young:

- He asked if the City had the replacement of water meters on a rotation schedule, and the City Manager said he would provide and update.

CLOSED SESSION

Motion:

At 11:40 p.m. **Jim Young** made a motion to hold a closed meeting to discuss the acquisition of real property. **John Bilton** seconded the motion which was unanimously approved.

Sworn Statement

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

Scott C. Harbertson, Mayor

Motion:

At 11:50 p.m. a motion to reconvene into an open meeting was made by **Jim Young**, seconded by **Jim Talbot**, and unanimously approved.

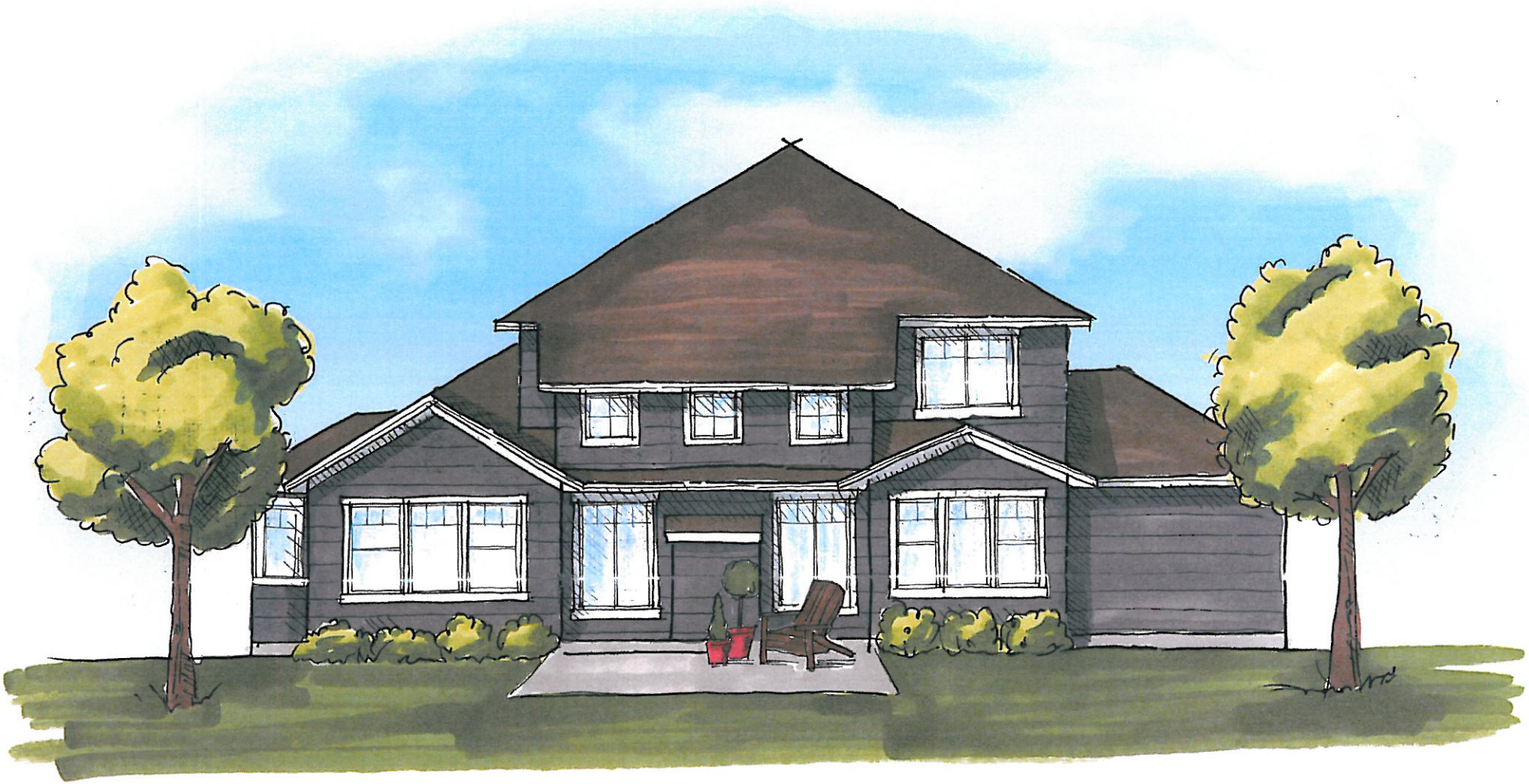
ADJOURNMENT

Motion:

Jim Young made a motion to adjourn the meeting which was seconded by **Cory Ritz** and unanimously approved, and the meeting was adjourned at 11:50 p.m.

