

**FARMINGTON CITY COUNCIL MEETING**  
**October 4, 2016**

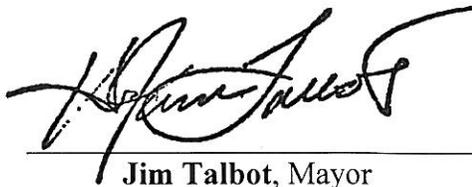
**CLOSED SESSION**

***Motion:***

At 5:00 p.m., **John Bilton** made a motion to go into a closed meeting for purpose of property acquisition **Brigham Mellor** seconded the motion which was unanimously approved.

**Sworn Statement**

I, **Jim Talbot**, 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.



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**Jim Talbot, Mayor**

***Motion:***

At 6:55 p.m., a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **Cory Ritz** which was unanimously approved.

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**REGULAR SESSION**

*Present: Mayor Jim Talbot, Council Members Brett Anderson, Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz City Manager Dave Millheim, Assistant City Manager Keith Johnson City Development Director David Petersen, City Recorder, City Attorney Todd Godfrey, Holly Gadd and Recording Secretary Katie Gramse.*

**CALL TO ORDER:**

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

The invocation was offered by **John Bilton** and the Pledge of Allegiance was led by **Brett Anderson**.

**Mayor Jim Talbot** welcomed the youth city council members **Sabrina Barnett** and **Sarah Barnett**.

**PUBLIC HEARING:**

**Hear Objections Related to the Farmington City, Utah School Safety Assessment Area as Set Forth in the Act; and Related Matters.**

**Mayor Jim Talbot** told the audience of his many years of providing service within the community. He wanted to express his gratitude for a wonderful City and thanked the residents for their contributions. **Mayor Jim Talbot** then encouraged the audience to be considerate and respectful during tonight's meeting. He said the purpose for tonight's public hearing is to hear from the community and not from the Council. The Council Members may not respond to questions during the public hearing but will answer most when the public hearing closes. **Mayor Jim Talbot** said that new information will be provided to the public that the community has not yet received. He also told the audience that the Council has read the emails that have been sent and the staff would like to address some of those questions and concerns and also the steps given to the SAA. He reminded the audience that tonight is an early step in a long process and the residents can control the outcome. There will be opportunities that the residents can communicate their opinions during a public hearing in different stages of this SAA process and the Council and staff would like to hear from them.

**Todd Godfrey** said this process of the SAA, that has been created, has not been committed to nor finished. The City has adopted a resolution of intent that started this process of the SAA. This process is statutorily dictated, meaning it is time to hear from anybody that would like to speak on this issue. The City has a number of extension agreements that have already been set. The City has approximately 53 properties with extension agreements in this proposed area. The majority of those properties do not have any provisions that relates to the creation of the SAA. Some of the agreements have provisions that say the property owner waives their right to protest the creation of the assessment area. The property owners that do not have any provisions are able, by law to send a written protest of the SAA. Also, the property owners are in control of the process. The goal is to make a choice that both the residents and the City will be happy with.

**Todd Godfrey** said after tonight, a 60-day protest period will begin. The property owners that are affected by this SAA will have the opportunity to send in written protests and also withdraw any protests. The law does not require the City to hold any more meetings during the next 60 days but it does not prohibit it either. The final area of the SAA is still not determined and the nature of improvements is in the Councils' discretion. **Todd Godfrey** also mentioned that prior to the Public hearing the City Council had a closed session and discussed potential imminent litigation and some property acquisition material.

**Keith Johnson** said he would answer questions and make a few comments that have been sent to him regarding the SAA. The first question that he posed was, why is the City asking the property owner to pay for the curb gutter, and sidewalk, with asphalt tie in. **Keith Johnson** said the City requires any new property owner to pay for all of the same list of items even if they moved in today. The same payment process is going on currently throughout the City of Farmington, and it is required of any resident in this City. The City has always expected the property owners to pay for these 3 things, curb, gutter, and sidewalks.

**Keith Johnson** answered another question as to why isn't the School District paying more of the cost. **Keith Johnson** said there is not a law requiring the School District to pay for any more of the cost. There is nothing more the City can do to enforce the School District to make any more street improvements. The School District however is like any other property owner. They are responsible to pay for their curb gutter, and sidewalk with asphalt tie in that is in front of the school's property. They have also agreed to pay for half of the street which is a little bit more than what is expected of them.

**Keith Johnson** also answered the question why is the City doing these improvements right now at this point in time. He said the High School is opening August of 2018 and the road advances are an intense project. In some areas the road needs to be entirely rebuilt. In doing this construction, the City has to put in new water lines, storm drains, and other improvements. This project will take about 6 months to complete. If the High School is going to open, August of 2018 construction needs to start in April of 2017 to be able to finish by October of 2017. If construction is starting in April, the bidding for this project needs to happen in January of 2017. If the City waits any longer to start the bidding for this project, the cost will continue to increase. For those involved in the payment process it is important to get the bidding done earlier for a lower bid.

**Keith Johnson** said the City is trying to decrease the cost involved as much as possible and have applied for several grants to help. Any extra funding that will be received from grants will solely be given towards the property owners' assessment if the SAA is formed. Farmington City has received the Tiger Grant which is given by the UTA. However, the total amount is still yet to be determined. The residents and Farmington City staff have been in communication with the County Commissioners. The City is hoping to be able to receive Proposition 1 money. This money is only given to pay for roads in Davis County. The City has asked for \$500,000 but the County has not yet decided on how much they will give to Farmington City.

