



Farmington City  
Leisure Services Department  
**LEISURE SERVICES &  
PARKS  
MASTER PLAN**



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# Table of Contents

Introduction.....	4
Executive Summary.....	5
History & Background.....	12
Farmington City's Existing Policy.....	16
The Process of Inventory & Needs Analysis.....	17
Park & Facility Inventory & Needs Analysis.....	23
Mini Parks.....	26
Neighborhood Parks.....	29
Community Parks.....	32
Linear Parks.....	35
Special Use Areas.....	38
Farmington City Arts.....	41
Undeveloped City-owned Properties.....	44
Schools & Non-City Recreation.....	47
Facilities.....	50
Leisure Services & Parks Master Plan Guidelines & Recommendations.....	58
Park Design.....	58
Park Locations.....	67
Leisure Services Development Strategy.....	75
Conclusion.....	80
Bibliography.....	81
Appendix.....	i-ix

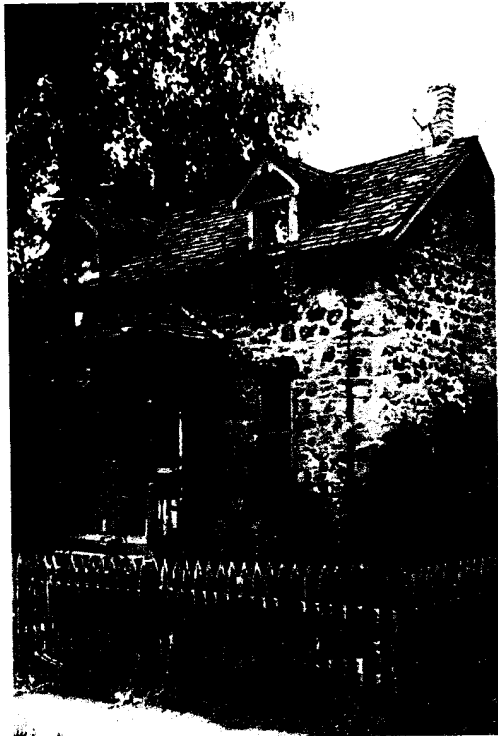


# Introduction

Tucked between the Wasatch Mountains and the Great Salt Lake and almost exactly half way between Salt Lake City and Ogden, lies Farmington City, Utah. Known for its charming historical architecture, talented arts community and the Lagoon Amusement Park, Farmington has burgeoned into an engaging municipality. A strong small town spirit still flavors its tree-lined streets and neighborhoods of vintage rock homes nestled up against the foothills on the east. The city is dissected by Interstate 15 and U.S. Highway 89. West of this transportation corridor, Farmington has remained relatively agricultural.

The Wasatch Front has been experiencing a phenomenal growth spurt over the past decade and Farmington is no exception. All of the surrounding communities are feeling pressure to preserve open space and provide more and more diverse recreational and cultural experiences and facilities.

Farmington has commissioned MGB&A, the Grassli Group Landscape Architects and Planners, to help the City analyze its Leisure Services facilities and programs to help prepare a master plan to assure the future recreational and artistic needs of Farmington are addressed. This document is comprised of that analysis and the resultant recommendations.



# Executive Summary

This document is to serve as a benchmark for Farmington City and its Leisure Services Department. The important historical traditions are noted. Recommendations have been made for future actions. The following sources were used to develop the recommendations:

- Public opinion - open house/survey
- Farmington City personnel
- Existing Farmington City policy
- National Recreation & Parks Association (NRPA) standards

## Guidelines & Recommendations

The section on guidelines and recommendations outlines:

- What should be included in each park type
- How many of each park type is needed
- How much space is needed for each park type
- Where each park type should be located
- When the parks should be purchased and constructed

The following is a basic breakdown of the recommended timeline and requirements for the park types:

### Mini Parks

- Not recommended except when privately developed and maintained.
- Service to very limited number of people.
- Expensive to build and maintain.

### Neighborhood Parks

- Need to be well distributed and connected by the trail system.
- Should be an average of five acres.
- Between one to two acres of neighborhood parkland for every 1,000 persons in Farmington.
- Should have several amenity groups.
- Four or five new neighborhood parks will be needed by 2020.

### Community Parks

- Need to be well distributed and connected by the trail system.
- Should be a minimum of ten acres.
- Between 3.5 to 6 acres of community parkland for every 1,000 persons in Farmington.
- Must have all the amenities of a neighborhood park plus at least one specialty facility to serve all of Farmington.
- Should accommodate arts programs' needs.
- Two to three new community parks will be needed by 2020.



### Linear Parks

- Must connect existing and future parks.
- Follow Trails & Sidewalks Master Plan.

### Arts & Recreation Center

- Must accomodate the arts and the recreation needs/desires of the citizens.
- Must have flexible spaces.

### Park Locations

- Geographically well distributed.
- Within 1/8 of a mile of existing or future trails.
- Utilize existing valuable natural, visual or historic areas.
- Adjoin to school or other public land.
- If a multi-purpose arts and recreation center is built, it should be located at one of the community park sites. If the arts are separated into its own facility, a downtown location should be considered. A recreation center should be built in a centrally located community park site.

### Funding Partnerships

Many of the proposed parks and facilities could be enhanced by collaboration with funding sources other than just the City. Good relationships must be developed with the state, the county, the school district and even private industry. However, the city park system must be able to provide adequate service, independent of outside sources.

### Priorities for 2001 to 2003

#### 1. Community parks

- A. Develop Oakridge Park
- B. Multi-purpose Arts and Recreation Center
  - a. Choose a location.
  - b. Bond or find other funding source.
  - c. Purchase land if not yet owned.
  - d. Plan/design the site & building.
  - e. Construct.
- C. Additional acreage
  - a. Purchase key properties adjacent to proposed high school, county fairgrounds and existing community parks.

#### 2. Trails

- A. Connect existing trails
  - a. Lagoon Trail to Farmington Pond and then to Farmington Canyon
  - b. 200 West Frontage Road Trail
  - c. Oakridge/Farmington Preserve Trail



- B. Acquire land
  - a. Purchase or gain control of lands needed for future trails or to connect existing trails.
- 3. Neighborhood Parks
  - A. Work with developers/planners of proposed subdivisions to ensure that space is reserved for both passive and active recreation.
  - B. Acquire land.
- 4. Programs
  - A. Maintain existing programs.
  - B. Improve public awareness of available programs.

**Priorities for 2004 to 2010**

- 1. Community parks
  - A. Greater percent of community park budget toward land acquisition
  - B. Lesser percent of community park budget toward land improvements
- 2. Neighborhood parks
  - A. Greater percent of neighborhood park budget toward land acquisition
  - B. Lesser percent of neighborhood park budget toward land improvements
- 3. Trails
  - A. West side trail property acquisition
- 4. Programs
  - A. Maintain existing programs.
  - B. Expand existing programs to utilize new Arts & Recreation Center.

**Priorities for 2010 to 2020**

- 1. Neighborhood parks
  - A. Build amenities on the properties for neighborhood parks.
- 2. Trails
  - A. Complete all connections to parks.
- 3. Community Parks
  - A. Construct facilities.
- 4. Programs
  - A. Expand existing programs.
  - B. Implement new programs.



The following is a summary of the inventory of existing facilities

**Farmington Mini Parks**

Lupine Park	0.16 Acres
Quail Cove North	0.57 Acres
Quail Cove South	0.19 Acres

These very small parks serve only a 1/4 mile unobstructed radius.

There is no current national standard, City policy, or public opinion to report about mini parks.

Privately owned and operated mini parks are acceptable particularly when integrated into the open space of newly developed neighborhoods. However, for public park purposes, mini parks are recommended only as a last resort when no larger parcels are available. The costs to build and maintain mini parks is very high and the number of people that they attract and service is very small.

For more information on Mini Parks see pages 5, 26 to 28, 58 and 66.

**Farmington Neighborhood Parks**

Farmington Preserve Park	1.1 Acres
Moon Park	1.8 Acres
Mountain View	2.5 Acres
Pointe of View	1.0 Acres

Neighborhood parks are the backbone of a well balanced park system. The National Recreation and Park Association (NRPA) recommends one to two acres of neighborhood park land per 1,000 persons in a city. Farmington only has 0.53 acres per 1,000 residents.

Neighborhood parks serve an area of one half mile radius without major obstructions.

The public opinion survey showed that Farmington people want more of this type of park. The current City policy calls for a ratio of two acres per 1,000 people. A range of 0.75 to two acres per 1,000 people is recommended.

For more information on neighborhood parks see pages 5 to 7, 29 to 31, 58 to 60, 66 to 70 and 75 to 79.





### Farmington Community Parks

Main Park	7.5 Acres
Shepard Park	6.8 Acres
South Park	6.6 Acres

Community parks are larger, more specialized facilities to which the whole city will drive to use. The NRPA standards recommend a ratio of five to eight acres per 1,000 people. Farmington has a ratio of 1.74 acres per 1,000 people.

Community parks service at least a one and a half mile radius and very often the radius is much larger.

The public opinion survey showed that people want more of this type of park with a wide variety of facilities to entertain the whole family.

An indoor multi-use arts and recreation center is in high demand.

The current City policy calls for a ratio of six acres of community park land for every 1,000 citizens. A range of three and a half to six acres per 1,000 citizens is recommended in this document.

For more information on community parks, see pages 5 to 7, 32 to 34, 60 to 61, 66 to 67, and 70 to 79.

### Farmington Linear Parks

Bonneville Shoreline Trail	5.9 Miles	14.4 Ac
Farmington Creek Trail	4.2 Miles	11.8 Ac
Frontage Road Trail/200 West	1.3 Miles	3.0 Ac
Shepard Creek Trail	1.0 Miles	22.4 Ac
Pointe of View Trailhead	0.3 Miles	0.7 Ac
Davis Creek Trail	0.3 Miles	5.4 Ac
Oakridge-Farmington Preserve Trail	0.6 Miles	1.5 Ac
Steed Creek Trail	0.2 Miles	Woodland Park
Great Salt Lake Trail	4.1 Miles	10 Ac

Linear parks are basically trails with the land surrounding and adding value to them. The Trails and Sidewalks Master Plan should be followed for the major alignments. As parks are planned the trails should be extended to within no further than one eighth of a mile from the new parks. It is critical to maintain connections to the National Forest lands on the east and the Waterfowl Management Area on the west.

For more information on Special Use Areas see pages 6 to 7, 35 to 37, 61 to 62, 66 and 75 to 79.



### Farmington Special Use Areas

Woodland Park	6.3 Acres
Farmington Pond	35.8 Acres
Cemetery	10.7 Acres
Ezra T. Clark Trailhead	0.4 Acres
Miscellaneous green spaces	4.5 Acres

Special use areas are a loosely defined group of recreational, cultural and historical facilities. There are no NRPA standards for special use areas' sizes, acre to population ratios or service areas.

The public supports the Farmington Pond and Woodland Park.

The City policy reads that Farmington should have two acres per every 1,000 persons. Currently 4.8 acres per 1,000 people are maintained.

For more information on Special Use Areas see pages 38 to 40, 62 to 66 and 78 to 79.

### Farmington City Arts Program

Six theatrical productions (including two full scale Broadway summer musicals at Woodland Park, a drama, a dinner theater, a youth directed and cast play, and a melodrama)

Two traveling shows  
Five concerts  
Swing Dance Club  
Coordinate/provide visual artists for art gallery  
Miscellaneous arts and craft classes

Farmington City Arts is a unique recreational theater program for which there are no national or state standards. The arts have proven to benefit the community by boosting the local economy and decreasing juvenile delinquency.

The open house drew a crowd of over fifty people, most of whom were there to show support for the advancement of the arts in Farmington, including the construction of an arts center as part of a multi-purpose leisure services complex. The survey reported that the public would like the enrichment classes increased.

Including a significant arts component to a multi-purpose leisure complex is strongly recommended.

For more information on the arts program or the multi-purpose Arts and Recreation Center see pages 6 to 7, 41 to 43, 62 to 67, 72, to 73 and 75 to 79.



**Undeveloped City-owned Properties**

Oakridge Park	12 Acres
Highway 89 Detention Basin	3.7 Acres
Farmington Creek Estates	2.2 Acres
Legacy Highway spaces	5 Acres

These are random pieces of properties owned by the City and designated for recreational uses.

Each of these properties may end up as different park types depending on size and future amenities. One of the City's top priorities should be to design and develop these properties, especially Oakridge Park, as soon as possible.

For more information on undeveloped City-owned properties see pages 10 to 11, 44 to 46, 73 and 75 to 79.

**Schools and Non-City Recreation Facilities**

- Farmington Junior High
- Farmington Elementary
- Monte Vista Elementary
- Knowlton Elementary
- Somerset Home Owners' Association Park
- Ridgepoint Home Owners Association Park
- Davis County Fairgrounds
- Wasatch National Forest
- Farmington Bay Waterfowl Management Area
- Farmington Wetlands Preserve

The schools, especially elementary schools, have the play fields and playgrounds needed during school and open to the public after hours. Some housing developments construct parks as part of the amenities furnished by a home owners' association. These all play a role in the recreational services of the community, but they are not included in the standards and ratios because they are not under the City's control.

Positive, symbiotic relationships must be developed and maintained between the City and these other entities.

For more informations on schools and non-City recreation facilities see pages 6, 47 to 49 and 78 to 79.



## History & Background

The origins of Farmington City began long before the histories began to be recorded. A colossal ancient inland sea, Lake Bonneville, covered a huge portion of western North America. At different times seismic activities opened outlets to Lake Bonneville, lowering the water level and shaping new shorelines which are now evident on our foothills. Eventually the massive water body condensed to its present day size and has never found another outlet. This resulted in a huge desert basin 150 miles wide and 350 miles long with the intensely saline Great Salt Lake at its low point. The Great Salt Lake is surrounded by wetlands teeming with plant, bird and animal life. There are very few resources as rare and as precious as wetlands in a vast desert. Migrating birds depend heavily on them for such crucial needs as nesting and feeding throughout the year.

The Native American tribes gathered and hunted the bounty of this territory for centuries. The first settlers of European descent found that the foothills were also brimming with wildlife. They recorded that the foothills and mountains above Farmington were habitat for cougars, wolves, coyotes, bobcats, occasional bear, plentiful deer, moose, elk, eagles, buzzards, hawks, wild chickens, pheasant, grouse, magpies, doves, robins, jays, phoebe birds, ducks, geese, cranes, rattlesnakes and other forms of wildlife.

The first settlers moved into the valley in 1847 and began to use the area which is now Farmington. In 1849, Judge Hector C. Haight and his family settled near two cottonwood trees which were the only trees for miles around and could be seen from the north end of Salt Lake City. Those two cottonwoods were on the banks of a stream which the settlers logically called North Cottonwood Creek. The Haight family was joined the next year by five more families whose surnames will sound familiar if you are acquainted with the landmarks in Farmington: the Captain Daniel C. Davis family, the Thomas Glover family, the William O. Smith family, the Allan Burke family, and the Daniel A. Miller family. They were also soon joined by families such as the Steeds and the Rudds.

These settlers were part of the "Mormon Exodus". Their church, The Church of Jesus Christ of Latter Day Saints - nicknamed the Mormon Church, had left the East and other parts of the United States due to religious persecution and



found the sanctuary they were seeking in this vast desert basin surrounded by rugged mountains. They were a very well organized, industrious group and in a few short years they had comfortably established themselves in communities all along the foothills and anywhere that water was readily available.

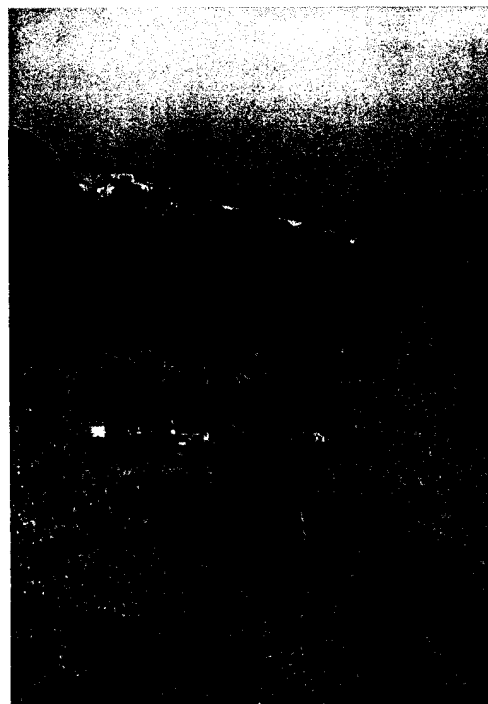
By 1853 the community of North Cottonwood, which had grown to a population of 413, had officially renamed itself Farmington. Legend has it that the name Farmington was chosen to honor Brigham Young. His original home town before the Exodus west had been a certain Farmington, Connecticut. Since the area had proven to be excellent agricultural land, this name seemed appropriate.