Holly Gadd

Holly Gadd, City Recorder
Farmington City Corporation



Kristin Tennis Jaussi
1449 W. Belmont Dr.
Farmington, Utah 84025
801-451-8309

October 1, 2013

Dear Mayor Harbertson and the Honorable Members of the Farmington City Council;

First, I would like to commend you on the progress that has been made in Farmington City up to this point in time. Station Park has been a nice addition to this area. I would also like to commend you for keeping business like developments in specifically set areas that do not encroach upon our homes or new home developments. In addition, I apologize for not being able to attend this meeting in person.

In order to help not only you but the people at Henry Walker Homes understand why I am so opposed to this development, I would like to tell you a little about the city I grew up in. My house growing up was in the ideal neighborhood. People wanted to buy homes in our city and in our neighborhood. Kids roamed the neighborhood safely. Business developments and home developments were in separate areas. There were two grocery stores with in close driving distances and a nice big shopping area close to my home. Fields with cows, horses and hay dotted the landscape. Sound familiar? It should, growing up my city looked like Farmington does now.

Pretty soon, the city decided to "grow." Across the street from my childhood home was no longer a field but a big one story business. Then mass housing options became available. Nobody said anything because at that time the mass housing was new and the place to be. We soon "needed" more stores and more housing. Eventually, not one field dotted the landscape. Growth and development had come. It was fine growth and great development because it was all new. However, businesses began to encroach upon once nice neighborhoods. All the neighbors moved and the housing became run down and old. Townhouses and certain single family homes were no longer owned but rented, including my childhood home. In the last several years news crews have visited my city several times. First was to the mom on crack who was so high or embarrassed that she would not even open the door fully to the newswoman. This occurred in the apartment complex directly South of my childhood home. Then the mother and her boy-friend who cruelly beat her son to death while he was visiting here for the summer this occurred in the apartment complex behind what used to be our favorite grocery store.

Today, you are familiar with my hometown of Layton, Utah. There are still pockets of wonderful there. However, because of the poor planning of past Mayors and City Councils, there are spots that are no longer new or safe. The "mass" housing did not continue to hold up its glamour. And many of the business areas were no longer thriving due to other new and better business developments going in elsewhere. If you have time, take a look at my childhood home at 1188 W. 2200 N. in Layton. If we are

not careful and fastidious in what we do and allow now, in 20 years Farmington will look like central Layton does now.

A common theme as I gathered signatures was a love for Farmington. A love for a city that had kept businesses in predetermined areas that did not encroach upon residences, that had allowed for single family housing, and avoided mass housing and the big city feel. People are happy with Station Park and want to see it grow and thrive. Only they want it to stay in the boundaries of the current Station Park Area. We all want more growth, only we want it to be done so that 20 years from now, Farmington will still be the desired place to live. We want to remain 14th or better in rankings of places to live. Farmington City does not need any more business developments and we surely do not need anymore "mass" housing. By denying the Henry Walker Homes proposed plan, you, our Mayor and City Council can keep the small town feel in Farmington and still have good commerce. And in 20 years our children and grandchildren will want to buy homes here in Farmington; all because you knew how to create a desirable community that would last.

Thank you for your service to this community and for taking the time to seriously consider what we all want Farmington to be in 20 years.

Kristin Tennis Jaussi

Dear city council members,

I am writing you today about the development that wants to be put in on the south west corner of Clark Lane, by Henry Walker Homes.
I absolutely do not want it, we moved out her 8 years ago, with the thought that we were in really the last place that had openness and where we could feel safe letting our kids play outside. We were the first house in our subdivision, we had open land all around us, soon the land behind us was sold to Symphony homes, and we lost that, and then next came Station Park. It has brought so much more traffic to the area and I don't feel like I can let my kids out to play without the fear of not knowing who is driving around here. I think West Farmington has been more then gracious with Station Park coming. Is it not enough, please leave that last section of openness to what it should be. I am aware of the growth and if anything must happen it should be left to regular home sites like what we live in, not condos the obstruct the view that we all have come to love and the country feel that is slowly slipping away. Please reconsider this and the effect that it is going to have on the community that we already have. I say West Farmington has done there part, if you want this to go through, look for some where on the east side, it's only fair.