The City came up with the cost of \$199 per linear foot by working with the City engineer and a contractor. They came up with the total cost of \$4.2 million which includes curb gutter, sidewalks, and asphalt extension. The City has also met with Zions Bank and they gave the City an estimate of how much the bonds and construction loans would be. If the property owners would like to have the 10-year financing option, they would have to approve the SAA. If the SAA is not approved, then the City would have to call on the extension agreements and whatever the agreement says the property owner would have a specific time period to pay their total cost. There would be no finance option for the property owner.

**Keith Johnson** said the City will let the public know if the City gets any more information regarding the grants or if they gain clarity on any item within the next 60 days. **Todd Godfrey** said the protest to the SAA has to be a written protest. There is a form that the City has that the residents can use. If the property owners use their own form it has to be worded correctly and explain what their protest means. If the form is not clearly stated it might not be legalized as a protest.

**Dave Millheim** said the City has two other grants they are working on receiving. One is the Safe Routes to School Grant. This grant is spread across the State of Utah and has

approximately \$600,000 a year to decide who receives the money. The City also pursuing the CGBD grant. This grant is primarily focused around the area of the High school. The City applied for this grant earlier but was denied. However, they encouraged the City to reapply. The City has not received any confirmation on either of these two grants but will keep the public and Council notified of any developments.

**Brett Anderson** asked if the City and owners might be able to postpone the 60-day requirement and wait to hear back from the different grant money to know if the SAA is the best option for the residents. **Todd Godfrey** said did not know the answer to that question at this time but will have the answer to the Council within the next week. **Brett Anderson** said in the code document under the protest section there is a statement that may elude to the fact the property owners could choose which improvements they would want to accept or protest. **Todd Godfrey** said that in his experience it does not allow a line item veto for the property owners it is for the City Council and the process they take on as they proceed with their findings. **Todd Godfrey** said however, he will get a definitive answer.

*Mayor Jim Talbot opened the public hearing at 8:03 p.m.*

**Karlene Mower** 1063 South 650 West Farmington. She has been a resident of Farmington for 40 years. She is currently 80 years old and a widow who lives on a fixed income. The City is asking her to pay \$22,750. This added financial burden is a major concern for her. She feels they should raise the property tax of all the citizens because there will be many who will use these streets. Also, the new High School will benefit more than just Farmington City.

**Carmen Samuelson** 1203 West 475 South Farmington. She said this is not a property owners issue, this is a community issue. Everyone needs safe sidewalks for the children to walk on and roads for safe travel. We as residents have paid for the pool, the gymnasium, trails, and sport fields. However, not all of the residents use them. She understands that there was a bond that the public approved but feels this amount has increased from the initial bond amount. She would like The City to find a way to pay for these roads and sidewalk improvements instead of placing the burden solely on the citizens that live in this area.

**Karl Asay** 850 South 650 West Farmington. He said there are many commuters or heavy equipment trucks that have been using these specific roads in west Farmington. He feels that the City should take more responsibility instead of putting it on only these specific property owners.

**Janelle Bowers** 170 south Main Street SLC. She is an attorney with Jones Waldo. She is here representing several of the property owners within the proposed SAA. She said the legality of the SAA is questionable for a few reasons. First, there was misinformation sent out to the property owners telling them they did not have the right to protest if they fall under some certain extension agreements. This is not accurate under Utah State law, anyone with an extension agreement does have the right to protest. She feels that a written form should be sent out to all residents that received this misinformation and let them know they do have the right to protest of the creation of the SAA. She also said there is law that requires the City to show an individualized benefit to each property within the SAA above or beyond that received by the general public to justify assessing the individual properties. She said courts around the country

and even the Supreme Court have reviewed this issue. They found that when there is an exaction on property in substantial excess of the benefit to the property there is an abuse of power and the City is facing a takings issue. She does not believe there is any benefit to the individual properties. This is a community wide project and nothing to do with the individual properties. She said if the SAA is created, there will be some foreclosures within this area. Even with a 10-year financing option some residents will have no way to pay for this.

**Philip Paget** 1012 South 1100 West Farmington. He said that Davis County School District has known for over 15 years that the High School would be built. He feels that the School District should have been making provisions during this time period knowing there would be street and road construction needing to be made. The lack of planning should not fall on the residents who live around this specific area. He feels the School District should look into other bonds or funding to spread across all the property owners who might have students attending this school. The City is asking about 115 property owners to pay for these improvements where thousands of people will be using them. He feels this is not only illegal but immoral. He also thinks the City should have been more proactive in finding funding this project. He feels that 650 West, South of Glovers Lane should not be involved in this SAA project.

**Ted Alexander** 418 South 618 West Farmington. He said many of the residents of west Farmington chose this particular area for the rural setting. They want to be able to enjoy the benefits of small town living. Everyone agrees that there needs to be safer roads and sidewalks for all citizens. He feels that the process needs to slow down and an organization of a neighborhood committee should be formed. He said this committee should consist of two non-extension agreement holders, two extension agreement holders and 1 bipartisan member each representing their group to meet with the City Council and negotiate a fair and responsible solution for all parties involved. He said that the residents would like to be involved in the design process. They would like to gain better understanding of how much grant money, proposition 1 money and other funding the City plans on receiving. He feels that the grant money received should remain for the project regardless of the direction of an SAA. He said they would also like to discuss the public utilities and whose responsible for the road work that is being proposed in the current SAA. He said they are not against the SAA fundamentally, but hopes the City Council will have political courage to slow the SAA process down and design an option that maintains Farmington City's unique lifestyle.