As was typical for most frontier towns, Farmington was mostly self-sufficient with its own mills, blacksmiths, carpenters, masons, doctors and teachers. By and large, however, Farmington had an agriculturally-based economy and culture. In 1892, when Farmington became an incorporated city, its population had grown to 1,180 and it was still primarily a farming community.

Without question the early life-style in Farmington required plenty of hard labor, but the settlers were very careful to balance work with a good dose of play. They gathered to socialize as they did necessary seasonal chores such as cutting and preparing fruit to be dried, quilting blankets for the winter, raising homes and barns and husking corn. These gatherings usually would end with lively music, songs and dances. The winters provided more time for leisure activities such as dramas, sledding, and ice skating.

Before the mid 1860's, Farmington was home to several brass and military bands, a debating society, a dramatic association, a lecture and concert circuit and an orchestra. In the 1880's, an opera house opened and was affectionately named The White Elephant. The White Elephant hosted dramas, musicals, concerts, dances, dinners and special "Old Folks" entertainment nights several times a year. Many music composers and visual artists have resided in Farmington over the years. In fact, one of Farmington's mayors from the 1930's is reported to have received, but declined, offers to act in the movies.

Through all the changes that technology and various life-styles have brought to Farmington since those first six pioneer families gathered at the mouths of the five canyons, the community has continued to have a passion for gathering to share in each other's cultural talents.



Hunting and fishing started out as necessary for survival. Fishing has remained popular as a passive recreation outlet. Farmington and the Utah Division of Wildlife cooperate to maintain and stock a fishing pond for the public enjoyment.

Swimming in the Great Salt Lake was a favorite pioneer pastime. The high saline levels make it almost impossible to sink and several summer swimming resorts sprang up along the shores of the Great Salt Lake. In 1896 the Lake Park resort was built west of Farmington. Ten years later the railroad was extended from Salt Lake City to Farmington and Lake Park was moved inland to meet the railroad passengers. With the move its name changed to Lagoon and ever since it has been know as Utah's "fun spot."

Lagoon became the premier horse racing track in the west. It drew huge crowds for several years until horse racing was made illegal in Utah.

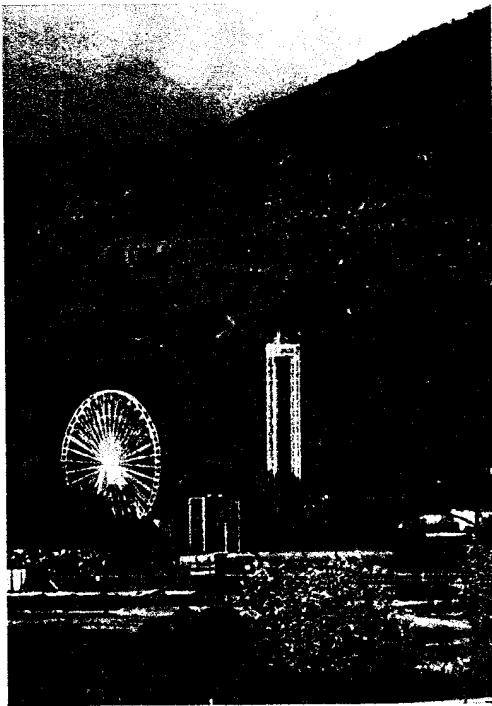
Many more traditions of good clean sporting fun evolved over the next decades. The Lions Club joined with other clubs to create Festival Days, which is now sponsored by the City and has become a popular yearly summer event. Food, foot and bicycle races, parades, pageants and dramatic performances have always played a part of the festivities.

For many years the City depended on volunteers to organize teams, productions and activities but in the late 1980's, a Recreation Department was formed and a full time Director was hired. This department was in charge of coordinating sporting activities and a few small summer classes.

Just a few years later in 1991, Farmington City Arts was organized. This program has steadily grown from a summer play and a couple of concerts to a year-round program with six productions, two traveling shows and at least five concerts every year.

Two years ago, the Recreation Department's role was greatly expanded when the City Council authorized the hiring (through contract) of a Special Event Coordinator and Performing Arts Coordinator. The Special Events Coordinator works with volunteer committees who operate Festival Days, Pioneer Christmas, and the Miss Farmington Pageant.

The Performing Arts Coordinator, working directly under the director of the Recreation Department was given the charge to improve the City-sponsored performing arts program. With



the selection of these coordinators, the City Council authorized a significant name change from the Department of Recreation to the Leisure Services Department.

Today, the Leisure Services Department is looking toward the future, to preserve Farmington's rich cultural and recreational heritage while expanding to meet the needs of new generations. Farmington is growing and evolving in many ways. the following chart illustrates some of the changes in the past decade.

**General Demographic Characteristics**  
Farmington City: 1990 to 2000

	<u>1990</u>	<u>2000</u>	<u>% Change</u>
Population	9,028	12,081	33.82%
Male	4,648	6,305	35.65%
%	51.48%	52.19%	
Female	4,380	5,776	31.87%
%	48.52%	47.81%	
Age			
Under 5	1,011	960	-5.04%
%	11.2%	7.95%	
5-17	3,061	3,511	14.7%
%	33.91%	29.06%	
18-29	1,282	2,111	64.66%
%	14.20%	17.47%	
30-44	2,078	2,543	22.38%
%	23.02%	21.05%	
45-64	1,195	2,299	93.38%
%	13.24%	19.03%	
65+	401	657	63.84%
Median Age	21.3	26.3	23.47%
Race: White	8,885	11,557	30.07%
%	98.42%	95.66%	
All other	143	524	266.43%
Average Household Size	4.05	3.72	-8.15%
Average Family Size	4.34	3.97	-8.53%
Housing (Occupied)			
Owner	2,199	3,087	40.38%
%	85.63%	87.33%	
Renter	316	391	23.73%

In the next decade Farmington's population is predicted to grow to 16,000 and then to 22,250 by 2020. With the assistance of this guide and a willingness to build upon the accomplishments of others the Leisure Services Department will continue to promote, provide and develop the quality arts and recreation events and activities, in the future, that Farmington residents have come to cherish.



# Farmington City's Existing Policy

## Key Goals

Trail systems  
Open Space  
Street tree planting  
Heirarchy of park system

Farmington City adopted a Comprehensive General Plan in 1993. This document outlined the City's official goals and policies for such topics as transportation, public works facilities and services, annexation, and residential densities. The sections concerning Parks, Recreation and Open Space are of particular interest. A summary of the pertinent policies is included in the analysis and inventory.

Farmington's Comprehensive General Plan acknowledges the value of using the National Standards to develop a park and recreation system that includes parks of various sizes connected by a trail system. It stresses the imperative need to preserve open space for recreation and agriculture before the pressure to develop more dense residential areas becomes too great. A hierarchy of parks was developed and will be referred to throughout the analysis and inventory sections of this master plan.

A thorough Farmington City Trails and Sidewalks Master Plan has also been prepared and the results of that study will also be considered in the conclusions of this document. The goal to maintain the stately street tree planting tradition has thus far been very successful.

Farmington also has a progressive Open Space Ordinance. This is designed to protect most of the environmentally sensitive areas in Farmington. It will also work in concert with the Trails and Sidewalk plan to provide some of the open space network which will bring people to the services and facilities provided at the parks.





# The Process of Inventory & Needs Analysis

## Public Needs and Perceptions

Many experts and special interest groups across the nation and the world are tracking trends in the general public's recreational needs and preferences. Great energy has been put into developing national standards, formulas and ratios to measure if those needs are being met. None of these preconceived perceptions have any value unless the local needs are known and given first priority in the analysis.

Several methods were implemented to assure that the people of Farmington were given a chance to participate and give their input to this master plan. The local attitudes were determined by:

- Written survey
- Meetings with the Leisure Services Advisory Board
- Public open house - education and input gathering
- Knowledge and statistics contributed by the Parks Superintendent, Leisure Services personnel and other Farmington City staff

## National Trends in Recreation Participation

Though national and even state recreation trends cannot replace direct public input, they can serve as an interesting barometer to detect shifting interests among the general population.

## General Changes in Recreation Interests

In the 1980's, body image fitness was the most popular form of recreation. The 1990's brought a shift to "back to nature" activities. Trails for walking, biking and even horseback riding or off road vehicles have been the hottest topics nationally and in Utah. Camping, fishing and boating are increasingly popular. Golf, softball, and soccer have been the fastest growing competitive sports lately.

The latest trends are continuing to move away from the traditional organized team sports. Now "extreme sports" are the favored pastimes of some of the young and daring. Farmington was the first community in the Wasatch Front to rec-



ognize skateboarding and in-line skating as sports instead of nuisances. The skating bowl at South Park has proven to be a trendsetter throughout Northern Utah.



Other popular sports such as kayaking, snowboarding, rock climbing, mountain biking, trail running and snowshoeing are taking participants deeper and deeper into the wilderness and away from the city parks system.

#### **Increase In Leisure Time**

Trends in the time of day or week when people participate in activities are also changing. Nontraditional work schedules, working out of home offices, telecommuting and flextime have all made it possible to tailor one's schedule to fit in more recreational and fitness needs. This means that facilities can be more continuously used. Even children's schedules are not what they used to be. Year round school means that there is always a steady supply of children with free time for the parks and programs. With more women in the work force their leisure time and habits have also changed. There is growing interest in organized women sports leagues and legislation has been passed to ensure their equal access to facilities and programs.

#### **New Technologies**

Every year new technologies are developed and new gear is designed to make sports easier, safer or to give them an appeal to a wider spectrum of people. A good example of this is cycling. The industry has created new designs in frames, shocks, tires and even clothing to make cycling more comfortable for everyday use, or to help the more intense cyclists get to those extremes they are now seeking.

#### **Farmington's Special Focus on Performing Arts**

Farmington has an incredibly active performing arts community for a town of its size. The productions in Farmington draw performers and audiences from all across the Wasatch Front. The Farmington Arts program and other local groups are desperately seeking a good facility that would be readily available and more suited for their needs.

#### **More Local interests**

Other very popular venues in Farmington are the City Swimming Pool, the trails and the City's special events such as Festival Days and Pioneer Christmas. Youth sports are also in high demand.

#### **Public Opinion Survey Results**

Among Utahns, the new facilities most in demand are trails, swimming pools and multi-use fitness centers. Farmington



falls perfectly into this same profile. As a start towards satisfying these demands the City has already built an outdoor swimming pool and has adopted an official Trails and Sidewalks Master Plan.

As mentioned before, incorporating Farmington citizens' current opinions is of the utmost importance in this analytical stage. The surveys and the open house were designed to elicit information concerning the public's levels of satisfaction with the existing facilities and programs and determine the preferences for future facilities and programs.

### **Summary of Public Open House Results**

On March 14, 2001 an informal public open house was held. The two purposes of this open house were to inform the citizens of the facilities and programs provided by the City and to gather the citizens' input on the future of Leisure Services in Farmington. Complete lists of available programs and maps of existing parks were displayed to better inform everyone. People were encouraged to draw on the maps and write in their votes for new programs and facilities on the wish list posters. A survey was also filled out by everyone who attended. The following lists are composed of written and verbal comments gathered at the open house.

#### Cultural Arts

- An appropriate space for performing arts was the most common recommendation overall.
  - The schools are prohibitively expensive and hard to find available scheduling times.
  - The other available spaces are the City Council Chambers, which is too small for most events, and the county fairground buildings, which are simple metal structures with concrete floors. These are very poor acoustically and not conducive for seating, lighting, or staging performances.
  - Several floor plans were proposed ranging from complete stadium seating with all the latest lighting and sound technology to a more modest multi-purpose facility.
- A senior citizen component added to the Leisure Services programs was suggested.
- Classes that were requested included visual art classes, ballroom dance, and tap dance for ages forty plus.



### Active Sports

- A large regional sports complex scored high among those who attended the open house.
- Women's volleyball and softball leagues both were requested frequently.
- Many mentioned that the Oakridge Park land is already owned and has been waiting for facilities and landscaping for several years. They would place priority on developing this and other parks on the west side of I-15.
- Indoor soccer is one of the hottest trends right now across the nation and Farmington seems to be gradually catching on too.
- Several comments were made about the need to light the existing outdoor volleyball and basketball courts.
- There was some some interest in men's sport leagues, raquetball, an indoor roller rink, running competitions and water aerobics.

### Passive or Individual Sports

- With the cold winters that we enjoy along the Wasatch front many people requested an indoor walking/jogging track.
- A safe, clean supervised place for young people to gather with activities to keep them busy and out of trouble, such as billiards, fozzeball, and ping pong is needed in the area.
- The suggestion of a weight room got a good response.
- Even though no one was sure where it could physically be located, a public golf course got some votes.

### **Summary of Survey Results**

Questionnaires were sent to all those paying a utility bill to Farmington City during the month of April 2001. Over 3,000 surveys went out with the utility bills and nearly 600 were returned. This is an impressive response.

The citizens' feedback from the surveys was tallied by MGB&A. The results are summarized in the next pages. The data gathered from the open house and surveys has given us insights about the Farmington public's participation rates in the Leisure Services programs and facilities and also their desires for the future investments. For the actual data re-



corded from the surveys, see the Appendix of this document.

1. The average person who responded to the survey was female, between the ages of forty-one and fifty, has lived in Farmington for over ten years and intends to live in Farmington for more than ten more years. The largest group of children in Farmington households falls between the ages of six and twelve.

2. Over all, Farmington citizens are satisfied with the facilities and programs provided by the Leisure Services Department. The swimming pool was a very charged issue, with vocal groups both for and against its Sunday closing. The pool's size was consistently deemed as inadequate.

3. Personal recreation such as walking around the block is the most popular way Farmington's residents fill their recreational needs. Next they look to their churches or private gyms and clubs to meet their fitness needs. The City Leisure Services Department steps in as a third source of recreation. This finding is likely influenced by the fact that the survey was completed by adults and the City offers very limited programs for adults.

4. A high number of respondents indicated that they were not acquainted with either the City's facilities or the programs. Currently, the upcoming events are advertised with street banners and bulletins sent home via the schools. Of the children reported in households, only thirty percent were in the elementary school age bracket. Over all, twenty-seven percent of those surveyed noted that there are no children at all in their households. These factors are evidently affecting the levels of familiarity with the City's Leisure Services programs.

5. The favorite activities at Farmington Parks are walking, picnicking and just spending time with friends and family. Sports, playground equipment and family reunions were some of the next ranked favorites. Festival Days activities and theatrical performances were the most common write-ins.

6. Most people used the parks weekly.

7. Farmington adults are interested in expanding or developing programs involving enrichment classes, family-oriented activities, special events, outdoor environmental principles and youth sports. Some interest in senior citizen programs and adult sports was also shown. The concept of co-ed sports programs got the least support.



8. Residents were given a list of typical features in a multi-purpose leisure complex and asked to vote for the features that they would prefer if such a structure were built in Farmington. The most requested feature was an indoor walking/jogging track. Over half of the respondents agreed that they wanted an indoor track. It was the highest positive response in the survey. This is not surprising since the favorite pastime at the parks is walking and we have cold enough winters to make walking outside uncomfortable.

9. Senior citizens, looking to improve their quality of life, noted their desires for a weight room in a multi-purpose complex. A good, balanced, cross-section of the population also liked this feature.

10. The third choice for facilities to include in a complex was a racketball or handball court. The lack of commercial or private facilities in Farmington adds to these public needs.

11. Other well-liked features for a multipurpose complex are an aerobics/gymnastics room, an outdoor track, a sauna/whirlpool, a gymnasium, a rental area available for weddings, family reunions, an ice rink and a performing arts stage. Other convenience features such as a snack bar and on-site equipment rentals scored well. Many of these components could share spaces and would work well in a multi-purpose complex.

12. A combination of a slight tax increase and user fees is the preferred method of fund raising among the locals. Residents were asked how much of a tax increase they would support. Nearly three quarters of those who answered this question would approve of a tax increase of some kind. About a third of those who approved of a tax increase would advocate a tax as high as \$6.50 per month over a fifteen year period. About a fourth would support a tax increase of \$4.75. This indicates that, at least initially, the public generally supports a moderate tax increase if necessary to establish leisure facilities in Farmington.



# Park & Facility Inventory & Needs Analysis

## National Standards

Recreation standards are guides by which communities may estimate, in quantifiable terms, the number of acres or facilities required to meet the recreation demands in that area.

Standards are an expression of minimum acceptable facilities. Meeting or exceeding stated standards should be a goal of the planning process for future park acquisition and development. Standards can also be used to identify needs within specific neighborhoods or areas of the city.

