SPECIAL FARMINGTON CITY COUNCIL MEETING

Wednesday, March 17, 2010
CenterCal Properties Office
42 North 650 West
Farmington, UT

PRESENT: *Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, and Sid Young, and Recording Secretary Cynthia DeCoursey*

The regularly scheduled "Town Hall" meeting was noticed as a "Special Meeting" in order to allow all City Council members to attend if they wished to do so. The meeting was held at Center Cal Properties – 42 North 650 West in Farmington, Utah.

Mayor Harbertson opened the meeting at 7:05 p.m. and welcomed those in attendance. He explained that there are two proposed developments for the west Farmington area: the *Station Park Project* (Center Cal Properties), and the *Park Lane Village Project* (The HAWS Companies).

Craig Trottier of Center Cal Properties presented information regarding the Station Park Project and referred to the model of the development and the renderings located on the walls in the conference room:

- Funded by the California State Teacher's Retirement Fund
- Commitment to quality
- High-end amenities
- Market is appealing to retailers
- Site work begins in late April
- Infrastructure is mostly complete
- Harmons and Cinemark begin construction in August 2010
- Tenants include a major electronics chain, clothing, bath, linens, and home furnishings
- Many tenants are unique to Davis/Weber Counties

Mr. Trottier explained that the slow economy has given their company time to review all plans in detail. He answered the following questions from residents:

Question: How many and what type of restaurants will there be?

Answer: We expect to have 12-15 unique restaurants when we reach full build out. We want to avoid chain restaurants, and we would like to locate fine dining in the central park area.

Question: Will there be any banks?

Answer: Possibly, and the Harmons grocery store may have a credit union.

Question: Will there be grocery stores in addition to Harmons?

Answer: No. The Harmons store will be similar to their new store in Draper—there will be a cooking school, lounge, and a large selection of items. They fill the special grocery niche, but are also a regular grocery store.

Question: What was the logic of locating a nice hotel in Farmington?

Answer: There are no nice hotels between Salt Lake City and Ogden, and Lagoon and Hill Air Force Base were factors. We have planned for a 4-star hotel with 130 rooms; however, the market for hotels is very slow. If we do not have a hotel, the space will be used for an office building.

Question: What will the central park be like?

Answer: It will include the following amenities: year round playground, fountain (designed by Wet Design from Burbank, CA), lawn areas, outdoor dining, ice skating rink, performance area (summer concert series).

Question: Who will maintain the road network?

Answer: They are all private roads, and Center Cal Properties will maintain them.

Question: How much landscaping, trees, and open space will there be?

Answer: We have two landscape designers. One company is located in Baltimore, and the other is in Utah—they will be able to choose plants and trees that will do well in Farmington. The development includes 61 acres, and the Station Park Project will use approximately 20 acres. Large trees will give the development an established feel.

Question: Will there be vertical parking for the Cinemark, and when will it be finished?

Answer: No, it will be ground parking around the perimeter of the project. The projected completion date is May of 2011.

Question: Will you use Farmington rock?

Answer: No, there is none available.

Question: What is the projected completion date for the entire development?

Answer: The first phase will be completed by spring 2011. Harmons could possibly open in February 2011, and the remaining businesses would open in either fall of 2011 or spring of 2012.

Question: Will there be a fitness center?

Answer: Yes, it will likely be located on a second floor—for instance, the top floor of the proposed hotel if the hotel does not work. It would include a full-service gym and a full-service spa.

Question: Will there be higher density housing in your project?

Answer: No, we do not have current plans for higher density housing.

Mayor Harbertson informed the group that the Park Lane Village Project, a 325-unit apartment building (Ivory Homes–Willmore Development), will begin construction in the near future. Road work began this week and will be finished by September. There were additional comments regarding a shuttle to Lagoon, a shuttle to and from the train station, additional traffic in the area, valet parking, future UDOT plans, and hotel plans.

Mayor Harbertson gave a brief update of the proposed Hampton Inn and said it has been delayed because the owner's hotels in Wyoming currently have a 30% occupancy rate. He said Davis County's occupancy rate is higher—about 55%.

The discussion ended at 7:50 p.m.

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Margy Lomax, City Recorder
Farmington City Corporation