**David Howes** 612 South 650 West Farmington. He thanked Council members **Cory Ritz** and **Brett Anderson** for attending their neighborhood meeting. He said he has recently bought another home around the corner from their current residents. Both properties lie on the proposed road. He is currently trying to sell their first home but is currently assessed at \$75,000 if the SAA goes into effect they will owe over \$100,000 between the two homes. This may result in them selling both homes, so they can pay for the sidewalks and road construction. This SAA is the best option for the City but not for the residents. This has afflicted an unmeasurable amount of stress and anxiety on his family and neighbors. He feels that there has been threats and bullying towards the residents from the City management. Because of these harsh claims, it has turned this community angry. He does not feel it is a good tactic to place fear in the citizens to get what it wants.

**Tim Mathews** 1563 Oakridge Park Drive Farmington. He owns 6 plus acres on Glovers Lane which is agriculture property. He said his proposed assessment is over \$120,000. He hopes the City will provide a plan for those with and without extension agreements. He feels the extension agreements were not meant for the reconstruction of roads, but to tie into good and existing roads. He asked if their needs to be sidewalks on both sides of the streets. He feels that it would be able to save cost and preserve some of the country-feel that so many of the residents in this area want to keep. He thinks that on the South side of Glovers Lane, it needs to be free of sidewalks so they can expand the equestrian trail.

**Greg Hodson** 33 Glovers Lane Farmington. He is here speaking for his father because he is currently in the hospital. They have 5 properties in the area. Their proposed assessment is \$145,000 on the home on Glovers Lane. His parents are both in the hospital and are not doing well. The family needs to sell their home and because of the SAA the value of the home has been greatly diminished. This particular property was bought in 1960. His other 4 homes were bought for agriculture properties and not for subdivision or dividing.

**Stephen Proven** 788 South 650 West Farmington. He mentioned that his proposed assessment is \$60,000. He said he hoped what he had to say was not construed as criticism. He asked the City Council and staff about the UDOT B&C money. He understood this money could be used for road maintenance and construction and these funds do not expire. He obtained this information from **Chris Potter** who works with UDOT and is the local programs engineer. **Stephen Proven** mentioned that in the last 10 years Farmington City has been awarded about \$5.5 million in B&C money. He thought the City could have used some of this funding towards this project, also the City could have applied for federal matching funds. He thinks that the past B&C money would have been spent but hopes that the future amount given could be saved and hope to defray cost of this project. He also wanted to maintain equestrian trails throughout west Farmington.

**Kelly Maxfield** 121 South 650 West Farmington. He said this SAA process has united this community, but he concurs with the other residents that these roads and sidewalks will be used by many others. He said that 2 years ago, where he lives, there was a similar situation of road construction and many mistakes were made during that project. He feels that this project will have the same outcome. He also said there has been mistrust in the City Management over this project and he encouraged the City Council and Staff to make the right and moral decision that can benefit both the City and this community.

**Jared Schetselaar** 1060 South 650 West Farmington. He said this is a good time to show other residents of Farmington and other Cities how to use the SAA responsibly. He agreed that coming up with a decision in a timely manner is crucial. He came up with 5 items if changed can make the SAA useful and good.

1. He suggested waiting to cut parts of the SAA out until we know what is included in the SAA. After that, the City should go to citizens and see if they would like to be included in the SAA or if they would be excluded.
2. Remove the entire cost of tearing down, building up, widen roads out of the SAA. He feels this should be the City's responsibility. These roads that are included in the SAA are collector roads not private roads anymore.

3. Remove the financing costs from this project.
4. Reevaluate the width of the sidewalks and park strips. A) 4ft sidewalks might be sufficient. B) Put sidewalks on one side of the road. C) Are park strips necessary. D) Should we adopt what is already in our plan. What he thinks that is included in the plan, is a trail system and he thinks that the City should follow what the citizens have asked for. E) areas of the SAA that the roads should be widened but sidewalks may not be necessary.
5. He thinks the City Council should remove any additional costs and decide exactly what curb gutter and sidewalks are needed, and get a bid on that project. After this particular bid, then apply all applicable grants and ask the citizens if they would like to participate in this SAA with the portion that is left.

**Lisa Webster** 732 West 500 South Farmington. She feels the changes in Farmington are happening too much, too fast. She said there are some reasons she is against the SAA and is protesting it. She feels that the residents who live on these major roads deserve information and proposals given to them in a fair and reasonable manner. She feels the residents in this area should not be the only ones paying for the cost. She also said the cost of this project is way too high and her current estimate is \$52,000. She also knows that the City has talked about a new High School coming in for about 15 years. She thinks this should have given the City ample time to come up with funding and also give a reasonable estimate to the property owners.

**Sandra Carr** 547 East 200 North Bountiful. She said she has property on 111 South 650 West in Farmington. She said she has 3 questions for the City Council and Staff.