Thank you
Jeannie Adams
West Farmington

Eric,

We are not able to attend the Oct 1st meeting regarding the proposed Avenues at Station Park subdivision. We understand that it is being proposed to build many tall houses/townhomes within a condensed area and may also include small businesses. We worried about the increase in traffic around that area and worried that the three story homes is not consistent with the small town feel of Farmington that attracted us to the area. It would be sad to see so many homes crammed together.

Thanks,

Devin & Kati Barlow
1463 West Belmont Dr
Farmington, Utah 84025

email: devin.barlow10@gmail.com
cell: 801.554.9917

To Whom It May Concern,

We understand that on the agenda for the Public Hearing at the Farmington City Council Meeting tomorrow, Tuesday Oct. 1st, includes two issues that directly affect where we live.

Our home is on 175 South. This is the first street South of where Henry Walker Homes is requesting approval for their Station Park Subdivision. We are highly concerned with the idea that this company proposes to place 128 lots on only 12.1 acres. I question whether Henry Walker is planning to even put homes in this area – more likely they are the 'front' for the company that sued Farmington City and plans to put in high density housing such as apartments/condominums – which makes sense considering their request for a height change throughout this space.

Schools

Farmington is already stressed with trying to meet the demands of all the new growth on the West side of the city. The schools all have multiple portables where there are 30+ kids in each class. Education is already suffering and adding more high density housing without any infrastructure support will worsen these already burgeoning conditions. Elementary and secondary education (grades K-12) typically is the largest single component of local government expenditures (Dotzour, 1998). Utah is last in per pupil spending and I would hate to see Farmington rank at the top of that already pathetic list. We already have plenty of high density housing to the North of Station Park and I would humbly request that the Farmington Council give this request from Henry Walker homes serious review an deny it.

The infrastructure of Farmington cannot keep up with the growth we already have experienced. Roads are not supported, as evidenced by their poor upkeep throughout Farmington. The beautiful new overpass that extends from West Farmington into East Farmington has never had the pedestrian lights working since they were first installed! We can't even keep up the care on what is already built! The police and fire departments are not given budgets to allow for sustainability to cover these increases in population.

As open space rapidly disappears from Farmington, why would we not try harder to save what is left? To put 128 lots on 12.1 acres brings to mind concrete/asphalt/buildings on top of buildings without any hint of green or open space – or what 'greenery' there would be, instead, sadly engulfed by buildings. To have this company request that ALL of the buildings in this very small area be allowed to be built to over 3 stories tall is completely frustrating. Have they seen the surrounding area? Does this company realize it is in a open land/farming community? Three story buildings can be relegated to the business section of Station Park to the South, but not in the open housing neighborhoods where they are requesting this amendment.

Please deny these amendments as proposed by Henry Walker Homes. Farmington already created issues by making this wonderful open space residential/mixed use. Please don't turn this into a high density corner of three story apartments feet from each other.

Please control the amount of homes allowed so that this area will follow the neighborhoods already designed in this wonderful area of West Farmington. Don't let this corner stick out like a sore thumb and be an embarrassment to Farmington and it's

residents.

Thank you for your time.

Jacen and Jeanne Soffe

1161 W 175 S.

Farmington, Utah 84025

jjsoffe@hotmail.com

Zimbra **critz@farmington.utah.gov**

Fwd: FW: Public Comment - Zoning Amendment RMU - Oct. 1, 2013

From : Holly Gadd <hgadd@farmington.utah.gov> Thu, Sep 26, 2013 05:02 PM

Subject : Fwd: FW: Public Comment - Zoning Amendment RMU - Oct. 1, 2013

To : 'Dave Millheim' <dmillheim@farmington.utah.gov>, 'Cindy Roybal' <cindyroybal@farmington.utah.gov>, 'Scott Harbertson' <mayor@farmington.utah.gov>, 'Jim Young' <jyoung@farmington.utah.gov>, 'Jim Talbot' <hjtalbot@comcast.net>, 'Cory Ritz' <critz@farmington.utah.gov>, 'John Bilton' <jbilton@farmington.utah.gov>, 'Dave Petersen' <dpetersen@farmington.utah.gov>