The National Recreation and Park Association (NRPA) and the American Academy for Parks and Recreation Administration developed the National Recreation Standards laid out in *Park, Recreation, Open Space and Greenway Guidelines* by James D. Mertes and James R. Hall. These are very general guidelines. They help estimate recreational needs across the whole country and give numbers to aim for or to adjust for local circumstances. The numbers come in the format of a prescribed number of square acres or number of facilities per number of residents. For example The NRPA standards recommend six to ten acres of park land per 1,000 people in the population, and one tennis court per 2,000 people in the population. Since population numbers are known and often forecast into the future, and acreage easily tabulated, this system provides an easy starting point for evaluating general needs.

The NRPA standards are also useful to establish a common basic vocabulary and definitions. Parks and open space are categorized by size and function. Each category will be discussed at length in the following pages.

- Mini Parks - very small parks servicing a small number of people. A Farmington example: Lupine Park
- Neighborhood Parks - small parks with enough diverse features to attract use from all groups within a close vicinity. A Farmington example: Mountain View Park
- Community Parks - Larger parks which provide a service unavailable at the small parks for which the whole community is willing to drive to use. A Farmington example: Main Park and the pool



■Large Urban Parks - very large open spaces servicing entire regions, often very specialized activities such as golf or boating. A Farmington example: Oakridge Golf Course

■Linear Parks - mostly trails and trail systems. A Farmington example: Farmington Creek Trail

■Special Use Areas- - miscellaneous recreational spaces. A Farmington example: Farmington Pond

The NRPA further classifies parks as:

**Type 1** Sites that are close to most community residents, such as neighborhood and community parks

**Type 2** Sites that serve an area beyond the city, such as large urban parks and open space.

**Type 3** Special use sites and areas.

A network of neighborhood and community parks is recommended by the NRPA, achieving six to ten acres/1,000 population.

Another strategy used in the NRPA Standards is defining a service area for the different kinds of recreation facilities. For example, the standards suggest that anyone within a half-mile radius of a neighborhood park could walk or bike to it easily as long as no major physical barriers, such as a highway or river without bridges exist between their residence and the park. This does not, however, consider how densely populated that half mile is. This standard coupled with the previously described population/acres methods, attempts to achieve a well-distributed park system of adequate size for each community.



In Utah and particularly along the Wasatch Front, we are in very close proximity to vast, high quality, federal and state public lands. Access to these lands is good and they are a very popular resource for recreation. As stated earlier "back to nature" activities have been growing in popularity for the past decade and these National Forests, Bureau of Land Management Land and State Parks accommodate much of our recreational needs. We also enjoy, for the most part, larger yards than many parts of the country. This allows for some recreational needs to be met right at home.

For reasons such as these, Farmington and most other cities in the state have chosen to refine the standards to better fit their situations in general and specific areas within the city.





Survey information and the NRPA standards were analyzed to determine park and recreation facility needs as outlined below:

- The quantity of park land needed to meet the needs of the present population, and the amounts needed at specific points in the future.
- The types of facilities most desired by Farmington residents, and the number of facilities required to meet this demand.

#### **Existing and Future Park Land**

Farmington currently supports eleven recreational park sites totaling over thirty-nine acres, seven special use sites totaling twenty two acres, nearly ten miles of trails, and several county or privately owned facilities. The following pages describe existing facilities and compare them to the national standards and outline future recommended actions.



# Mini Park Inventory & Needs Analysis

## Farmington Mini Parks

Size: up to 5 acres

Service Area: 1/4 mile radius

### Typical Features:

Play structure

Seating

Small grass play area

### NRPA Definition

Mini parks are very small parks usually designed for use by a limited cross section of the population. Often mini parks consist of nothing more than a small grassy area, a bench or some play ground equipment. Senior citizens and pre-school children are often the primary users. As a result mini parks are most effective when adjacent to apartment complexes, townhouse developments or assisted living communities.

Not every small parcel of open space can be considered a mini park. Mini parks will have some active or passive recreational value, while certain open spaces will be simply aesthetic enhancements to the community.

### Existing Inventory

Farmington has three parks which fit in the Mini Park category.

### Existing Mini Park Inventory

Park	Acreeage
Lupine Park	0.16 Acres
Quail Cove North	0.57 Acres
Quail Cove South	0.19 Acres
<b>Total</b>	<b>.92 Acres</b>

#### Lupine Park

Location: 765 West Lupine Way

Acres: 0.16

Features: Grassy berms

Sand box

Tot lot

#### Quail Cove North and South

Location: 1150 North Quail Run Road

Acres: 0.76

Features: Covered picnic table (South)

Lawn areas (North & South)

Sign (North)

Small wetlands (North)

### Determination of the Mini Park Standard

#### Comparison to other standards:

There is no recommended standard for this type of park. Most of the communities on the Wasatch Front are avoiding new mini parks. Only when no other options are available should mini parks be acquired or developed for public park purpose.

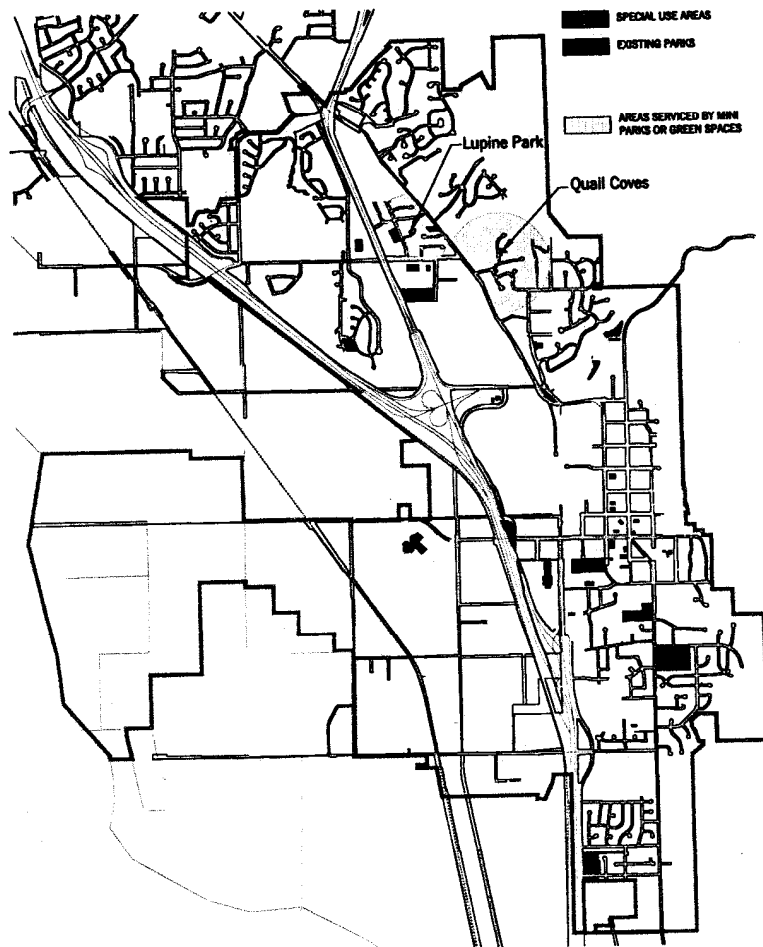


Survey and open house:

Residents had no comments for or against this type of park.

Service Area

1/4 mile radius (unobstructed)



Present City policy:

Currently there is no official policy for mini parks.

User trends:

Mini parks tend to be used mainly by preschool children. As the neighborhood around a mini park grows older and the children mature, these parks tend to get less use.

**Mini Park Conclusions and Recommendations**

The development of mini parks is not encouraged. However they may be the last option for open space in some cases such as the more developed east side of town. They may



### Standards & Recommendations for Mini Parks in Farmington

Existing land:	0.92 Ac
Existing ratio:	0.08Ac /1000pop
NRPA Standard:	None
City Standard:	None
Current Unmet Need:	None
2010 Unmet Need:	None
2020 Unmet Need:	None

be appropriate when constructed and maintained privately. Mini parks may be implemented after careful evaluation by the Public Works, the Leisure Services Department and the Planning Departments of the City.

On a per acre basis, mini parks are very expensive to construct and maintain and generally serve a very limited population. Sometimes this type of park is popular in new subdivisions which have a high ratio of young children.

Mini parks may also be implemented in new housing developments if negotiations for a neighborhood park are unsuccessful. Where possible these mini parks should to be developed in conjunction with the trail system to make them an effective part of the park system.

When mini parks are developed, they should incorporate as many diverse activities as the space will allow. For example, the addition of a basketball court or volleyball court would not occupy much more space; however, it would increase the ages of users and therefore the longevity of the park.



# Neighborhood Park Inventory & Needs Analysis

## NRPA Definitions

Neighborhood parks are versatile, providing for non-supervised, non-organized activities enjoyed by a wide cross section of the population. Though small in size, neighborhood parks serve an area of approximately a half-mile radius. This puts neighborhood parks within walking, biking, or skating distance of most of the neighborhoods which they serve. The close proximity and diversity offered by neighborhood parks make them the core unit in the city park system and a part of the neighborhood's daily routines.

## Existing Inventory

Most of Farmington's existing parks function as neighborhood parks, even though by the national definition all of these parks are too small for the category. The schools and often the churches have recreation space which can fill the role of a neighborhood park. These facilities are inventoried separately from the City facilities.

### Farmington Preserve Park

Location: 900 North 1100 West

Acres: 1.1

Features: Playground

- 2 basketball standards
- Informal grass playfields
- Covered picnic table
- Benches

### Moon Park

Location: 1350 North Main

Acres: 1.8

Features: Picnic tables

- Basketball standard
- Play ground
- Walking path
- Informal grass playfield
- Benches

### Mountain View Park

Location: 300 East 500 South

Acres: 2.5

Features: 2 tennis courts  
Playground

## Farmington Neighborhood Parks NRPA Standards

**Size:** 5 to 15 acres

**Service Area:** 1/2 mile radius

### Typical Features:

- Play structures
- Picnic facilities
- Volleyball courts
- Basketball courts
- Multiuse play fields
- Trails
- Parking
- Restrooms

## Existing Neighborhood Park Inventory

<u>Park</u>	<u>Acreage</u>
Farmington Preserve Park	1.1
Moon Park	1.8
Mountain View	2.5
Pointe of View	1.0
<b>Total</b>	<b>6.4</b>



Bench  
Barbecue grill  
Large grass area

#### Pointe of View Park

Location: 1110 North Robyn Way

Acres: 1.0

Features: Playground  
benches  
2 basketball standards  
Trail head  
Parking

#### **Determination of the Neighborhood Park Standard**

Comparison to other standards: The NRPA recommends one to two acres per 1,000 population. Farmington's current ratio of less than one-half acres per 1,000 persons is well below this standard. When compared to other communities in the region, Farmington's ratio of 0.46 acres per 1,000 persons is still low.

#### Service Area:

1/2 mile radius (unobstructed) - see map on following page.

Survey and open house: Residents would like to see the parks better distributed throughout the city which indicates the need for more parks. The survey indicated that the public would like to have restrooms and drinking fountains even in the neighborhood parks. An update of the playground equipment at Main Park was often requested.

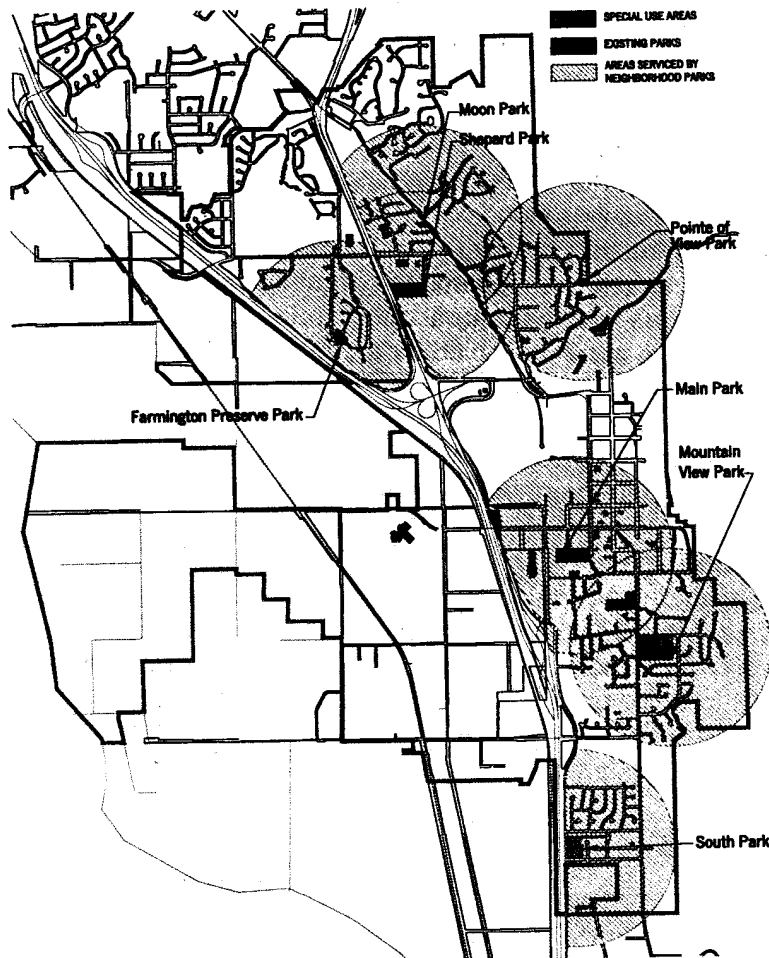
Present City policy: The comprehensive General Plan requests that a ratio of two acres/1,000 population be represented by neighborhood parks.

User trends: Neighborhood parks tend to be used by older children and adults who visit them on a non-structured basis. Neighborhood parks also have an open space and visual value as well.

#### **Neighborhood Park Conclusions and Recommendations**

1. The standard recommended for neighborhood parks is increased slightly over the existing ratio to make up for current deficiencies in citywide coverage. The recommended national standard is one to two acres per 1,000 population.





**Standards & Recommendations for Neighborhood Parks in Farmington**

Existing Land: 6.4 Ac  
 Existing Ratio: 0.46 Ac/1,000 pop.  
 NRPA Standard: 1 to 2 Ac/1,000 pop.  
 Farmington City Standard:  
 2 Ac/1,000 pop.  
 Recommended Standard:  
 1 to 2 Ac/1,000 pop

2. To reach the City's goal of 2 acres/1,000 residents an approximate seventeen and a half additional acres of neighborhood park land are presently needed. This number will rise to twenty-five and a half acres by 2010 and thirty-eight acres by 2020. Neighborhood parks should be developed in response to new residential growth.

3. As new land is annexed into the city, these ratios should be applied to the new acreage and populations.

**Current Unmet Need: 5.6 to 17.6 Ac**  
 Total including the current acreage:  
 12 to 24

**2010 Unmet Need: 9.6 to 25.6 Ac**  
 Total including the current acreage:  
 16 to 32

**2020 Unmet Need: 15.85 to 38.1 Ac**  
 Total including the current acreage:  
 22.25 to 44.5



# Community Park Inventory & Needs Analysis

## Farmington Community Parks NRPA Standards

**Size:** 15 to 25 ac

**Service Area:** 1 to 2 mile radius

**Typical Features:** Play structure

- Picnic facilities
- Sports fields
- Tennis courts
- Volleyball courts
- Basketball courts
- Trails
- Parking
- Restrooms

## Existing Community Park Inventory

Park	Acreage
Main Park	7.5 Ac
Shepard Park	6.8 Ac
South Park	6.6 Ac
<b>Total</b>	<b>20.9 Ac</b>



## NRPA Definition

Community parks furnish a large area with structured recreation opportunities along with passive recreation. The NRPA recommends that twenty five or more acres are needed to fulfill the space requirements of an athletic complex, support facilities and the natural open space for the individual and passive activities which create a community park. The community parks serve a one- to three-mile radius area. They also serve a much broader cross section of the population. Often community parks also function as neighborhood parks in areas where neighborhood parks are not available.

## Existing Inventory

Farmington has designated three of its parks as community parks. Once again these are all smaller than the NRPA suggests. Main and Shepard Parks has been well located adjacent to other public recreation properties, thus enhancing their value. Each of these parks also functions as a neighborhood park for its area.