1. She asked why her linear footage, that is being assessed, longer than her property width. The City has assessed her property at on the website at 113.5 feet and printed in the Davis County Clipper at 112.7 feet. She said her property deed and county plat reads that her property width is 109.5 feet.
2. She mentioned that she has no easements on her property. She said if you pull back the fire hydrate and power pole then there will be an easement on her property. She was curious how the City would handle this.
3. She said she does not have 12 ft. from the gutter to her property line. She measured it at 11 ft 11in. down to 11ft. She mentioned that the road or her property line might be slightly off. If the City does a 7ft width for the park way and a 5ft sidewalk then her property will be affected.
4. She also asked how the severance damages will be paid to the property owners?

**Scott Isaocson.** 441 South 1100 west. He is here representing himself and his daughter who bought a home next door to his. He mentioned how grateful he was to live in a wonderful community. He would like to know how the City came up with the percentage of what they will pay for this project. He said he has read the code and it is supposed to be for an improvement for the value of the property. He has some concerns with the SAA. He thinks that the City and citizens should work together and come up with a better solution that will benefit everyone.

**Cheryl Farnsworth** 287 South 1100 West Farmington. She said this project has caused a lot of stress to this community but it has brought them closer together. She encouraged the City

Council and Staff to make a decision to keep bringing this community together. Hopefully, there will be other options that will be more acceptable to all of us.

**Don Francis** 7578 South 650 West Farmington. He quoted from the City's master development plan, chapter 8 under transportation section 11. He feels that the City's management has failed in taking action on this manner. He said he would like this to be incorporated into Farmington City and this is the main reason he lives here. He said the community needs more trail networks instead of sidewalks.

*Mayor Jim Talbot closed the public hearing at 9:04 p.m.*

**John Bilton** said he appreciated the comments from the residents tonight. He wanted to clarify that the residents can decide whether they want to proceed with the SAA or eliminate it by doing so, it will be through their protests. If they do not get enough protests, then the chance to move forward with the SAA might happen and in this assessment changes can be made. The City Council can decide the width of the sidewalks, where exactly they want the construction to happen. They will be able to address these concerns that have been brought to their attention. This can be done if the SAA is passed. If the SAA does not receive enough protests, then the City might have to call upon the extension agreements. The students attending these schools need a safe way to and from school.

**Brett Anderson** suggested to put this topic of the SAA on the agenda every two weeks so the Council Members might discuss they may have in dealing with these issues. **Dave Millheim** said that it would be a good idea in having this discussion under the Old Business portion of the agenda. He said when the 60-days are over, then it is time for the Council to decide on what they want to do with the SAA and what portions to remove or change. Within the 60-day protest period the Council can gain clarity on information but they cannot come up with any decisions. **Dave Millheim** thought it would be good idea to get correct and more information out to the public and gain more ideas and solutions from them.

**Todd Godfrey** said he would like confer with another attorney on how much information the Council can decide on and address at the Council meetings. He said he would have this information by the end of the week. **Mayor Jim Talbot** asked to put this question on the next City Council meeting on October 18, 2016 for discussion and clarification.

**Dave Millheim** also suggested that the City staff have public walk-in times and call-in times available to them in order to answer individual questions or concerns regarding the SAA. He said he would start on Thursday October 6, 2016 and have walk-ins/call-ins every Tuesdays and Thursdays from 3:00 p.m.-6:00 p.m..

**Brett Anderson** felt it was important that the public write a written form to protest the SAA regardless of any previous notions that they could not. **Dave Millheim** said he would put a list of requirements on the City's website so the public would be aware of the requirements they need to follow in order for the form to be valid.

*Motion:*

**Doug Anderson** made a motion to have the City Council close the public hearing for the objections related to the Farmington City, Utah School Safety Assessment Area as Set Forth in the Act; and Related Matters. **Cory Ritz** seconded the motion, which was unanimously approved.

**Memorandum of understanding between Davis School District (DSD) and Farmington City for Glover’s Lane and 650 West Street.**

**David Peterson** said he has had many discussions with the School District regarding how much of the road they would be willing to pay for. The School District settled on paying only half the road on Glover’s Lane which is 26 ft. and a portion of 650 West which will be 18.5 ft. They have entered a memorandum of understanding over how much of their portion they will pay. The City committed the School District on this exact amount of payment.

***Motion:***

**John Bilton** made a motion to close the memorandum of understanding between Davis School District and Farmington City in regarding improving the road half width for Glover’s Lane and 650 West. **Cory Ritz** second the motion, which was unanimously approved

**GOVERNING BODY REPORTS:**

**City Manager Report- Dave Millheim**

**Dave Millheim** did not have anything to report at this time.

**Mayor Jim Talbot**

1. He thanked all those who were able to attended the U of U ribbon cutting. He was very impressed with all the individuals who took part—both on the state and local levels.

**Council Member – Doug Anderson**

1. He also expressed how well the ribbon cutting ceremony was with the U of U Health Care facility. He was thankful he was able to be a part of this ceremony.

**Council Member – John Bilton**

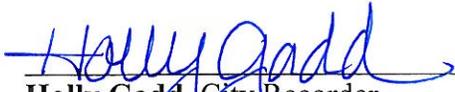
1. He asked if there was any feedback from **Center Cal** concerning their tax increment and residential component. **Dave Millheim** and **Mayor Jim Talbot** presented today, the letter of explanation to them. They have not received any news back yet by **Center Cal** but anticipates hearing from them within the next few weeks.