FYI

Holly Gadd, CMC
City Recorder
160 South Main
Farmington, Utah 84025
801-451-2383 ext. 205
801-451-2747 Fax
hgadd@farmington.utah.gov

----- Forwarded Message -----
From: Jake Barker <Jake.Barker@pacificorp.com>
To: hgadd@farmington.utah.gov
Sent: Thu, 26 Sep 2013 14:35:00 0600 (MDT)
Subject: FW: Public Comment - Zoning Amendment RMU - Oct. 1, 2013

Dear City Council,

Please consider not amending the current zoning ordinance to allow 3-story 33 feet height on local streets. While I'm not an expert on city ordinances, I would contend that current height ordinance not only regulates obstruction of view shed, but also regulates housing density. My issue is not with the additional 5' of height, but with the 50% increase in housing density this will allow. With the amount of open space in West Farmington, continued development at these densities will exhaust the limited infrastructure for our

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The city should take great pride in the work put forth to earn the national attention received as being one of the best places to live in the U.S. Please do not affect the underlying principles that have laid the foundation for that honor, by changing ordinances that will surely alter that foundation.

Regards,

Jake and Chantelle Barker
517 South 1250 West
Farmington, UT
Jake_barker@hotmail.com<mailto:Jake_barker@hotmail.com>

Matt Bracon -

PETITION TO AVOID BUSINESSES AND THREE STORY HOMES IN THE AREA OF OUR NEIGHBORHOOD (IN RELATION TO FARMINGTON CITY'S APPROVAL/ DENIAL OF APPLICATION #S-10-13)

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Created By:

Janae Haycock	and	Kristin Tennis Jaussi
74 N. Belmont Dr.		1449 W. Belmont Dr.
801-447-3604		801-451-8309

NAME	ADDRESS	SIGNATURE
JaNae Haycock	74 Belmont Drive	JaNae Haycock
[illegible]	1503 Winners Cir.	[illegible]
Andrea Fry	1514 Winners Cir.	Andrea Fry
Kristy Crabtree	1508 Winners Cir.	Kristy Crabtree
Erin Webster	29 Churchill Downs	Erin Webster
Julianne Rensink	116 Churchill Downs	[illegible]
Christy Hilton	12 Secretariat Way	[illegible]

NAME	ADDRESS	SIGNATURE
Christine Roper	23 Secretariat Way	Christine Roper
Whitney Ennis	1311 Citation Dr.	Whitney Ennis
Patty Riddle	568 Rigby Rd.	Patty Riddle
Cynthia Bridenstine	1322 Citation DR.	Cynthia Bridenstine
Ken Bridenstine	1322 Citation Dr.	Ken Bridenstine
Ashley Rogers	19 Belmont Dr	Ashley Rogers
BRENT M. ROGERS	19 Belmont Dr	[illegible]
KATIE KAMERATH	1312 CITATION DR	[illegible]
Nathan Kamerath	1312 Citation Dr.	[illegible]
Brycen Daniels	47 citation	[illegible]
Matt Jepson	57 Citation Dr.	[illegible]
KAREN STOTT	63 CITATION DR.	[illegible]
Julie Atkins	63 Citation Dr.	[illegible]
ERIC MEMMOTT	58 CITATION DRIVE	[illegible]
KERSTIN MEMMOTT	58 CITATION DR.	[illegible]
[illegible]	79 Citation Drive	MIKEL ARCHIBEQUE
Yvette Waterbury	1304 N. Paddock	[illegible]
Katie Holmes	1 Belmont Dr	[illegible]
BECKY GUSTAFSON	1371 CHURCHILL DOWNS	[illegible]
Jennifer Rebeg	24 Belmont	[illegible]
Julie VanZweden	1391 S. Paddock Dr.	[illegible]
Nate VanZweden	1391 S. Paddock Dr.	[illegible]
Heidi Tyson	2043 Commanche Way	[illegible]