### Main Park

**Location:** 125 South Main

**Acres:** 7.5

**Features:** Small bowery  
Large bowery  
Restrooms  
2 barbecue grills  
Lighted baseball field  
Horseshoe pits  
Playground  
Grass volleyball  
Outdoor swimming pool  
Rose garden  
Adjoins Farmington Elementary School's play fields and playgrounds

### Shepard Park

**Location:** 750 West Shepard Lane

**Acres:** 6.8

**Features:** 2 boweries  
Restrooms  
4 barbeque grills  
4 lighted tennis courts  
Sand volleyball court  
Playground  
Benches  
Lighted baseball field





Adjoins Knowlton Elementary School's play fields and playgrounds  
Adjoins LDS Church's softball field

**South Park**

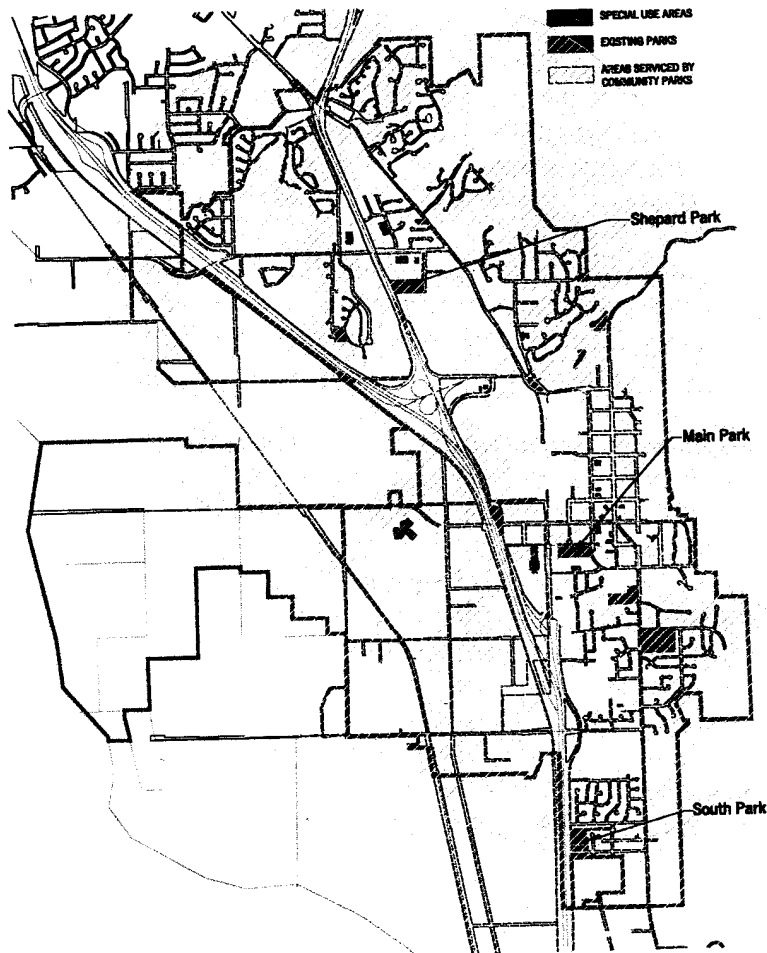
Location: 1384 South Frontage Road  
Acres: 6.6  
Features: 2 basketball standards  
Restrooms  
Playground  
Sand volleyball court  
Skateboard and inline skate bowl  
Lighted softball field

**Determination of the Community Park Standard**

Comparison to other standards: The NRPA recommends five to eight acres per 1,000 population. Farmington's current ratio of less than two acres/1,000 people is below this standard.

Service area:

1.5 mile radius



Survey and open house: The public demonstrated intense interest in an indoor multi-use arts and recreation center.

Present City policy: The City has set an ambitious goal in the Comprehensive General Plan to reach six acres per 1,000 population, for this category of parks. These parks should service at least a one-and-a-half-mile radius and should be five to twenty-five acres in size.

User trends: The larger multi-service community parks have become popular because they provide a wide range of activities for all seasons, especially the facilities with indoor fitness centers.

### **Standards & Recommendations for Community Parks in Farmington**

**Existing Inventory:** 20.9 Ac

**Existing Ratio:** 1.74 Ac/1,000 pop

**NRPA Standard:** 5 to 8 Ac/1,000 pop

**Farmington City Standard:**

6 Ac/1,000 pop

**Recommended Standard:**

3.5 to 6 Ac/1,000 pop

**Current Unmet Need:** 21.1 to 51.1 Ac

Total including the current acreage:

42 to 72

**2010 Unmet Need:** 35.1 to 75.1 Ac

Total including the current acreage:

56 to 96

**2020 Unmet Need:** 56.1 to 111.1 Ac

Total including the current acreage:

77 to 132

### **Community Park Conclusions and Recommendations**

1. A standard that creates an increase to six acres per 1,000 population is the recommended goal as laid out in the City's Comprehensive General Plan. This increase reflects both the relative importance Farmington residents place on this type of facility and the economic benefits that can be achieved by focusing on larger, multi-use facilities.

2. The City currently has a ratio of 1.74 acres per 1,000 residents for community parks. The recommended standard of six acres per 1,000 means that there is a current unmet need of over fifty acres. By 2010 the additional acreage needed, above today's totals, will be over seventy acres.

3. The west side of town is still relatively undeveloped and land should be acquired in a central location to build a large community facility for the arts and recreation both indoors and outdoors.

4. It should be noted that the City already owns twelve acres of undeveloped land set aside for a park in the Oakridge development. If this land were used for a community park the ratio would jump up to 2.7 acres per 1,000 residents. The current unmet need, according to the recommended standard would drop to ten to forty acres. This park should be improved as soon as possible.

5. Shepard Park and South Park border on undeveloped open space. The City should investigate the possibilities of expanding these parks, and as a result the acre/population ratio could increase at a minimal cost.



# Linear Parks Inventory & Needs Assessment

## NRPA Definition

Linear parks are trails and trail systems and the buffer space around them. Sometimes educational signage, rest stops or play areas may occur along the trails and widen the park area. Often the linear parks are designed along natural features such as a stream or river, or along human-defined corridors such as railroad right-of-way or power line easements. Multiple modes of recreational travel such as hiking, biking, horseback riding, crosscountry skiing, or canoeing may all be incorporated into the same wide linear parks or separated into narrow individual use parkways.

One of the primary functions of these linear parks is to connect the other types of parks with the residences, the schools and the commercial service areas of the community.

## Existing Inventory

Bonneville Shoreline Trail	5.9 Miles	14.4 Ac
note: most of this trail is located outside of Farmington City limits.		
Farmington Creek Trail	4.2 Miles	11.81 Ac
200 West Frontage Road Trail	1.3 Miles	3.0 Ac
Shepard Creek Trail	1.0 Miles	22.4 Ac
Pointe of View Trail	0.3 Miles	0.7 Ac
Davis Creek Trail	0.3 Miles	5.4 Ac
Oakridge/Farmington Preserve Trail	0.6 Miles	1.5 Ac
Steed Creek Trail	0.2 Miles	Woodland Park
Great Salt Lake Shoreline Trail	4.1 Miles	10 Ac

## Determination of the Linear Park Standard

1. Comparison to other standards: The NRPA does not have a standard number of miles per 1,000 population for this park classification.

2. Service area: Depending on the facilities, linear parks may serve a local neighborhood, or the entire community. There are additional opportunities in Farmington to develop this type of park area  
(See map on next page.)

## Farmington Linear Parks NRPA Standards

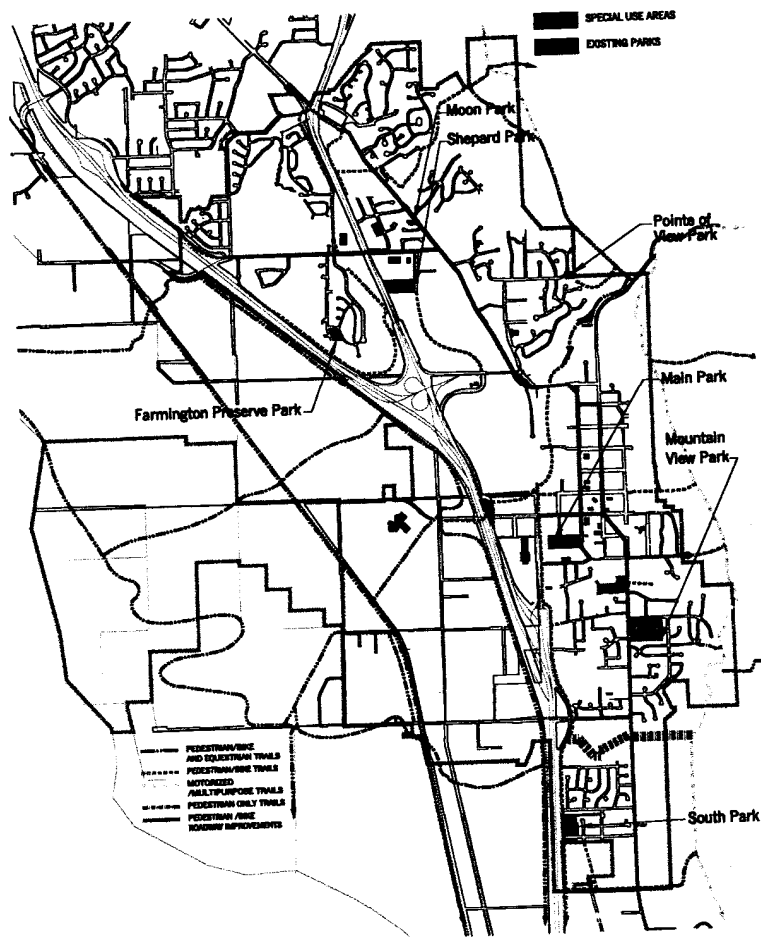
**Size:** Sufficient width to protect the resource and provide maximum use.

**Service Area:** No applicable standard

**Typical Features:** Variable

Existing Linear Park Inventory		
Trail	Length	Acreeage
Bonneville Shoreline Trail	5.9 Miles	14.4 Ac
Farmington Creek Trail	1.7 Miles	11.8 Ac
200 West Frontage Road	0.8 Miles	3.0 Ac
Shepard Creek Trail	1.0 Miles	22.4 Ac
Pointe of View Trailhead	0.3 Miles	0.7 Ac
Davis Creek Trail	0.3 Miles	5.4 Ac
Oakridge/Farmington Preserve Trail	0.6 Miles	1.5 Ac
Steed Creek Trail	0.2 Miles	Woodland Park
Great Salt Lake Shoreline Trail	4.1 Miles	10 Ac
<b>Total</b>	<b>14.9 Miles</b>	<b>69.2 Ac</b>





**Standards & Recommendations for Linear Parks in Farmington**

**Existing distance: 14.9 miles 102.5 Ac**

**NRPA Standard: None**

**Farmington City Standards: Defined in Trails & Sidewalks Master Plan**

**Current & Future Unmet needs:**

Defined in Trails & Sidewalks Master Plan

3. Survey & open house: According to the survey, walking is the most popular activity in Farmington Parks. Greater lengths of trail and connectivity between existing trails was one of the most typical requests.

4. Present City policy: The Farmington City Trails & Master Plan is very comprehensive. Some of its key mandates are to connect parks, service centers and foothills using utility corridors, drainages, and non vehicular right of ways, to develop more crossings at I-15 and Highway 89 and to keep rights-of-way open into the foothills.

5. User trends: Walking and other trail related activities have become very popular in the last few years. The vision to build regional trail systems that connect communities has become a reality in many Utah areas including Salt Lake County and St. George.



### Linear Park Conclusions and Recommendations

1. Because interest in trails is high, the trail system should be expanded to other portions of the city to connect other parks, open space, and service areas.

2. Trails should connect all the existing and new parks. Trails should be extended to no more than an eighth of a mile from every park.

3. There are several opportunities to develop additional linear parks which would provide local trail systems and connect into regional trail systems. These are worth pursuing, considering the interest in trail activities as demonstrated by the local survey and state and national recreation trends. Identified locations for potential linear parks include:

- Along railroad rights-of-way.
- Along power line corridors
- Along irrigation easements.
- Along natural drainages.

4. The City should continue to pursue acquisition of additional trail rights of way and the system development as outlined in the Trails and Sidewalks Master Plan adopted in 2001.

5. Farmington and the rest of the Wasatch Front are fortunate to have relatively good access to the National Forest Lands on our foothills. Preservation of that access is of extreme importance.



# Special Use Area Inventory & Needs Assessment

## Farmington Special Use Areas NRPA Standards

**Size:** Variable  
**Serviceable Area:** No standard  
**Typical Features:** Defined by community

### NRPA Definition

The Special Use Area category is one of the most general and far reaching categories. All kinds of specialized spaces from zoos, arboreta, arenas, downhill ski courses, gun ranges, historic or natural preservation and interpretation sites, community arts centers, nature centers, marinas to commercial center plazas are included. The sizes, ratios and desirable site characteristics of these areas are to be determined on a local and regional basis.

### Existing Inventory

Farmington has two major special use parks and over twenty-two acres of groomed open space, which consist of the City cemetery, many beautiful rock entry signs, the grounds of City hall and several other landscaped spots.

### Existing Special Use Area Inventory

<u>Park</u>	<u>Acreage</u>
Woodland Park	6.3 Ac
Farmington Pond	35.8 Ac
Ezra T. Clark Trailhead	0.4 Ac
Cemetery	10.7 Ac
Misc. green spaces	4.5Ac
<b>Total</b>	<b>57.7 Ac</b>

#### Woodland Park

**Location:** 300 South 200 East  
**Acres:** 6.3  
**Facilities:** Amphitheater w/grass seating  
 Sand volleyball court  
 Picnic tables  
 Barbecues  
 Steed Creek  
 Natural vegetation/open space

#### Farmington Pond

**Location:** 750 North 75 West  
**Acres:** 35.8  
**Facilities:** Fishing Pond (stocked)  
 Fishing dock (handicap accessible)  
 Picnic tables  
 Restrooms  
 Trail head  
 Horse trailer parking  
 Natural vegetation/open space

#### Ezra T. Clark Trailhead

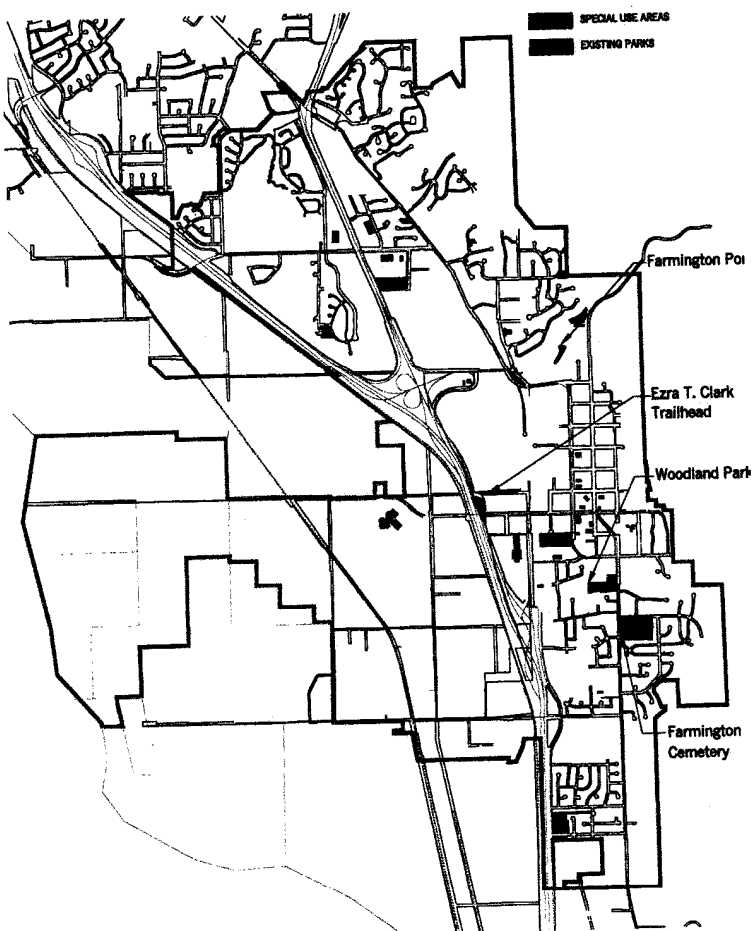
**Location:** 400 West State Street  
**Acres:** 0.4  
**Facilities:** Gazebo  
 Trailhead parking lot  
 Asphalt trail  
 Historical monument



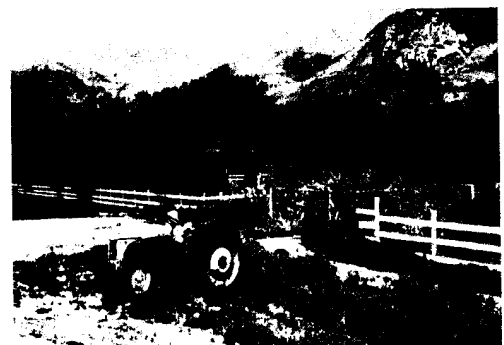
## Determination of Special Use Areas Standards

1. Comparison to other standards: Due to the scope of special use areas, no standard for development of these areas has been developed. It is expected that additional acreage will continue to be acquired as development occurs and as distinctive parcels become part of the public domain or as unique services are required.

2. Service area: The NRPA has not outlined a specific service area. Generally these facilities will be regionally unique and users will drive some distances to participate. The map below shows the locations of Farmington's special use areas.