Council Members **Brett Anderson** and **Cory Ritz** did not have anything to report on at this time.

**ADJOURNMENT**

***Motion:***

At 10:02 p.m., **Doug Anderson** made a motion to adjourn the meeting. **John Bilton** seconded the motion, which was unanimously approved.

  
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**Holly Gadd**, City Recorder  
Farmington City Corporation

October 4, 2016  
Farmington City Council Members,

My name is Ted and Alexander and I am speaking on behalf of Tony and Sandra Hall, Kent and Shaun Gines, Eric and Natalie Hogan, Pat and Sherrie McBride and my own family. We first would like to thank the city council and staff for taking the time to listen to us and we would like to thank our neighbors for all of their hard work over the past weeks. We all have lived in Farmington for over 20 years. We each moved here to have a an opportunity to raise a family in a rural setting. That rural setting included:

1. No street lights
2. No fire hydrants
3. No water or sewer
4. No curb, gutter or sidewalk
5. No signal lights
6. No buses to and from school
7. Access to trails
8. One grocery store, one gas station and a lot of open space.

Each of us has enjoyed living in Farmington. We could ride horses, raise a family and still be able to enjoy the benefits of small town living. But as our families grew up so did Farmington City.

We each agree we do need to provide the children living on 650 West 1100 South and 500 south a safe route to school. We would like to propose to the city council an idea: Lets slow the process down, not adopting an SAA is no better solution than rushing one through just for the sake of time. We propose an Organization of a neighborhood council consisting of 2 non extension agreement holders, 2 extension agreement holders and 1 bipartisan member each representing their group to meet with the city council and negotiate a fair and responsible solution for all parties involved.

1. We would like to be involved in the design process. Remaining true to Farmington's Own Master Plan of trails and sidewalks along 650 west, 500 south, and 1100 west.
2. We would like to have a better understanding of how much grant money, prop 1 money and other funds the city plans to receive. Each of us is struggling with the cost being defrayed to individual property owners. We would also like transparency about how the grant money will be dispersed in an SAA and Outside of an SAA. If this project was used on the grant application process should the grant money not remain in use for this project regardless of the direction of an SAA?
3. We would also like to discuss the public utilities and whose responsibility the road work being proposed in the current SAA is. We would also like to know who can and cannot perform the work under the proposed SAA. We keep hearing everyone else paid for there road but what we are not hearing is how their roads are not arterial roads that everyone in the county is going to use to access the new education center on Glovers Lane, the new recreation center and high school on 650 west and the Davis County Fairgrounds or the shopping center.

We are not against the SAA fundamentally, after reading the past years city council minutes one comment stood out. On March 15th a staff member made the comment to the city council: We will need political courage to continue forward with the SAA. We agree 100% with this statement the city council needs political courage to slow this process down, have the ability to listen to the residents this is directly affecting before making any decisions regarding an SAA and have the political courage to design an option that maintains Farmington City's unique lifestyle which includes character no other city in Davis County has:

1. A historic downtown
2. 1st class Recreation facilities for all ages
3. Shopping
4. Local Farms which provides food to local stores and food banks
5. And an equestrian lifestyle

All of which continues Farmington's tradition as the greatest place to live, work and play.



*Cornett*

Cory Ritz <critz@farmington.utah.gov>

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## Special Assessment Area

1 message

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**Mindy Janis** <mindyjanis@gmail.com>  
To: critz@farmington.utah.gov

Sun, Oct 2, 2016 at 8:36 AM

Name: Mindy Janis  
Email: mindyjanis@gmail.com  
Phone: 281-650-5050  
Message:  
Councilman Ritz

I'm emailing regarding the proposed special assessment area in West Farmington. I do not live in the assessment area but am opposed to the assessment. The vast majority of this project is a community improvement that will benefit not only Farmington but several cities in the area. Because it is largely a community project the community should pay for it, not individual citizens, the project should also be completed at a cost that is within the normal market range. The current projected cost of \$200 a linear square foot is outrageous.

As I see the issue there is a need to upgrade roads and sidewalks because of the new schools and Station Park. The whole community uses this area so the whole community should pay for the improvements. The people living on the roads don't need the improvements and most would probably prefer not to have them. It's really no different than the whole community paying for a park. Those with extension agreements should pay fees similar to what a developer in the private marketplace would pay for sidewalks, curb and gutter. All road improvements are a community responsibility, inspite of what an extension agreement may or may not say.

Because this is a community improvement, all improvements on land not having extension agreements, should be covered by the community either through a bond, using city general funds, or increasing sales tax. If we can get money from UDOT, and the county through proposition 1, great! However, the city should only be paying market rate for the improvements. Once again \$200 per linear foot is extreme and misuse of tax dollars. The SAA doesn't make sense because it increases costs by 30% for no benefit. There has got to be another way to give loans to homeowners with extension agreements that really need help. Maybe no one would need a loan if the price was fair. The 6% interest rate charged by the SAA is also not fair and not competitive in today's marketplace.

Government at all levels should be accountable for spending public money. As I've stated above the cost for this project is too much! It is at least 50% more than fair market pricing, more like 70% out of market. If land developers were paying these type of costs, developers would stop developing land because it would cost more than they could make in profits. All public projects should cost an amount similar to what is being paid in the private market place. Clearly this project is outrageously expensive. If the project really cost \$200 a linear foot the community needs to have the cost details spelled out and understand why. As it stands right now it looks like government excess at the cost of the individual taxpayer.