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NAME	ADDRESS	SIGNATURE
[illegible]	234 DEXTER	[illegible]
Kati Barlow	1463 W. Belmont Dr.	Kati Barlow
Rebecca A Jacobson	106 S Churchill Downs Dr.	Rebecca A Jacobson
Jocelyn Brown	116 S. Churchill Downs Dr.	[illegible]
Nicole Wolfley	37 Churchill Downs Dr.	[illegible]
Heidi Robb	1502 Winners Cir.	Heidi Robb
Matt Hawkes	107 Belmont Dr.	[illegible]

NAME	ADDRESS	SIGNATURE
Melanie Duke	96 S. Belmont Dr.	
Justin Nielson	147 N. Belmont Dr	
Timaima Clawson	94 S. Churchill Downs Dr.	
AMY RATHBUN	81 S Churchill Downs Dr	
LINDSAY BIEHN	64 S Churchill Downs Dr	
Andrea Shupe	1466 W Citation Dr	
MATTHEW LAIRD	1452 W CITATION DR	
Kathy Colledge	1449 W. Citation Dr.	Kathy Colledge
Michael T. Davis	1479 Citation	
Kris Larson	154 S. 1150 West	
Corinne Apezteguia	144 S. 1150 West	
Matt Brown	151 S. 1150 W.	
Shawna Burgon	167 S. 1150 W.	
Sarah Urelac	169 S 1225 W	Sarah Urelac
JONATHAN BUTLER	153 S. 1225 W.	
Brent Wride	146 S. 1225 W.	
Scott Rasmussen	175 South 1325 W	
Sheena Phillips	510 Citation Dr.	
Amy Machin	1515 Citation DR	
DARRELL BROWN	132 Churchill Downs	
Samuel Boateng	1432 Triple Crown Ct	
P Eric Huber	1453 Triple Crown	

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NAME	ADDRESS	SIGNATURE
Camille Crandall	1483 W. Mare Dr.	Camille Crandall
Ben Oviatt	1455 Mare Dr	
Mandy Burton	1501 Mare Dr.	Amanda Burton
Shari Kirkpatrick	1478 Mare Dr	Shari Kirkpatrick
Cambria Thompson	1480 Mare D	
M. VanHoen	26 Churchill Down	M. VanHoen
Lori VanWagoner	1523 Citation DR	Lori VanWagoner

NAME	ADDRESS	SIGNATURE
Chalee Drison	1358 Churchill Downs	
Scott Drison	"	
Paigely Heath	22 S. Belmont Dr.	Paigely Heath
Juliana Manning	1521 Citation	Juliana Manning
Shelly Soffe	64 no. Secretariat Wy.	Shelly Soffe
Joel Warnick	76 N Secretariat	
Ludsey Pearce	88 Secretariat Way	Ludsey Pearce
Zach Pearce	"	
Shirley Linnen	7N Secretariat Way	Shirley Linnen
Kate Davis	113 Citation Dr.	Kate Davis
Melissa Kidder	1414 Paddock Dr	Melissa B Kidder
Julie Willoughby	1356 W. No. Paddock Dr.	Julie Willoughby
Ritie Dalton	119 S. Citation Dr.	
Melanie Barnes	1386 W. no. Paddock Dr.	
Rachel Jackson	32 Secretariat Way	Rachel Jackson
Mandi Pearson	7 Churchill Downs Dr.	
Heather Torres	117 S. Belmont Drive	
Jessica Thomas	1443 W. South Paddock	
Jammie Embley	1393 W. South Paddock	
Cory Cox	1393 W South Paddock	
Paul Jaussi	1449 W Belmont	
Chaya Anderson	1362 N 1580 W	Chaya Anderson

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NAME	ADDRESS	SIGNATURE
Wendy Rasmussen	1233 W 175 S	Wendy Rasmussen
Sherene Clayton	1132 W. 250 S.	Sherene Clayton
Angela Clayton	314 S 1150.	Angela Clayton
Tara Hatch	299 S. 1200 W.	[illegible]
Jessica Nield	288 S. 1200 W.	Jessica Nield
Sarah Stevenson	1234 W. 250 S.	Sarah Stevenson
Karen Bitton	1297 W. 300 S.	Karen Bitton