3. Survey and open house: Of all the parks, Woodland and Farmington Pond received the most positive comments from the surveyed citizens.



**Recommendations & Standards for Special Use Areas in Farmington**

**Existing land:** 57.7 Ac  
**Existing ratio:** 4.8 Ac 1,000 pop  
**NPRA Standard:** None  
**Farmington City Standard:**  
2 Ac/1,000 pop  
**Current Unmet Need:** None  
Total including the current acreage 0  
**2010 Unmet Need:** None  
Total including the current acreage 0  
**2020 Unmet Need:** 0 Acres  
Total including the current acreage 0

4. Present City policy: Achieve a two acres/1,000 population ratio of special use areas.

5. User Trends: The two special use areas in Farmington are some of the most heavily used and most beloved parks in town. This is in keeping with the national "back to nature" trends.

**Special Use Area Conclusions & Recommendations**

1. Presently the City's goal of two acres/1,000 people is met, and seems to be met well into the future. Some of the City's other goals could be supported through the development of special use areas such as:

- historic architecture preservation (example: the Dutch Oven Building)
- historic farmland preservation (example: the Wheeler Historical and Working Farm)
- arts center
- wetlands educational observatory and preservation
- nature center (examples: along Great Salt Lake shore or in the lower Davis Creek Flood Plain)

2. There is very strong support in Farmington for an arts center which would also fall into this special use category. The arts community has **not** requested a separate facility exclusively for the arts. They recognize the need in a community of our size to incorporate the arts center into a broader multi-use facility. If a center expressly for the arts were built, that center would be a special use facility.





# Farmington City Arts Program Inventory & Needs Analysis

## Definition

National standards do not attempt to define the minimum needs for cultural and arts programs. This does not mean the Arts are any less necessary for good quality of life. It just means that these needs are much more difficult to quantify and standardize in a chart, graph or system.

As defined by the Arts Coordinator JoAnn Callahan, Farmington City Arts is primarily "a recreational theater". It's main purposes are to "provide an opportunity for as many people as possible to participate", and not so much "to produce Broadway quality shows as to produce quality individuals".

Many studies have been done all across the nation regarding the value of having active community arts programs. One of the major findings is that juvenile delinquency drops significantly when youth theaters or visual arts programs are made available to communities. Successful experiences in these programs also build self esteem in young people and give them positive outlets for their energy.

Studies also show that the benefits go beyond social. Businesses with highly paid professionals look for cities with thriving arts communities to locate their headquarters and to make their homes. This of course aids the local economy. Another economic boost is the temporary influx of people from other regions to attend a performance or a festival. These "tourists" often purchase food, fuel, and sometimes lodging in the host town, contributing to the tax base.

## Existing Inventory

### Annual productions

6 theatrical productions

    Summer musical at Woodland Park

    Drama

    Dinner theater

    Youth directed and cast play

    Melodrama

    Fall musical

2 traveling shows

5 concerts showcasing local and imported composers and musicians of all ages





#### 2000-2001 Season

more then 500 participants  
approximately 10,000 in the audiences

#### Swing Dance Club

Coordinate/provide visual artists for City art gallery

Miscellaneous arts and craft classes

#### **Determination of Arts Program Standards**

Comparison to other standards: None

Service Area: Wasatch Front

Survey & open house: The open house was attended mostly by arts enthusiasts, showing their energy for and the urgency of improving on their hard work. Enrichment classes are the programs that the survey residents requested the most.

Present City policy: Currently give a minimal yearly stipend to the Arts Director, and miscellaneous funds to encourage growth.

User trends: Families are getting involved as an activity to enjoy together. Junior High and High School age young people are participating in the program more than any other age group.

#### **Arts Programs Conclusions and Recommendations**

1. There is an immediate need for a place to store the props and costumes due to the collapse of the storage building in January 2001.

2. The Arts community's willingness to work within a multi-purpose center instead of requesting a seperate, sophisticated facility is commendable. They do desire a full gymnasium sized, flat seating area with good acoustical qualities in the materials and the design of the walls and the ceiling. An adaptable support system for lighting and sound equipment is a must.

A flexible stage and technical support area needs to be added onto the gymnasium/seating area, but should be separatable with moveable partitions for the occasion when the gym is being used for a sports event and a rehearsal is being held simultaneously.

3. Those who responded to the survey responded that they would like to see the enrichment classes expanded and a greater variety offered. These classes will easily work into a mulit-purpose center. Tap dance, yoga, and aerobic dance



were several popular recreational art forms requested. Rooms for these active arts could also easily be used at other times for visual art or traditional arts and craft classes.

4. Some of the enrichment classes requiring specialized facilities such as wood or auto shop or pottery kilns should be investigated in cooperation with the school district, especially as a new high school is planned. Meanwhile, explore co-ventures with private enterprise when possible.

5. The second most requested program expansion from the survey was in the realm of "family programs". The Arts are the perfect medium to participate in as a family. Theatrical productions can be attended together or even performed together. Enrichment classes give the opportunity to share and develop other talents together. Often a parent/child tuition discount is offered for families taking enrichment classes jointly.



# Undeveloped City Owned Properties Inventory

## NPRA Definition

There is no national standard for undeveloped land that is reserved for future parks. The lands inventoried in this section are already owned by the City of Farmington, but have not been developed yet. This land will be inventoried and recommendations given for its potential uses.

## Existing Inventory

### Oakridge Park

Location: approximately 1600 North 1100 West  
Acres:12

### Highway 89 Detention Area

Location: approximately 1800 North 1050 West  
Acres:3.7

### Farmington Creek Estates

Location: not yet determined  
Acres:1 Acre park & 1.2 Acre trail easement

### Legacy Highway spaces

Location: along proposed route or land exchanged for route  
Acres: 5

## Undeveloped City Owned Property

<u>Location</u>	<u>Potential Park Type</u>
Oakridge Park	Community
Highway 89 Detention	Community or Neighborhood
Farmington Creek Estates	Neighborhood or Mini or Linear
Legacy Highway spaces	Linear or Neighborhood

## Determination of the undeveloped land standard

Comparison to other standards: none

## Survey and open house:

Many people noted, both in the survey and at the open house, that they have been anxiously waiting for the Oakridge property to be developed. Another common comment was that Farmington citizens prefer to not locate parks next to noisy freeways. They find it hard to relax or to coach teams with all the noise.

## Service area:

Each property's service area will be determined by its final use. See map on the following page.

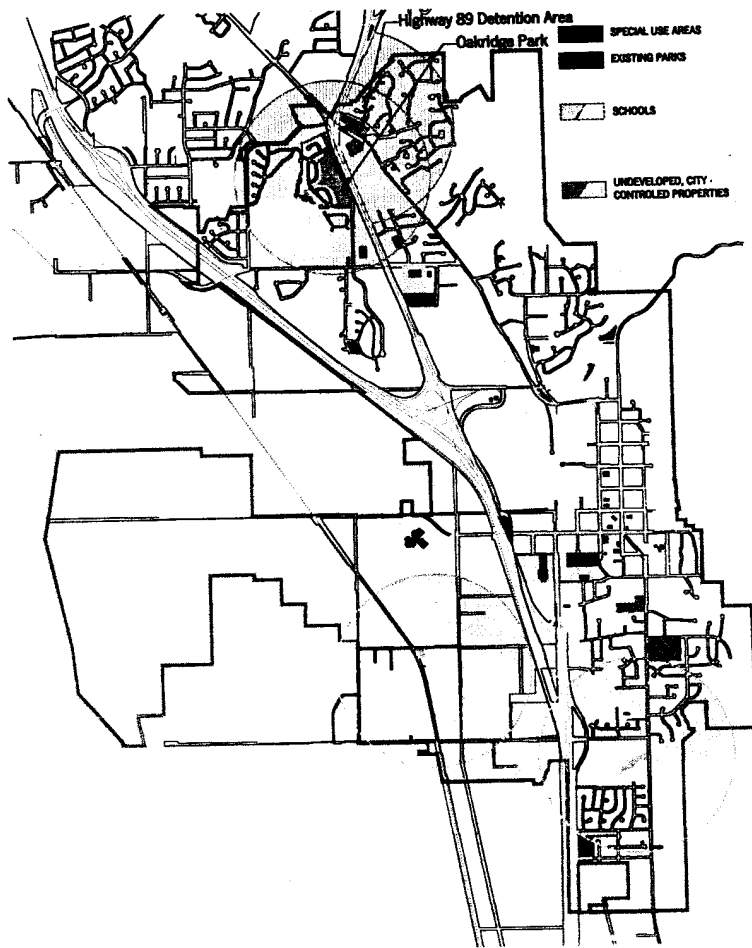
## Present City policy:

There is no City policy for general undeveloped lands.

## User trends:

Until a use is assigned to each property, user trends cannot be assumed.





### Undeveloped City-owned Property Conclusions and Recommendations

1. The Oakridge Park area is large enough to develop as a large neighborhood or a small community park. It is a possible site for a new multi-purpose center because of the easy access and prominent location. This would be an effective community park if the multi-purpose center is built on the site. The development of Oakridge Park should be top priority for Farmington.

2. The detention area created for the new interchange of Highway 89 is to be used by Farmington for a recreation space. It is the right size for a neighborhood park. Its location, surrounded on three sides by major freeway ramps, makes it less than desirable for a neighborhood park for pedestrians or bicyclists. The site may be utilized as a specialized community park with parking lots to accommodate users.



3. The land set aside in the future Farmington Creek Estates subdivision could be used as a small neighborhood park and must be connected to the rest of the park system with the twenty foot wide right of way within the future subdivision.

4. As the Legacy Highway is developed, land trades and rights-of-way will be negotiated. It should be noted that two of the three existing community parks, about half of the trail system and two of the undeveloped sites owned by the City are already adjacent to major freeways. The preferred agreement with the new highway construction would be to obtain land away from the proposed freeway.



# Schools & Non-City Recreation Facilities Inventory

## Definition

The neighborhood parks are the basic unit used to provide recreation for the general public. Besides the City-owned and maintained neighborhood parks, several other types of facilities satisfy this need. The schools, especially elementary schools, have the playfields and playgrounds needed during school and open to the public after hours. Some housing developments construct parks as part of the amenities furnished by a home owners' association. These are not calculated into the national standards because they are not owned or controlled by the City and their use could be changed to non-recreational uses without consulting the City.

## Existing Inventory

### Farmington Junior High

Location: 150 South 200 West

Features: 3 soccer fields  
2 ball diamonds

### Farmington Elementary

Location: 50 West 200 South

Features: 3 ball diamonds  
1 soccer field  
8 half basketball courts  
Playground equipment

### Monte Vista Elementary

Location: 100 South 200 East

Features: 1 multi-use field  
10 half basketball courts  
Playground equipment

### Knowlton Elementary

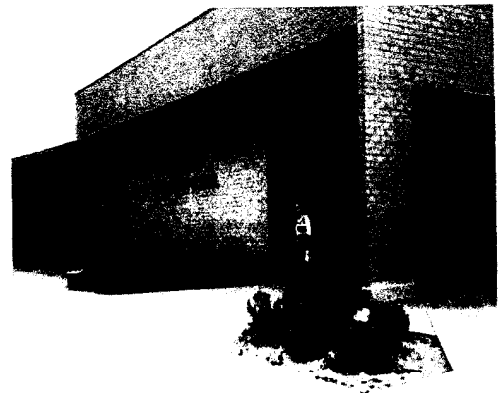
Location: 890 Shepard Lane

Features: 3 soccer fields  
2 ball diamonds  
8 half basketball courts  
playground equipment

### Somerset Home Owners' Association Park

Location: approximately 800 West & Somerset Street

Features: Swimming pool  
Playground  
Tennis court



**Ridgepoint Home Owners Association Park**

Location: Ridgepoint Subdivision

Features: Swimming pool  
Tennis court



**Davis County Fairgrounds**

Location: 1100 West 100 North

Features: Indoor rodeo arena  
Outdoor rodeo arena  
Metal exhibit buildings  
Lawn gathering area  
Trail

**Wasatch National Forest**

Location: east of Farmington

Features: Bountiful Peak Campground  
Sunset Campground  
Trails/open space

**Farmington Bay Waterfowl Management Area**

Location: 1325 W. Glover Lane

Features: Interpretive signs  
Trails/open space

**Farmington Wetlands Preserve**

Location: north of the "V" made by I-15 and Highway 89

Features: 31.74 Acres  
Future trails  
Future interpretive signs

**Steed Creek (Davis County)**

Location: east of 200 East & 300 South

Features: 7.61 Acres  
Trail/open space

**Determination of the Non-City Recreation Standards**

Comparison to other standards: None

Survey and open house: The public wants to see the school facilities used to a maximum before new City-funded facilities are built. Some concern was expressed about the homeowner association style parks because they are exclusively for a smaller group.

Present City policy: The City and school district have an agreement to share facilities. The City uses the schools' play fields for baseball, soccer and football. The schools use the City's tennis courts.

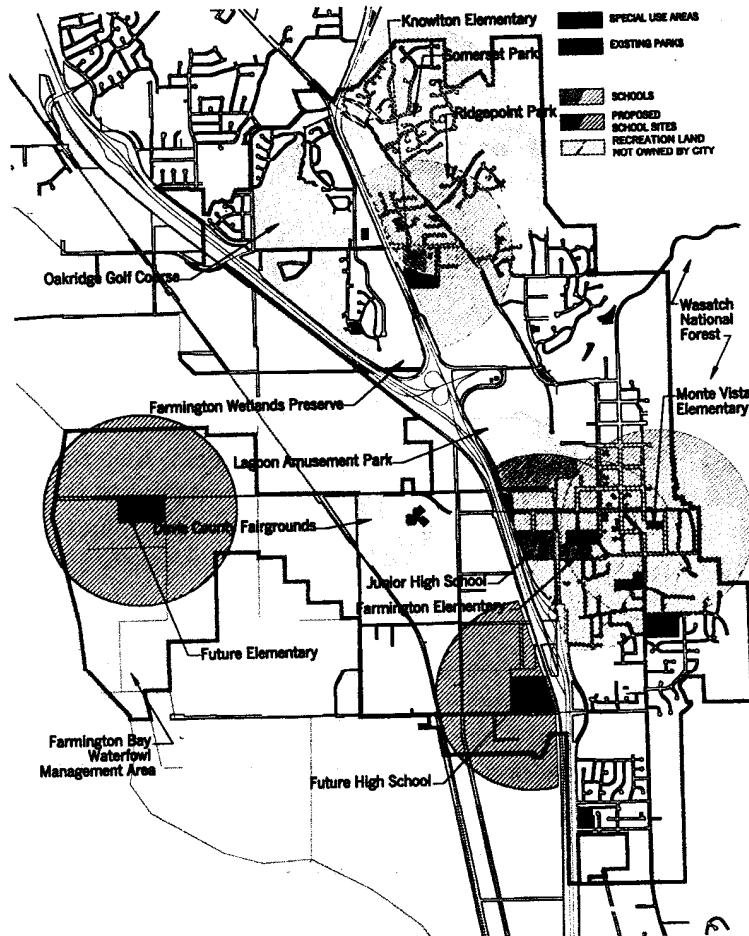




User trends: The school grounds are used at nearly full capacity now and function as neighborhood parks.

Service Area:

Varies according to the amenities provided.



**Schools and Non-city Recreation Facilities Conclusions and Recommendations**

1. Since these facilities are not under the control of the City, they should not be relied on as the backbone of the parks system. They are, at the present, servicing much of the community.

2. The home owners' association facilities create a delicate situation. Such parks and facilities do alleviate some financial pressures on the City. However, the maintenance is up to the association and can be of random quality. Some cities have worked agreements with developers or homeowners associations to have the land and facilities deeded to the City. Other Cities require that the maintenance be contracted through a special improvement district.



# Facility Inventory & Needs Analysis

Several analytical approaches were implemented to establish the needs for specialized facilities such as sport fields, tennis courts, swimming pools, and gymnasium space was determined by using. These included:

- Current recreation participation levels and needs as expressed in the survey
- NRPA standards
- Input from public meetings
- Recreation trends
- Play requirements

Information derived from the survey and input from public meetings were taken into account when standards were developed for specific types of recreation facilities. Also taken into account were existing school district and private facilities located within Farmington. While school district and private facilities satisfy a certain need, they do not satisfy 100% of the public need.

Farmington City has not developed a specific set of standards for individual facilities. The national standards seem to generate a good distribution of facilities for Farmington's needs and inclinations.