Perhaps it would be easier to get grant money if everyone in Farmington was affected, not just a few home and land owners. It would certainly increase the amount of people willing to contact UDOT and the county. Please be fair to the citizens of Farmington, everyone should play for these improvements and only for improvements that are truly necessary, at a cost that that is competitive within the current market place.

Thank you for your time and consideration

Mindy Janis  
562 S 1100 W, Farmington

mindyjais@gmail.com  
281-650-5050



A handwritten signature in black ink, appearing to read "Cory Ritz".

Cory Ritz &lt;critz@farmington.utah.gov&gt;

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**Farmington SAA Matter**

1 message

**Bonnie Larsen** <bonniel@sjatty.com>

Tue, Sep 27, 2016 at 4:08 PM

To: "mayor@farmington.utah.gov" <mayor@farmington.utah.gov>, "banderson@farmington.utah.gov" <banderson@farmington.utah.gov>, "danderson@farmington.utah.gov" <danderson@farmington.utah.gov>, "jbilton@farmington.utah.gov" <jbilton@farmington.utah.gov>, "bmellor@farmington.utah.gov" <bmellor@farmington.utah.gov>, "critz@farmington.utah.gov" <critz@farmington.utah.gov>, "dmillheim@farmington.utah.gov" <dmillheim@farmington.utah.gov>

Gentlemen:

We do not believe that it is fair or legal that Farmington City can single out a select neighborhood or a select few in that neighborhood to fund improvements for the City of Farmington. The improvements determined necessary certainly will benefit all of Farmington. Many more children will be using these improvements, not just the few children of the selected neighborhood deemed to pay for the improvements. Approximately one-third of the selected residents do not have any children who will use the improvements. Among those selected residents are senior citizens, retired from the work force and on fixed incomes. Also among the selected residents are young families who also would be greatly impacted by forced payment of these improvements.

We do not believe that Farmington City has done its job in locating other sources of payment for the intended improvements. Rather, they have taken the easy way out by proposing a levy on properties within the Assessment Area (approximately 115 property owners) to pay for improvements (\$2,886,000) which will benefit the entire population of Farmington City. Do we feel the necessity to protest. Absolutely. Whether or not we have a signed extension agreement or not.

For many years Farmington has known they were going to add another high school in the area. The property was purchased many years ago. During the last election, a bond for the school was voted on. Why didn't they figure and include these additional improvements into that bond which was approved by the voting citizens of all of Farmington. Instead, these curb, gutter, sidewalk and street improvements were pushed upon only the selected citizens within the proposed Assessment Area.

We love Farmington. But this is not the Farmington that we came to for the life style we wanted. Instead of country homes on an acre, we have three story condominiums on ¼ of an acre. With all of these new residents and families coming to Farmington, who will obviously use these new schools and facilities, why are you forcing these improvements onto such a few. We had hoped that the city officials which we voted into office would be a lot more receptive to our desires rather than thinking only of the commercial aspects of the City. We are not suggesting that all of the improvements should be passed on to the commercial aspects but are expecting that all citizens will be willing to pay their FAIR share. We are certain that there are financial aspects which you have not considered and that should now be considered instead of putting the entire burden on so few.

**Bonnie Larsen**

Litigation Paralegal

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bonniel@sjatty.com



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Cory Ritz <critz@farmington.utah.gov>

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## Re: Sidewalk Issue Input from Resident

1 message

Jim Checketts <jim1rcheck@msn.com>

Tue, Oct 4, 2016 at 1:47 PM

To: "jbilton@farmington.utah.gov" <jbilton@farmington.utah.gov>, "danderson@farmington.utah.gov" <danderson@farmington.utah.gov>, "bmellor@farmington.utah.gov" <bmellor@farmington.utah.gov>, "critz@farmington.utah.gov" <critz@farmington.utah.gov>, "banderson@farmington.utah.gov" <banderson@farmington.utah.gov>, "jtalbot@farmington.utah.gov" <jtalbot@farmington.utah.gov>

Dear Sirs,

Having been a resident for the past 17 year in west Farmington, I'd like to share my thoughts about the current "Sidewalk Issue" we're facing. I've given this much thought, after reading about the topic and discussing it with neighbors.

First off, I do not live on 650 West, or have any upcoming direct interest in it; only as a Farmington neighbor and how it affects my neighbors and street I travel often. I live almost a block east of it.

Sure, I'd like to see the sidewalks come in, and finishing of the road. This will make it not only appear cleaner, but will enhance the visual aspect of this road a lot. But at the same time, the upcoming traffic will be a big negative for this narrow road.

Cost-wise, I have an important observation that has hardly been touched in the debates about this topic. I have always been a proponent of an **Impact-Fee** type of cost calculation; where those causing the impact paying the most expense. These folks may have previously agreed (and contractually obligated themselves) to the expense of adding the sidewalk and road approach, but for normal growth. This is not the case. We have the new high school causing the most upcoming traffic and sidewalk need, followed by the charter school, then the soccer fields. These last two have made congestion a common occurrence on 650 West, and the costs should be borne by those causing the issue.

Was this not considered when planning for the new high school? It seems not. It is not fair to miss this entirely, then pass on the expense to the homeowners.