NAME	ADDRESS	SIGNATURE
Bryon Gates	256 S. 1275 W Farmington	
Jeannie Adams	1257 W 175 SO Farmington	Jeannie Adams
Jennifer	162 S 1225 W "	
Jane Lowe	" " "	
Bob Evans	1193 W 175 S Farm.	
Joe Evans	" "	
Cyndi Child	1123 W 175 S. Farmington	Cyndi Child
Katie Hill	311 S 1150 W Farm	Katie Hill
Kenneth Haleem	283 S. 1150 W.	
Hillary Geilmann	1212 W. 250 S. Farm	Hillary F.
Brandon O'Brien	518 S 1250 W Farmington	
Shaun Speechly	313 S 1200 W	Speechly
Ken Robb	1502 Winners Cir	

mtnlaurel96@gmail.com

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NAME	ADDRESS	SIGNATURE
David Howes	187 So 1100 W	
Glen Schimmelpfennig	387 So 1100 W	
[illegible]	395 S 1100 W	
Ashley Squires	1244 W. 475 S.	
Jaylin Davis	395 S 1100 W	
Jessica Palmer	1136 W 475 S.	
Branson VanTussenbroek	1164 W. 475 S.	

NAME	ADDRESS	SIGNATURE
Jeff Larsen	Farm ct.	
Caren Nelson	541 S. 1250 W. Farm.	Caren Nelson
Genae O'Brien	518 So. 1250 W., Farm.	Genae O'Brien
Angela B Gee	1283 W 475 S	Angela B Gee
Chris Phelps	461. S. 1350 W.	
Candace Daly	1296 W. 475 S.	Candace Daly
Jodie Cook	1266 W. 475 S.	Jodie Cook
MELISSA STREIFF	1254W 475S	
Erianne Poulson	1121 W 475 S	Erianne Poulson
Charlene Daxler	1143 W. 475 S.	
Carolyn Green	83 Belmont Dr.	Carolyn Green
Elizabeth Richards	17 S Belmont Dr	
JAMES PAGE	67 Belmont Dr	
Sarah Hale	1429 W. South Paddock	Sarah Hale
KIMBERLY PAGE	67 Belmont Dr.	Kimberly N. Page
SPENCER HAYCOCK	74 BELMONT DR.	Spencer Haycock

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To Whom It May Concern,

We understand that on the agenda for the Public Hearing at the Farmington City Council Meeting tomorrow, Tuesday Oct. 1st, includes two issues that directly affect where we live.

Our home is on 175 South. This is the first street South of where Henry Walker Homes is requesting approval for their Station Park Subdivision. We are highly concerned with the idea that this company proposes to place 128 lots on only 12.1 acres. I question whether Henry Walker is planning to even put homes in this area – more likely they are the 'front' for the company that sued Farmington City and plans to put in high density housing such as apartments/condominums – which makes sense considering their request for a height change throughout this space.

Farmington is already stressed with trying to meet the demands of all the new growth on the West side of the city. The schools all have multiple portables where there are 30+ kids in each class. Education is already suffering and adding more high density housing without any infrastructure support will worsen these already burgeoning conditions. Elementary and secondary education (grades K-12) typically is the largest single component of local government expenditures (Dotzour, 1998). Utah is last in per pupil spending and I would hate to see Farmington rank at the top of that already pathetic list. We already have plenty of high density housing to the North of Station Park and I would humbly request that the Farmington Council give this request from Henry Walker homes serious review an deny it.

The infrastructure of Farmington cannot keep up with the growth we already have experienced. Roads are not supported, as evidenced by their poor upkeep throughout Farmington. The beautiful new overpass that extends from West Farmington into East Farmington has never had the pedestrian lights working since they were first installed! We can't even keep up the care on what is already built! The police and fire departments are not given budgets to allow for sustainability to cover these increases in population.

As open space rapidly disappears from Farmington, why would we not try harder to save what is left? To put 128 lots on 12.1 acres brings to mind concrete/asphalt/buildings on top of buildings without any hint of green or open space – or what 'greenery' there would be, instead, sadly engulfed by buildings. To have this company request that ALL of the buildings in this very small area be allowed to be built to over 3 stories tall is completely frustrating. Have they seen the surrounding area? Does this company realize it is in a open land/farming community? Three story buildings can be relegated to the business section of Station Park to the South, but not in the open housing neighborhoods where they are requesting this amendment.

Please deny these amendments as proposed by Henry Walker Homes. Farmington already created issues by making this wonderful open space residential/mixed use. Please don't turn this into a high density corner of three story apartments feet from each other.