The following pages provide a short description and analysis of each major type of recreational facility in Farmington. These include:

- Tennis Courts
- Softball Diamonds
- Baseball Diamonds
- Youth Baseball Diamonds
- Multi-Use Fields (Soccer & Football)
- Basketball Courts
- Volleyball Courts
- Other facilities



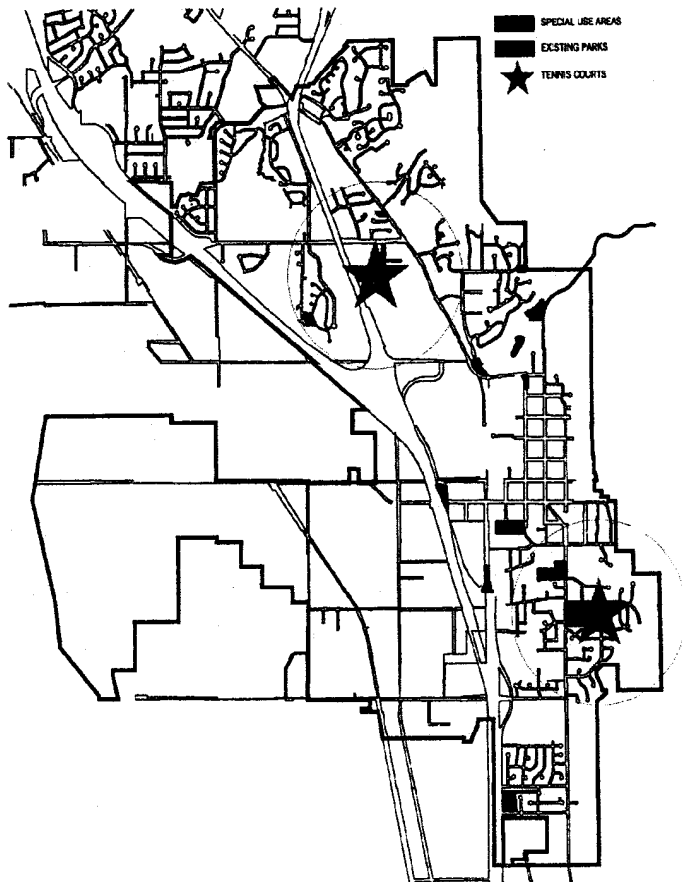
## Tennis Courts

There are six public tennis courts in Farmington, two located in Mountain View Park and four in Shepard Park. There are no tennis courts available at school sites.

Farmington's ratio of existing courts is average in comparison to other local cities.

## Existing Tennis Court Inventory

Park	Courts
Mountain View Park	2 courts
Shepard Park	4 courts
<b>Total</b>	<b>6 courts</b>



\*The circles show approximate service area.

### Conclusions and Recommendations:

A standard of one court per 2,000 population is judged to be sufficient. By this standard the number of existing courts should satisfy the current population. However, two new tennis courts will be needed to meet the demand by 2010 and five courts above our current total will be required by the year 2020.

### Recommended Tennis Court Standard

**Existing Inventory:** 6 courts

**Existing Ratio:** 1 court/ 2083 pop

**NRPA Standard:** 1 court/ 2000 pop

**Current Unmet Need:** 0 courts

**2010 Projected Unmet Need:**

2 courts above the current total

**2020 Projected Unmet Need:**

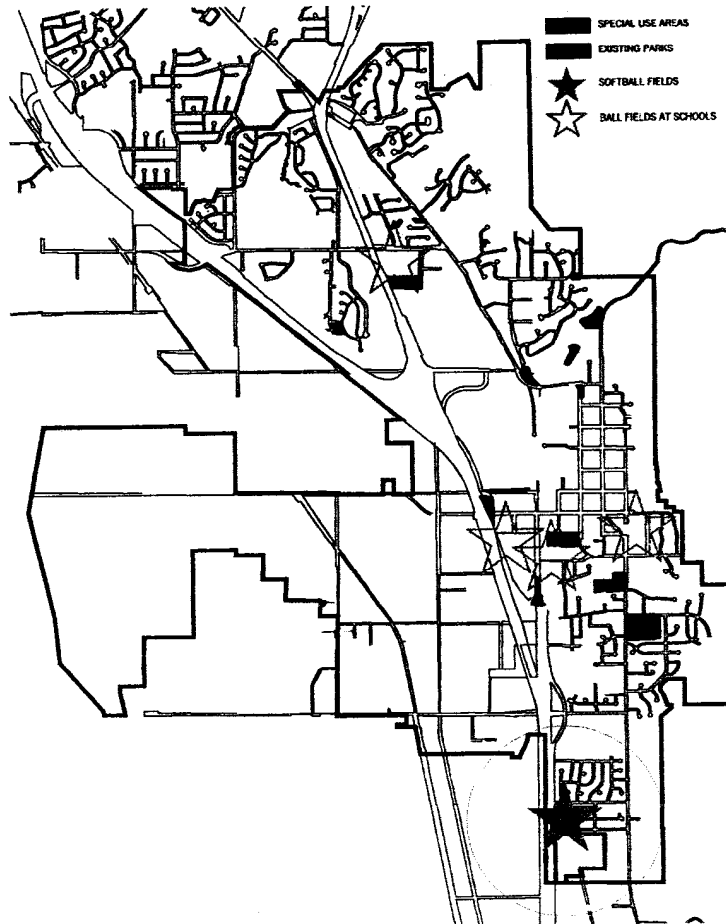
5 courts above the current total



### Softball Diamonds

The demand for softball diamonds in Farmington is high, with at least thirteen organized teams currently using City fields. The heavy demand for organized play and practice allows little opportunity for informal play at these fields.

The ratio of one diamond per 6,250 is below the NRPA recommended standard.



#### Existing Softball Diamond Inventory

Park	Courts
South Park	2 diamonds
<b>Total</b>	<b>2 diamonds</b>

#### Recommended Softball Diamond Standard

- Existing Inventory: 2 diamonds
- Existing Ratio: 1 diamond/ 6250 pop
- NRPA Standard: 1 diamond/ 5,000 pop
- Current Unmet Need: 0.5 diamond above the current total
- 2010 Projected Unmet Need: 2 diamonds above the current total
- 2020 Projected Unmet Need: 4 diamonds above the current total

\*The circles show approximate service area.

#### Conclusions and Recommendations:

1. As new land is acquired, some space should be allotted to softball. There is some need now for softball diamonds as evidenced by the number of girls going to Kaysville to play on the fields there. By the year 2010, the estimated population will justify at least two new diamonds and two more above that number by the year 2020.
2. The school ball fields may be useful for practices and continued cooperation with the school district is encouraged. As mentioned before, this relationship should not be depended on; the City should have some level of self sufficiency.

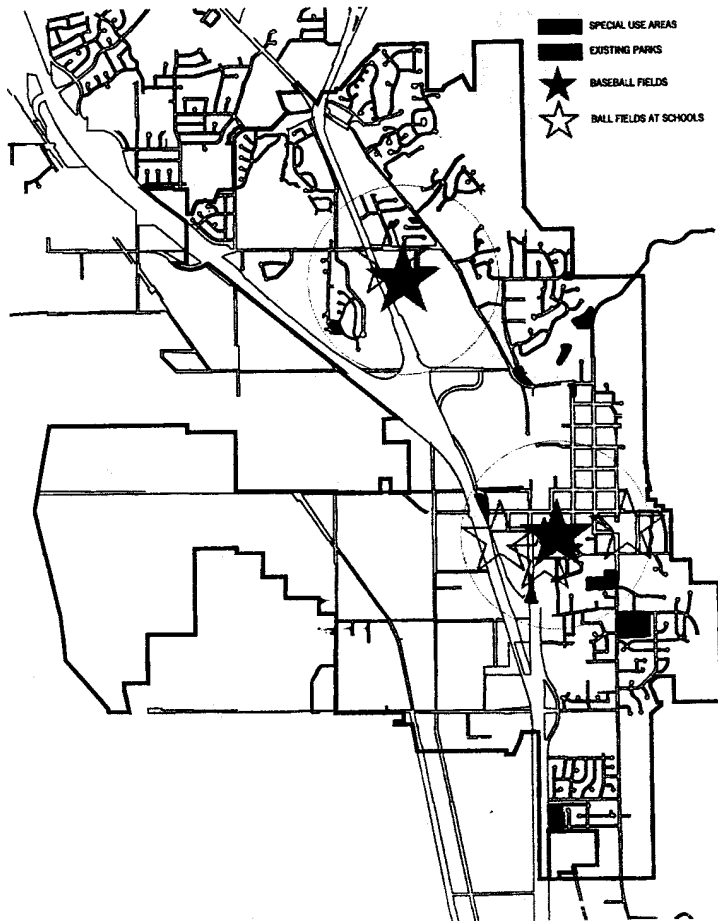


**Baseball Diamonds**

The Farmington Area Baseball League (FABL) was organized in the early 1990's as a non-profit entity. The City supported the organization of FABL as a way to minimize the City's administrative burdens associated with running a large youth baseball program. By agreement with the City, the league still uses the City's owned and managed diamonds. The facilities at the schools are heavily used by this group.

**Existing Baseball Diamond Inventory**

Park	Diamonds
Main Park	1 diamond
Shepard Park	1 diamond
<b>Total</b>	<b>2 diamonds</b>



**Recommended Baseball Diamond Standard**

- Existing Inventory:** 2 City diamonds
- Existing Ratio:** 1 diamond/ 6,250 pop
- NRPA Standard:** 1 diamond/ 5,000 pop
- Current Unmet Need:** 1 diamond
- 2010 Projected Unmet Need:**
  - 2 diamonds above the current total
- 2020 Projected Unmet Need:**
  - 4 diamonds above the current total

\*The circles show approximate service area.

**Conclusions and Recommendations:**

Youth baseball is still one of the most popular recreational activities in Farmington. Continued cooperation between the City and FABL is important to maintain a quality youth baseball program. A positive communication link between FABL and Leisure Services is necessary. It is recommended that the Leisure Services Advisory Board recruit a member of the FABL organization to participate on the Board.



### Existing Multi-Use Field Standard

No multi-use fields are currently available on City property. Eight soccer or multi-use fields are available at the schools.

### Recommended Soccer Field Standard

**Existing Inventory:** 0 city fields

**Existing Ratio:** NA

**NRPA Standard:** 1 field/ 10,000 pop

**Recommended Standard:**

1 field/ 10,000 pop

**Current Unmet Need:** 1 fields

**2010 Projected Unmet Need:**

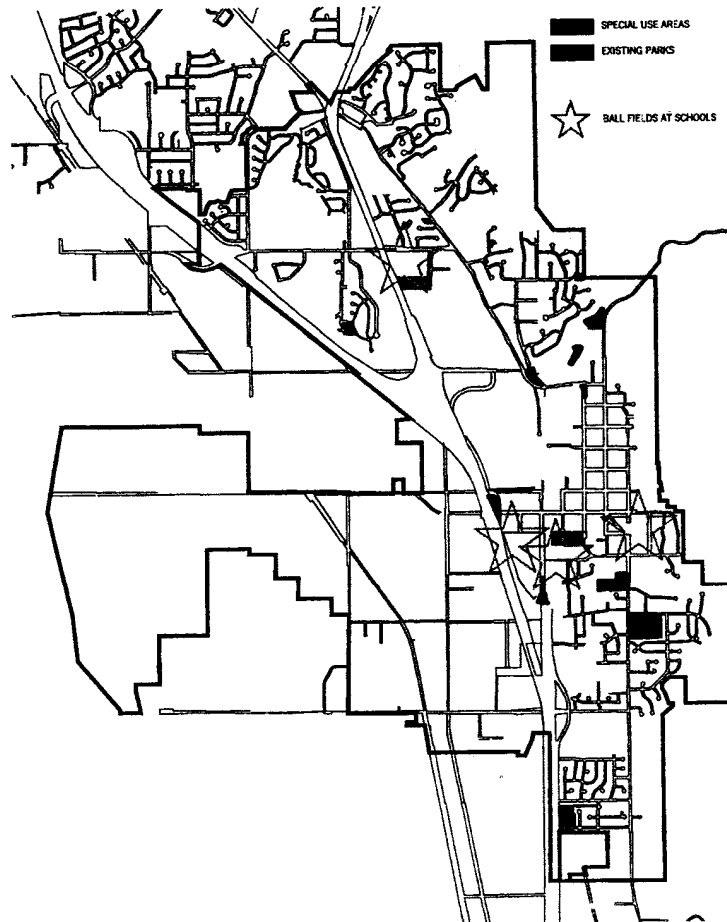
1.5 fields above the current total

**2020 Projected Unmet Need:**

2 fields above the current total

### Soccer Fields

Soccer has shown a steady increase in popularity statewide. In Farmington, the soccer program is now run entirely by the South Davis Soccer Association (SDSA). This organization utilizes the fields available at local schools, because the City does not have any fields for soccer.



### Conclusions and Recommendations:

As with the independent baseball organization, it is recommended to add a member of the SDSA who is a Farmington resident to the Leisure Services Advisory Board.

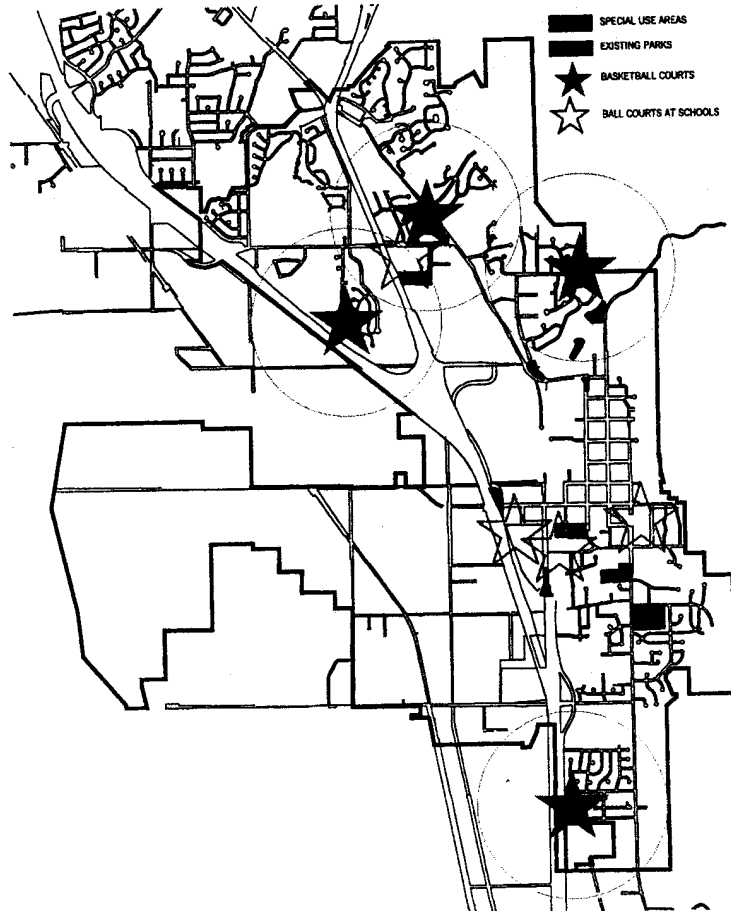
### Basketball Courts

Farmington currently shows over thirty youth teams involved in the basketball program. However, court space must be coordinated with the school district in order to utilize avail-



able gym space. The City does not have any indoor basketball courts. This situation severely limits or even eliminates practice time for the teams.

All of the outdoor City-owned basketball standards are set up as half courts. These courts serve to diversify the neighborhood parks amenities. They do not, however, replace



#### Existing Basketball Court Inventory

Park	Courts
Farmington Preserve	2 half
Moon Park	1 half
Point of View	2 half
South Park	2 half
<b>Total</b>	<b>7 Half Courts</b>

#### Recommended Basketball Court Standard

Existing Inventory: 7 half courts  
 Existing Ratio: 1 half court/ 1,714 pop.  
 0 full court/ 12,000 pop.  
 NRPA Standard: 1 full court/ 5,000 pop.  
 Recommended Standard:  
 1court/ 5,000 pop.

Current Unmet Need: two full courts  
 2010 Projected Unmet Need:  
 3 full courts above the current total  
 2020 Projected Unmet Need:  
 4 full courts above the current total

the need for a standard full-size court.  
 \*The circles show approximate service area.

#### Conclusions and Recommendations:

An indoor basketball facility should be one of the City's top priorities.

New outdoor courts should continue to be included in new parks, especially when they are located outside of the areas already serviced by courts as shown on the map above. Some full sized, outdoor courts should be included in new park plans.



In our climate some of the most pleasant summer outdoor playing times are early morning and late evening. Many people suggested at the open house that lighting these courts would increase their use. The City's lights off policy is 10:00 p.m. in residential areas and 11:00 p.m. in rural areas. This should be taken into consideration, and a no-spill light ordinance needs to be established. Each existing and proposed court should be evaluated for the possible addition of lights. At least two of the outdoor basketball courts should be lighted.