I don't believe the homeowners should get the work done for free; just at a greatly reduced rate (with those making the impact paying most of the expense). Part of the expense should also come from the City. I'd not be against paying a portion of it.

In summary, I'd suggest 50% being paid by the School(s) or other businesses, 25% by the City, and 25% by the homeowner. This is of course, basing the cost on reasonable costs.

Thank you for your time and consideration. Your vote and stand on this issue will be watched closely.

Jim Checketts

576 W 350 S

Farmington, UT

801.520.4222

Jim1rcheck@msn.com

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count*



Cory Ritz <critz@farmington.utah.gov>

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## Fwd: Contact Form Submission

1 message

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Dennis Allen <dallen@farmington.utah.gov>

Mon, Oct 3, 2016 at 9:00 PM

To: Jim Talbot <mayor@farmington.utah.gov>, CITY COUNCIL <CITYCOUNCIL@farmington.utah.gov>, Dave Millheim <dmillheim@farmington.utah.gov>

Dennis Allen  
GIS/IT Administrator | Farmington City  
Office: 801.939.9218 Cell: 435.230.0233  
dallen@farmington.utah.gov

----- Forwarded message -----

From: "Karen Ashbridge" <karen.ashbridge@gmail.com>  
Date: Oct 3, 2016 8:49 PM  
Subject: Contact Form Submission  
To: <webmaster@farmington.utah.gov>  
Cc:

Name: Karen Ashbridge  
Email: karen.ashbridge@gmail.com  
Message:  
Mayor Talbot,

I am a resident of Farmington, and I do not live in the area that will be required to pay for sidewalks around the new High School. I am excited to have the new school finally being built, but I think it incredibly onerous and unfair that nearby homeowners will be required to pay for the sidewalks used by many and that result from a project that they had no say in.

In my experience with commercial development in California, developers were required to pay for additional infrastructure caused by their projects - NOT the existing landowners around the development.

When I look at the cost that the homeowner's will be required to pay, I am thankful that I did not purchase a home there. Those costs would be a major financial disaster if they happened me.

I have always thought of Farmington government as beneficial and watching out for its citizens. But this is (and I repeat) ONEROUS AND UNFAIR.

I will not be able to attend the Hearing on Tuesday, Oct 4, but I would appreciate you considering my emailed statement.

Sincerely,  
Karen Ashbridge  
243 South 75 West  
Farmington, Utah

My name is Karlene Mower. I have been a resident of Farmington for forty years. Farmington is my home. My husband and I built our home. I am 80 years old and live on a fixed income. I am a widow and my assets are limited. At this time of my life, finances are a major concern for me. Farmington City has asked that I spend \$22,575.00 for something that I feel is not necessary or beneficial.

If this proposal is passed it will put a tremendous burden on my finances.

Adding curb and gutter <sup>Will not ~~and~~ benefit our street as no one will use it.</sup> ~~are of no benefit to me at this time in my life.~~

Additionally, widening the road, adding asphalt road base benefits every citizen not just our street. The expense of this upgrade should be absorbed by the city not the citizens.

I feel to make this proposal work; we need to raise property taxes as a community. The high school is benefitting the entire county not just the citizens of Farmington. Thank you

To Farmington City Mayor and City Counsel,

10/4/16

Suggestions to amend the SAA to something that is acceptable to the citizens of Farmington City:

1 – I suggest to not cut anyone out of the SAA until we know what is included in the SAA, and what the actual costs are going to be, after we know what the costs are going to be, then ask the citizens in areas of possible cut offs if they would like to be included or not.

2 – Remove the entire costs of tearing down, building up, widening, and repaving the road out of the SAA. This is a cost that the city needs to find funding for elsewhere, not out of the pockets of a few. The staff is making comparisons that these roads included in the SAA are the same as those in private neighborhood roads, like miller meadows. This is just not the case. These roads included in the SAA are major collector roads that the majority of South Davis County will be using, not private neighborhood roads that just the local home owners use.

3 – Remove the costs of financing the project! This is just inflating the cost for a few individuals and should not be included in estimates, if the citizens are not planning on using the financing proposal.

4 – Reevaluate the need for the current width of the sidewalks and park strips.

- A. Four foot sidewalks are sufficient in other areas similar to this area.
- B. Maybe a five foot sidewalk on ONLY one side of the road would be sufficient.
- C. Are park strips necessary? There are many parts of our city and other cities where the sidewalk is connected to the curb and gutter with no park strip.
- D. Should we adopt what is already in the plan??, I believe what is included in the current plan is a trail system .
- E. Are there areas within the proposed SAA, where the road should be widened with curb and gutter, but sidewalks are not necessary at all?

5 – Remove all additional costs that may not be stated above, and after deciding exactly what kind of sidewalk is needed, get a bid on only curb gutter and sidewalk, THEN apply all applicable grants to this, THEN on whatever is left (if there is anything left), come and ask the citizens if there are any other ideas to pay for this and ask us if we would be willing to participate in an SAA on the portion that is left.

~~Debt Service 300K  
Interest 300K  
Insurance 100K~~

My name is Stephen Provin and I live at 788 South 650 West here in Farmington.

I want to preface this to make sure it is not construed as criticism toward any individual.

I would like to ask the Mayor, council and city manager about the UDOT B & C money that is given to the city each year. It is my understanding that those funds can be used for road maintenance as well as construction. I was able to obtain that information from Chris Potter @ UDOT. Chris is the Local Government Programs Engineer.