Please control the amount of homes allowed so that this area will follow the neighborhoods already designed in this wonderful area of West Farmington. Don't let this corner stick out like a sore thumb and be an embarrassment to Farmington and it's

residents.

Thank you for your time.

Jacen and Jeanne Soffe

1161 W 175 S.

Farmington, Utah 84025

jjsoffe@hotmail.com

Eric,

We are not able to attend the Oct 1st meeting regarding the proposed Avenues at Station Park subdivision. We understand that it is being proposed to build many tall houses/townhomes within a condensed area and may also include small businesses. We worried about the increase in traffic around that area and worried that the three story homes is not consistent with the small town feel of Farmington that attracted us to the area. It would be sad to see so many homes crammed together.

Thanks,

Devin & Kati Barlow
1463 West Belmont Dr
Farmington, Utah 84025

email: devin.barlow10@gmail.com
cell: 801.554.9917

Zimbra **dpetersen@farmington.utah.gov**

Fwd: FW: Public Comment - Zoning Amendment RMU - Oct. 1, 2013

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Jake_barker@hotmail.com<mailto:Jake_barker@hotmail.com>

Kristin Tennis Jaussi
1449 W. Belmont Dr.
Farmington, Utah 84025
801-451-8309

October 1, 2013

Dear Mayor Harbertson and the Honorable Members of the Farmington City Council;

First, I would like to commend you on the progress that has been made in Farmington City up to this point in time. Station Park has been a nice addition to this area. I would also like to commend you for keeping business like developments in specifically set areas that do not encroach upon our homes or new home developments. In addition, I apologize for not being able to attend this meeting in person.

In order to help not only you but the people at Henry Walker Homes understand why I am so opposed to this development, I would like to tell you a little about the city I grew up in. My house growing up was in the ideal neighborhood. People wanted to buy homes in our city and in our neighborhood. Kids roamed the neighborhood safely. Business developments and home developments were in separate areas. There were two grocery stores with in close driving distances and a nice big shopping area close to my home. Fields with cows, horses and hay dotted the landscape. Sound familiar? It should, growing up my city looked like Farmington does now.

Pretty soon, the city decided to "grow." Across the street from my childhood home was no longer a field but a big one story business. Then mass housing options became available. Nobody said anything because at that time the mass housing was new and the place to be. We soon "needed" more stores and more housing. Eventually, not one field dotted the landscape. Growth and development had come. It was fine growth and great development because it was all new. However, businesses began to encroach upon once nice neighborhoods. All the neighbors moved and the housing became run down and old. Townhouses and certain single family homes were no longer owned but rented, including my childhood home. In the last several years news crews have visited my city several times. First was to the mom on crack who was so high or embarrassed that she would not even open the door fully to the newswoman. This occurred in the apartment complex directly South of my childhood home. Then the mother and her boy-friend who cruelly beat her son to death while he was visiting here for the summer this occurred in the apartment complex behind what used to be our favorite grocery store.

Today, you are familiar with my hometown of Layton, Utah. There are still pockets of wonderful there. However, because of the poor planning of past Mayors and City Councils, there are spots that are no longer new or safe. The "mass" housing did not continue to hold up its glamour. And many of the business areas were no longer thriving due to other new and better business developments going in elsewhere. If you have time, take a look at my childhood home at 1188 W. 2200 N. in Layton. If we are

not careful and fastidious in what we do and allow now, in 20 years Farmington will look like central Layton does now.

A common theme as I gathered signatures was a love for Farmington. A love for a city that had kept businesses in predetermined areas that did not encroach upon residences, that had allowed for single family housing, and avoided mass housing and the big city feel. People are happy with Station Park and want to see it grow and thrive. Only they want it to stay in the boundaries of the current Station Park Area. We all want more growth, only we want it to be done so that 20 years from now, Farmington will still be the desired place to live. We want to remain 14th or better in rankings of places to live. Farmington City does not need any more business developments and we surely do not need anymore "mass" housing. By denying the Henry Walker Homes proposed plan, you, our Mayor and City Council can keep the small town feel in Farmington and still have good commerce. And in 20 years our children and grandchildren will want to buy homes here in Farmington; all because you knew how to create a desirable community that would last.

Thank you for your service to this community and for taking the time to seriously consider what we all want Farmington to be in 20 years.

Kristin Tennis Jaussi