**Volleyball Courts**

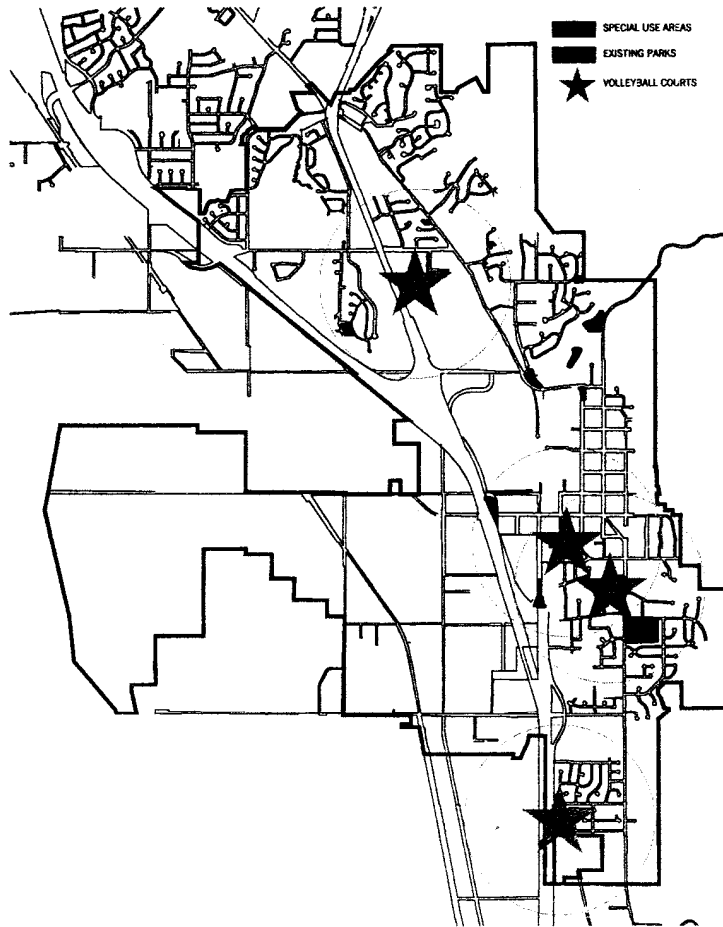
Volleyball is a sport which often fluctuates in popularity. Farmington has been conscientious about keeping up with these trends. Farmington's ratio of one outdoor court per 3,125 people is similar to other local communities. However, Farmington lacks an indoor volleyball venue. The same gymnasium could be used for the basketball and volleyball programs.

**Existing Volleyball Court Inventory**

Park	Courts
Main Park	1 court
Shepard Park	1 court
South Park	1 court
Woodland Park	1 court
<b>Total</b>	<b>4 courts</b>

**Recommended Volleyball Court Standard**

- Existing Inventory: 4 courts
- Existing Ratio: 1 court/ 3,125 pop
- NRPA Standard: 1 court/ 5,000 pop
- Recommended Standard:  
1 court/ 5,000 pop
- Current Unmet Need: 0 court
- 2010 Projected Unmet Need:  
0 court above the current total
- 2020 Projected Unmet Need:  
1 court above the current total



\*The circles show approximate service area.





**Conclusions and Recommendations:**

As with the basketball courts, lighting would increase the volleyball courts' usefulness. The map above shows the distribution of volleyball courts in Farmington. Even though the current ratios exceed the NRPA standards, volleyball courts should be included in parks as they are built on the west side of town.



**Other Facilities**

There are many other specialized recreation facilities for which the NRPA suggest development standards. These include facilities such as swimming pools and golf courses. In addition, a community may also develop their own standards for facilities such as playgrounds, picnic shelters, and trails.

**Conclusions and Recommendations:**

Listed below are specialized recreation facilities in Farmington with the current and recommended standard per population.

	<u>Current Standards</u>	<u>NRPA Standard</u>
Swimming pools	1/ 12,000	1/20,000

There is currently a statistically adequate number of swimming pools in Farmington. However, the swimming pool appears to be too small. When new facilities, such as a multi-purpose fitness/cultural center, are designed they should be large enough to accommodate the expected growth.



# Leisure Services & Parks Master Plan Guidelines & Recommendations

## Purpose of Guidelines and Recommendations

These guidelines and recommendations have been created to give direction to the development of the Leisure Services facilities. The design elements for each type of new park will be outlined. An estimate will be given of how many of each park type or facility is or will be needed. Next the approximate sizes, costs and locations of the recommended parks and facility will be presented. Finally a prioritized list of projects and a time line for their completion will conclude the guidelines and recommendations.

## Guidelines for Parks and Facilities Design

The types of parks have been defined in the previous sections. A balanced park system includes parks of all sizes and functions. The subsequent pages delineate methods to achieve that balance.

### Mini Parks

- Not recommended except when privately owned and maintained.
- Service to very limited number of people.
- Expensive to build and maintain

### Mini Parks

Mini Parks are the smallest unit in the park system. The high costs of constructing and maintaining mini parks and their limited recreational value make them the least attractive of all the types of parks. They do possibly have place in highly developed areas not serviced by any other parks. The City has not set a goal for this type of park. It is recommended that mini parks not be installed by the City in the future unless their main purpose is flood control or visual space with incidental recreation value. Privately owned and maintained mini parks are acceptable.

No recommendations will be given in the next sections about locating or funding for Mini Parks.

### Neighborhood Parks

- Four or five new neighborhood parks will be needed by 2020.
- Need to be well distributed and connected by the trail system.
- Should be an average of five acres.
- Should have several amenity groups.

### Neighborhood Parks

Neighborhood parks are the core unit of a balanced park system. These serve a wide variety of people and should be well distributed through the city and connected to each other by the trail system.

Currently, the City maintains four neighborhood parks covering over six acres. This has provided fairly effective service for the east side of town. West Farmington is on the verge of massive development which will bring up the population and the need for facilities in that area. Four to five new neighborhood parks will be necessary within the next twenty years.



These new neighborhood parks should be on an average five acres in area. A range of parks sized from three to six acres is acceptable. This park size seems to create an equilibrium between providing space for facilities and not over burdening the City with the construction and maintenance cost of the larger facilities.

Neighborhood parks should all have certain features. If neighborhood parks are developed as part of a housing development and will be constructed and managed by a home owners association, they should also be required to follow these guidelines.

The diversity of activities which make neighborhood parks so valuable can be achieved by combining several different amenity groups. Figure 1 gives an overview of some amenity groups and their components. Not all of the groups should be included in all of the parks. The trail system should link all the neighborhood parks, and thus, all the amenity groups. The amenity groups should be evenly distributed across the city.

All of the neighborhood parks should include the following basic amenity groups:

Tot Lots (playground equipment)  
 Open play fields  
 Picnic areas  
 Paved surface trail  
 Trailhead

At least two more amenity groups should be incorporated into each neighborhood park. The citizens who responded to the survey and those who attended the open house requested to have restroom facilities at the neighborhood park level. Figure 2 illustrates the approximate 2001 costs of the largest elements in the amenity groups. Figure 3 outlines a typical neighborhood park and costs.



Figure 1:

Neighborhood Parks Amenity Groups

- Tot Lot with benches, covered seating & trees
- Picnic Area with benches, covered seating & trees
- Open Play Field with benches, covered seating & trees (on perimeter)
- Basketball Court with benches & trees
- Volleyball Court with benches & trees
- Tennis Court with benches & trees.
- Skating Practice Area with benches, covered seating & trees.
- Covered Seating with trees.
- Benches with trees & park lighting.
- Park Lighting.
- Trail Head with trees, benches & lighting.
- Trees (deciduous or evergreen)
- Park Walkway with trees.
- Paved Surface Trail with trees & benches.



Figure 2

Typical Park Improvement Costs

Tot Lot (each)	\$45,000.00
Picnic Area (each)	\$ 2,500.00
Open Play Field (3 Ac irrigated turf)	\$130,700.00
Basketball Court (each)	\$10,000.00
Sand Volleyball Court (each)	\$10,000.00
Tennis Court (each)	\$45,000.00
Skating Park (25,000sq. ft.)	\$250,000.00
Single Covered Picnic Table (each)	\$ 4,000.00
Benches (each)	\$ 1,000.00
Park Light & Pole (each)	\$ 1,000.00
Paved Asphalt Surface Trail (quarter mile)	\$16,000.00
Equestrian Trail (quarter mile)	\$14,500.00
Primitive Trail (quarter mile)	\$ 9,300.00
Multi-Use Urban Trail(quarter mile)	\$ 9,300.00

Figure 3

Typical Three Acre Neighborhood Park Costs

Tot Lot (1)	\$45,000.00
Benches (3)	\$ 3,000.00
Basketball Court	\$10,000.00
Sidewalks	\$22,500.00
Trees	\$118,000.00
Turf/Irrigation	\$50,000.00
Restroom	\$55,000.00
Lawn Maintenance (one yr.)	\$12,000.00
Weed Control (one yr.)	\$ 1,000.00
Tree Maintenance (one yr.)	\$ 1,200.00
Mobilization	\$ 5,000.00

**Estimated Total Cost** **\$322,700.00**

Community Parks

- Two to three new Community Parks will be needed by 2020.
- Need to be well distributed and connecte by the trail system.
- Should be a minimum of ten acres.
- Between 3.5 to 6 acres of community park land by every 1,000 persons in Farmin ton.
- Must have all the amenities of a neighborhood park plus a speciality facility to serve all of Farmington.
- Should house cultural programs needs.

Community Parks

Community parks usually are comprised of everything that a neighborhood park would have plus larger specialized amenities that will occur only occasionally in the park system. Farmington's current community parks are very small. Main Park is the largest at seven and a half acres. In the future, parcels intended for community parks should be between ten and twenty five acres. Some of these future community parks could be up to fifty acres to accommodate regional sized facilities.



Again, the east side of the city is well serviced with community parks. As the population is growing in west Farmington, a better distribution will be required. The City's Comprehensive General Plan sets the community park acreage/population ratio at six acres to every 1,000 people in Farmington. This will require immediate purchase or development of twice as much park land as is currently dedicated to community parks. The property at Oakridge should be developed and more land adjacent to existing community parks are top priority for expanding the community parklands.

All the new community parks need to also function as neighborhood parks, therefore they should include all of the basic amenities of a neighborhood park. Beyond these basics, the community parks will be hosts to such active facilities as a softball or tennis complex, a multi-purpose Arts and Recreation center or other unique venues that will draw users from all over the city and even neighboring cities. This will require parking lots, restrooms, extra lighting, and other support facilities.

The specialties of each community park need to be determined as the location is acquired and should fulfill the immediate needs of the community. Below are listed some needs/possibilities which could be accommodated in the future community parks.

- multi-purpose Arts and Recreation Center
- large indoor pool
- softball/baseball fourplex (minimum 20 acres)
- large play structures
- disc golf course
- ice skating
- horseshoes and shuffleboard areas
- facilities specialized for people with disabilities
- senior citizen activity center

Passive recreation areas will occupy much of the space in the community park. For this reason the site selection is important. Finding a site with high quality natural features to be enjoyed from an interior trail system and group picnic/sitting areas would be ideal. Multi-purpose facilities should be provided in the community parks. Figure 6 gives a rough guideline for sizes and costs for community park amenities.

### **Linear Parks**

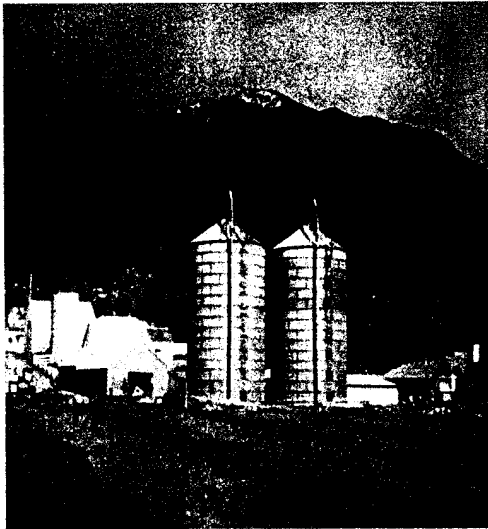
The linear parks should influence the location choice of the neighborhood and community parks. At the same time



### **Linear Parks**

- Must connect existing and future parks.
- Follow Trails & Sidewalks MasterPlan.





the alignment of the trails should be influenced by the locations of the parks. Linear Parks and their placement are already outlined in the Trails and Sidewalks Master Plan. A good level of connectivity is necessary to give each of the other park types even more value. Trails eventually need to connect with or come within one eighth of a mile of all the parks. The linear parks may range from a simple sidewalk to a wide natural stream corridor with picnicking/resting areas, even play structures or ball courts along the route. The space needed and costs will vary depending on each site and length of trail.

### **Special Use Area**

The City should continually look for and evaluate opportunities to develop special use areas within Farmington. Size, cost and program will differ greatly. The three general categories of Special Use Areas are:

- Historical, cultural, social
- Indoor recreational facilities
- Outdoor recreational facilities

Many elements existing in Farmington could become strong special use areas.

■The Great Salt Lake and its wetlands are a very unique natural setting for nature study, walking, biking trails, boating and swimming. The City should partner with the Utah Division of Wildlife Resources to tie the trails to the proposed Interpretive Facilities.

■The west side of Farmington is still very rural. Historic farm lands regionally are attracting tourism for harvest, craft and antique festivals, farmers markets and living history museums. These protect the open rural character and the history of the area and boosts the economy and the sense of pride in the community. The City should encourage or even partner with the Boyer Company to develop a Historic and Operating Farm on perpetual open space property.

■Historic architecture preservation and interpretation areas can also strengthen the particular local flavor. The tree lined streets and quaint homes that give downtown such charm could be protected in a special use area ordinance. Another bit of history to be saved is the Dutch Oven Building. It could be purchased and rehabilitated for community use.

### **Multi-purpose Arts and Recreation Center**

In the public opinion gathering phase of the analysis, a multi-purpose arts and recreation center was proposed to and



well received by the public. Since that early phase there has been some discussion at the City Council level about separating the purposes and building a separate arts center and a recreation center on different sites. Many layouts, programs and strategies for joint ventures with other entities to fund and maintain such facilities have also been suggested. Because the public was only surveyed with regards to a truly multi-purpose joint arts and recreation center, for this document the center will be discussed as one building on one site rather than several facilities in several locations. If necessary or more practical to build at multiple locations, all of the major facilities must still be built to meet Farmington's needs and a new study could be conducted to determine the desires of the citizens.

A list of potential amenities for a multi-purpose center was suggested and voted on in the public opinion survey. As the center is detailed out, another, more specific survey could be sent out to the citizens. The information gathered from that survey would help the City more clearly define and plan for the center. The following is the list from the survey for this document, in order of most popular features first.

1. indoor track
2. weightroom
3. raquetball court
4. aerobic/gymnastics rooms
5. outdoor track
6. sauna
7. gymnasium
8. rental with kitchen
9. snack bar
10. ice rink
11. performing Arts stage
12. indoor tennis
13. golf course
14. indoor volleyball
15. equipment rental
16. outdoor tennis
17. roller rink
18. large bowery
19. game room
20. outdoor volleyball
21. art exhibits
22. softball
23. soccer park
24. indoor soccer
25. classrooms

### Arts and Recreation Center

- Must accomodate the Arts and the recreation needs/desires of the citizens.
- Must have flexible spaces.
- If the uses are separated into separate facilities, further public imput is recommended to assure proper representation of citizens' desires.

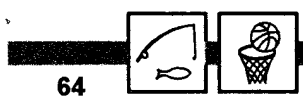


FIGURE 4

	Indoor Track	Weight Room	Weight Room	Racquetball	Racquetball	Aerobics/Danc	Gymnastics Room	Outdoor Track	Sauna	Gymnasium	Rental Area & Kitchen	Snack Bar	Ice Rink	Arts Stage	Audience Space	Indoor Tennis	Golf Course	Indoor Volleyball	Equipment Rental	Outdoor Tennis	Roller Rink	Large Bowery	Game Room	Outdoor Volleyball	Art Exhibits	Softball Fields	Skate Park	Indoor Soccer	Class Rooms	Dept. Offices
Weight Room	●	●	●	●	●	●	●	○	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Racquetball	●	●	●	●	●	●	●	○	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Aerobics/Dance	●	●	■	●	●	●	●	○	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Gymnastics Room	●	●	●	■	●	●	●	○	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Outdoor Track	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Sauna	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Gymnasium	■	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Rental & Kitchen	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Snack Bar	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Ice Rink	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Arts Stage	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Audience Space	○	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Indoor Tennis	●	●	●	■	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Golf Course	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Indoor Volleyball	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Equipment Rental	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Outdoor Tennis	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Roller Rink	■	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Large Bowery	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Game Room	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Outdoor Volleyball	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Art Exhibits	■	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Softball Fields	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Skate Park	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Indoor Soccer	■	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Class Rooms	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
Dept. Offices	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

**Legend**

- **Minimal** setup required to transform a room from one use to the other as long as the space is sufficiently large for the bigger activity.
- **Substantial**, but possible, change required to transform a room from one use to the other as long as the space is sufficiently large for the bigger activity.
- Spaces can't be multi used but would be nice or neutral to have near each other.
- Spaces can't be multi used and should be separated.