During the past 10 years, Farmington City has been awarded \$5.5 million in B & C funds. Chris informed me that a portion of

those funds could have been set aside for a future project and that the city would have been able to apply for Federal matching funds. He indicated that there are funds that only require a 6.77% amount saved in order to get the Federal government to match the other 93.23%. This is all done through the Municipal Planning Organization Wasatch Front Regional Council.

Chris indicated that a commitment by Farmington City is required in order to be able to apply for those funds. He also stated that the city could start to set aside some of those funds for a future Federal grant. For a project of this size, it is possible that in order to fund 93% of the project,

Farmington may only have to show a commitment of approximately \$190,000.

We understand that the B & C money from the past has most likely been spent, but can a portion of the future B & C money be set aside to defray the costs of this project? If the future 10 years are similar to the past 10 years there would be \$5.5 million that could be drawn from. Even if 50% of those funds were used and no Federal grants were awarded, the extra \$2.8 million would cover what our city is trying to get a 2% of the Farmington City residents to cover.

Chris Potter can be reached at the UDOT offices. His number is 801-633-6255.

Would any of you like to comment on this information? Thank you.

## Comments to Farmington City Council Re: S.A.A. October 4, 2016

Philip & Stacey Paget 1012 S. 650 W.

1. The Davis County School District has known for 15 years or so that this new high school would be built. During this time the school district should have been making provisions for the improvements that would need to be made to the streets surrounding the school site to provide for safe passage of the students. Lack of planning on Davis School District's part does not constitute the emergent gouging of 115 residents in order to pay for the needed improvements. Perhaps The District should consider an additional bond or other source that would fairly spread the costs over all of those property owners who have students attending the school.
2. The percentage of the costs which The City of Farmington has asked 115 property owners to pay in order to improve the roads and install sidewalks is absurd. The City is asking 115 property owners to shoulder over 50% of the some \$4,000,000 of the costs associated with this project. The school will serve 2000 students at a time and to ask 115 property owners to pay for the benefit of thousands seems not only illegal, but immoral. Knowing that this school was coming, The City should have been more, and should continue to be, proactive in finding funds for the costs associated with this project. (IE - BOND)
3. 650 West south of Glovers Ln. has no business being included in the S.A.A. There is no benefit to be gained by the property owners by installing sidewalks, curb, and street widening. I would surmise that my neighbors, along with my family, chose this portion of Farmington because of the rural feel. If I wanted curbs, gutters, sidewalks, and a wider road I would have chosen to live in a developed subdivision.

October 4, 2016  
Farmington City Council Members,

My name is Ted and Alexander and I am speaking on behalf of Tony and Sandra Hall, Kent and Shaun Gines, Eric and Natalie Hogan, Pat and Sherrie McBride and my own family. We first would like to thank the city council and staff for taking the time to listen to us and we would like to thank our neighbors for all of their hard work over the past weeks. We all have lived in Farmington for over 20 years. We each moved here to have a an opportunity to raise a family in a rural setting. That rural setting included:

1. No street lights
2. No fire hydrants
3. No water or sewer
4. No curb, gutter or sidewalk
5. No signal lights
6. No buses to and from school
7. Access to trails
8. One grocery store, one gas station and a lot of open space.

Each of us has enjoyed living in Farmington. We could ride horses, raise a family and still be able to enjoy the benefits of small town living. But as our families grew up so did Farmington City.

We each agree we do need to provide the children living on 650 West 1100 South and 500 south a safe route to school. We would like to propose to the city council an idea: Lets slow the process down, not adopting an SAA is no better solution than rushing one through just for the sake of time. We propose an Organization of a neighborhood council consisting of 2 non extension agreement holders, 2 extension agreement holders and 1 bipartisan member each representing their group to meet with the city council and negotiate a fair and responsible solution for all parties involved.

1. We would like to be involved in the design process. Remaining true to Farmington's Own Master Plan of trails and sidewalks along 650 west, 500 south, and 1100 west.
2. We would like to have a better understanding of how much grant money, prop 1 money and other funds the city plans to receive. Each of us is struggling with the cost being defrayed to individual property owners. We would also like transparency about how the grant money will be dispersed in an SAA and Outside of an SAA. If this project was used on the grant application process should the grant money not remain in use for this project regardless of the direction of an SAA?
3. We would also like to discuss the public utilities and whose responsibility the road work being proposed in the current SAA is. We would also like to know who can and cannot perform the work under the proposed SAA. We keep hearing everyone else paid for there road but what we are not hearing is how their roads are not arterial roads that everyone in the county is going to use to access the new education center on Glovers Lane, the new recreation center and high school on 650 west and the Davis County Fairgrounds or the shopping center.

We are not against the SAA fundamentally, after reading the past years city council minutes one comment stood out. On March 15th a staff member made the comment to the city council: We will need political courage to continue forward with the SAA. We agree 100% with this statement the city council needs political courage to slow this process down, have the ability to listen to the residents this is directly affecting before making any decisions regarding an SAA and have the political courage to design an option that maintains Farmington City's unique lifestyle which includes character no other city in Davis County has:

1. A historic downtown
2. 1st class Recreation facilities for all ages
3. Shopping
4. Local Farms which provides food to local stores and food banks
5. And an equestrian lifestyle

All of which continues Farmington's tradition as the greatest place to live, work and play.