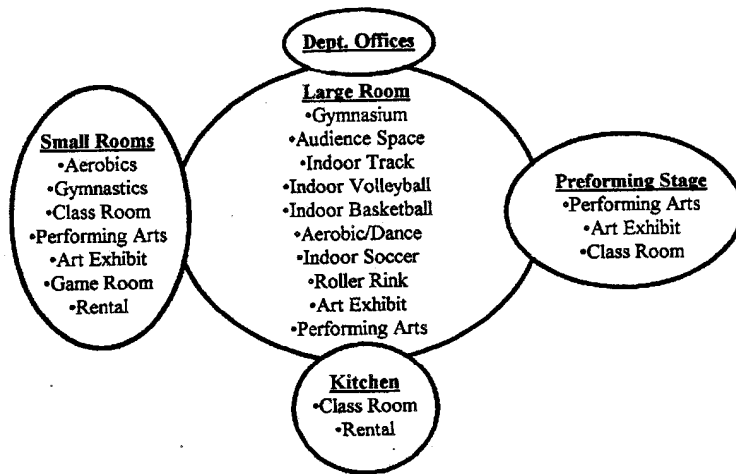




The very name "multi-purpose center" indicates that many of these uses can be accommodated within the same rooms. Figure 4 demonstrates the level of compatibility of each of the activities.

A simplified programming diagram (Figure 5) further illustrates the numerous activities which would be complementary in the same spaces.

**Figure 5**



Extra care must be taken to ensure that this facility is large enough to accommodate the growth that the Farmington area will continue to experience into the future, and the use it will receive from the neighboring cities.

The costs of similar multi-purpose facilities along the Wasatch Front have averaged around \$150.00 per square foot. The square footage will depend on the amenities included in the final building program.



Figure 6 diagram was developed to summarize the inventory, the needs analysis and the guidelines. This should give, at a glance, a description of needs covered by these recommendations.

Figure 6

Leisure and Parks Facilities  
Goals, Sizes and Costs (2001 Dollars)

	# of existing	New Facilities Built by 2003	New Facilities Built Between 2003-2010	New Facilities Built Between 2011-2020	Grand Total New & Existing Facilities Built by 2020	Average Cost (2001)	# of New Locations	size of new parks or facilities
Mini Parks	0.92 Ac	None	None	None		\$48,900	None	None
Neighborhood Parks	6.4 Ac	5.6 to 17.6 Ac	4 to 8 Ac	6.25 to 12.5 Ac	22.25 to 44.5 Ac	\$195,600	4-5	3-6 Ac
Community Parks	20.9 Ac	21.5 to 51.5 Ac	14 to 24 Ac	21 to 36 Ac	77 to 132 Ac	\$978,000	2-3	10-40 Ac
Linear Parks	14.9 Miles 69.2 Ac	See Trails and Sidewalks Master Plan						
Special Use	57.7 Ac	0 Ac	0 Ac	0 Ac	44.5 Ac	Varies	Varies	Varies
Undeveloped City owned	22.8 Ac					Varies	Varies	Varies
Tennis	6 Crts	0 Crts	2 Crts	3 Crts	11 Crts	\$45,000	2-5	7,200 SF
Softball	2 Fields	0 Fields	2 Fields	2 Fields	6 Fields	\$150,000	1-2	2 Ac
Baseball	2 Fields	1 Field	1 Field	2 Fields	6 Fields	\$200,000	1-2	3 Ac
Soccer	0 Fields	1 Field	0 Field	1 Field	2 Fields	\$70,000	1-2	2 Ac
Basketball	0 Full	1 Full	2 Full	2 Full	5 Full	\$10,000	2-4	7,500 SF
Sand Volleyball	4 Crts	0 Crts	0 Crts	1 Crts	5 Crts	\$10,000	1 Min.	4,000 SF
Tot Lot	Included in Park(s)					\$45,000	Varies	20,000 SF
Picnic Area	Included in Park(s)					\$1,500	Varies	2,000 SF
Open Play	Included in Park(s)					\$7,500	Varies	10,000 SF
Skate Park	Included in Park(s)					\$250,000	Varies	25,000 SF
Benches	Included in Park(s)					\$1,000	Varies	40 SF



# Guidelines for Park Locations

In this section the location of new neighborhood and community parks will be discussed. Three driving principles should guide the selection of new park sites.

- Service areas must be well distributed, covering as much of the city as possible and reducing redundancies in service areas.
- Sites should be located within an eighth of a mile of existing trails or extension of existing trails or right of ways must be possible.
- Quality natural habitats, areas of good visual resources or historically significant sites should take top priority for acquisition.

The third qualification is the most difficult to define. Good examples of existing sites that would fall into this category are Farmington Pond, Lagoon Trail and Woodland Park. Not all recreational activities can occur in such settings but these settings would be very difficult if not impossible to create artificially.

Locating parks adjacent to trails on the west side should be easier than on the east if land can be acquired early, before or as heavy development occurs. Future trails and park locations can be adjusted to connect better. Great care must be taken when approving new developments that trails are provided within the new developments to connect to proposed existing parks and commercial and civic centers.

## Neighborhood Parks

Service areas for each park type have been discussed in the inventory and needs analysis section. When mapped, the service areas paint a clear picture of where parks are needed within the city limits. Figure 7 (found on the next page) illustrates the current distribution of neighborhood parks and the facilities which do now or will in the future function as neighborhood parks.

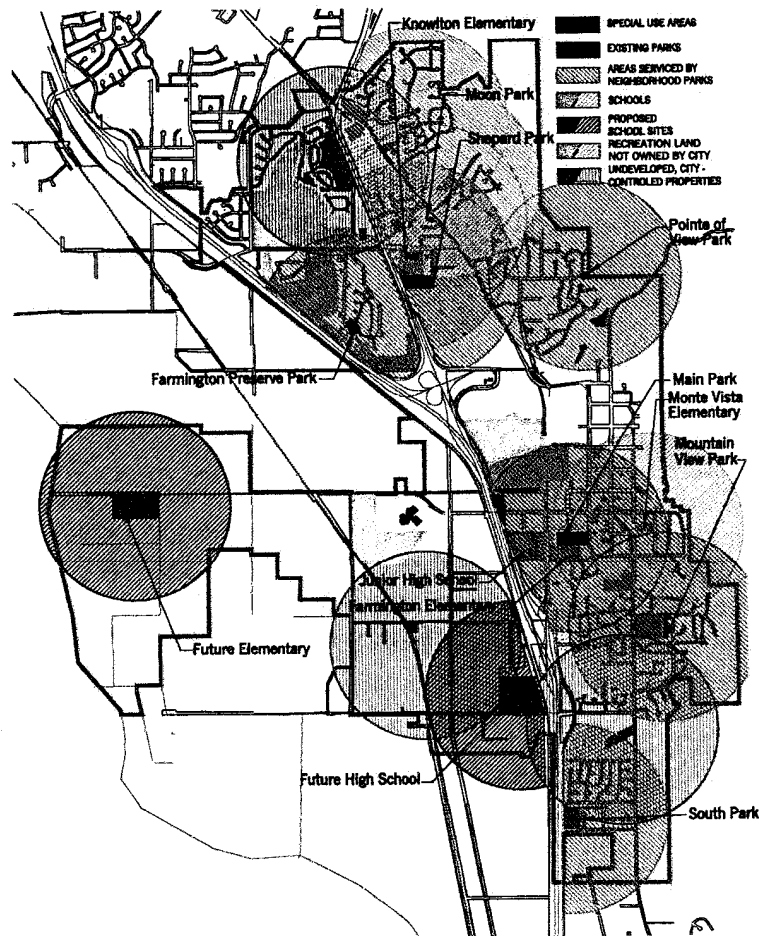
## Park Locations

- Geographically well distributed.
- Within, at most, 1/8 of a mile of existing or future trails.
- To include existing valuable natural, visual or historic areas.
- Adjoined to school or other public land.
- If a multi-purpose Arts and Recreation Center is built, it should be located at one of the community park sites. If the Arts are separated into their own facility, a downtown location should be strongly considered. A Recreation Center should be built in a centrally located site.



The parks are concentrated in the areas of highest density population. There are some obvious bare spots. The north area between I-15 and State Highway 89 could be mostly serviced by the completion of Oakridge Park. A few other small random properties owned by the City (shown in purple) could be enhanced to fill in some of those gaps.

Figure 7

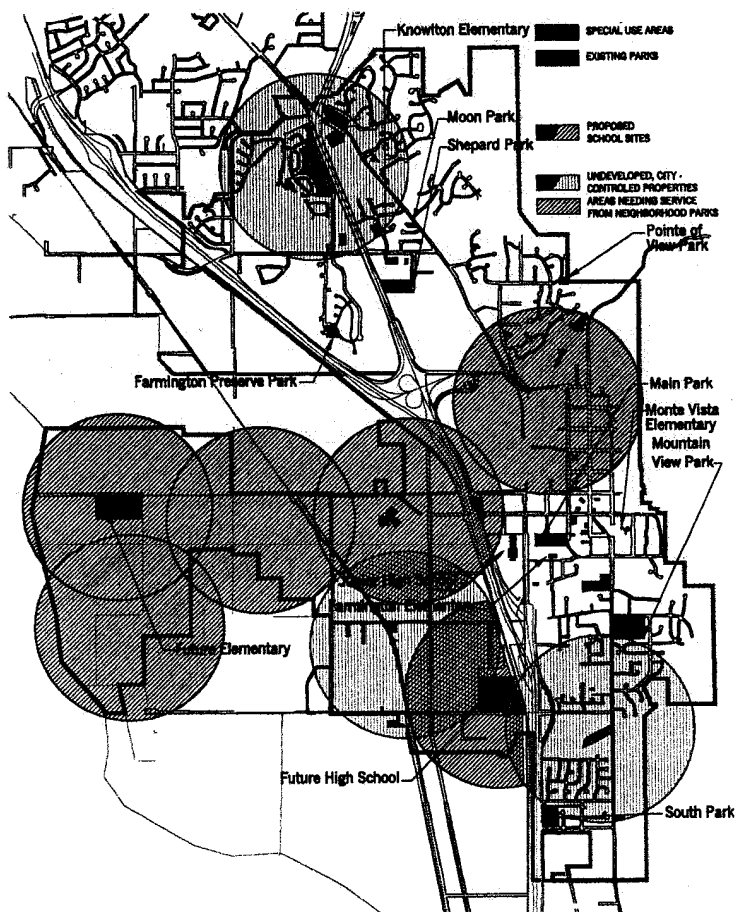


The next graphic (Figure 8) shows the general location of needed future neighborhood parks. This map shows new neighborhood parks service area which will be needed within the next twenty years. As shown, several of these nine locations will likely be satisfied by proposed schools or undeveloped land already owned by the City. Four or five new neighborhood parks will be needed within the next twenty years.



The proposed schools are shown here as proposed neighborhood parks. The City must have complementary land and amenities adjacent to the schools to make each of these sites perform at the neighborhood park level.

Figure 8



The heavy circles indicate an area that needs service from a neighborhood park. Some of these areas could be serviced by land already owned by the City. (see Figure 8 legend) New sites, to deliver that service, should be located as close to the center of those circles as possible for maximum efficiency.



Figure 9

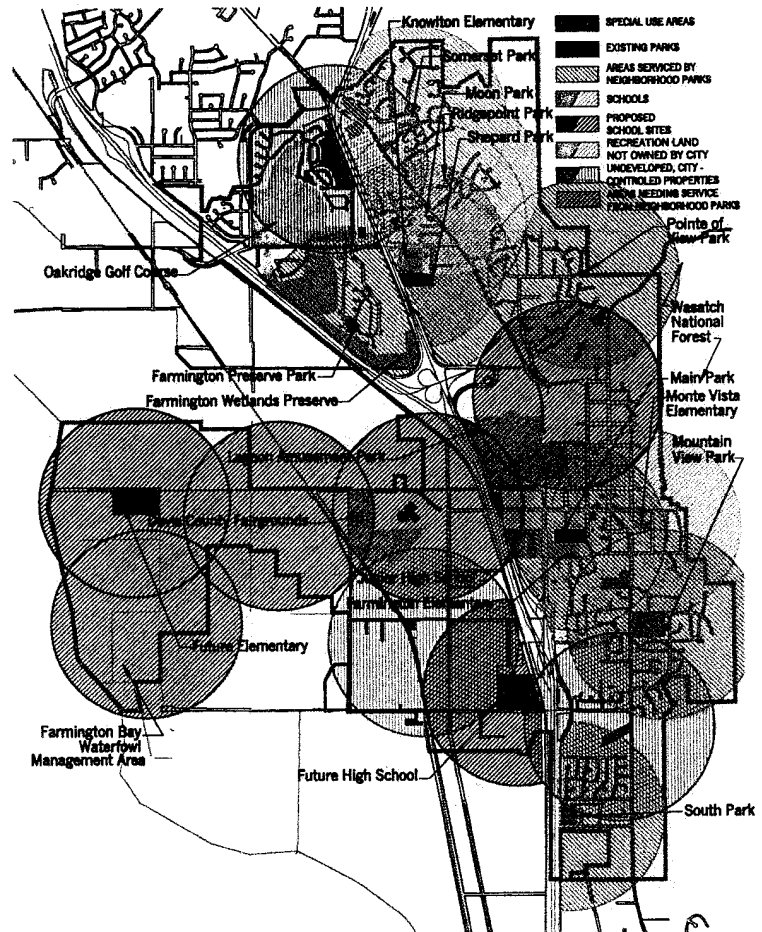


Figure 9 shows the existing neighborhood parks combined with the areas which need parks to complete the neighborhood park system.



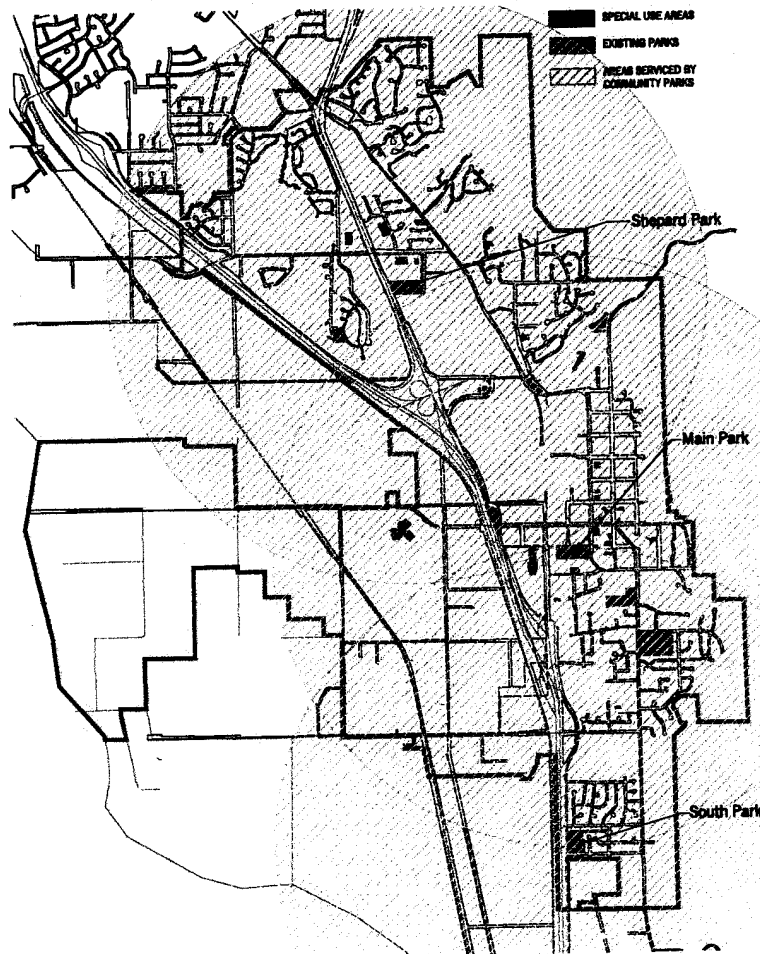
### Community Parks

Community Parks service a much larger area and a greater number of people. The service areas for community parks shown on these maps cover a one and half mile radius. Realistically, people will drive to these parks and therefore the service area is often much larger than shown. A ten or fifteen minutes drive to a unique recreational venue is very reasonable. All of Farmington is easily accessible from I-15 making the potential service area from Layton to Bountiful.



The following map (Figure 10) shows that the east side is well serviced by community parks.

Figure 10



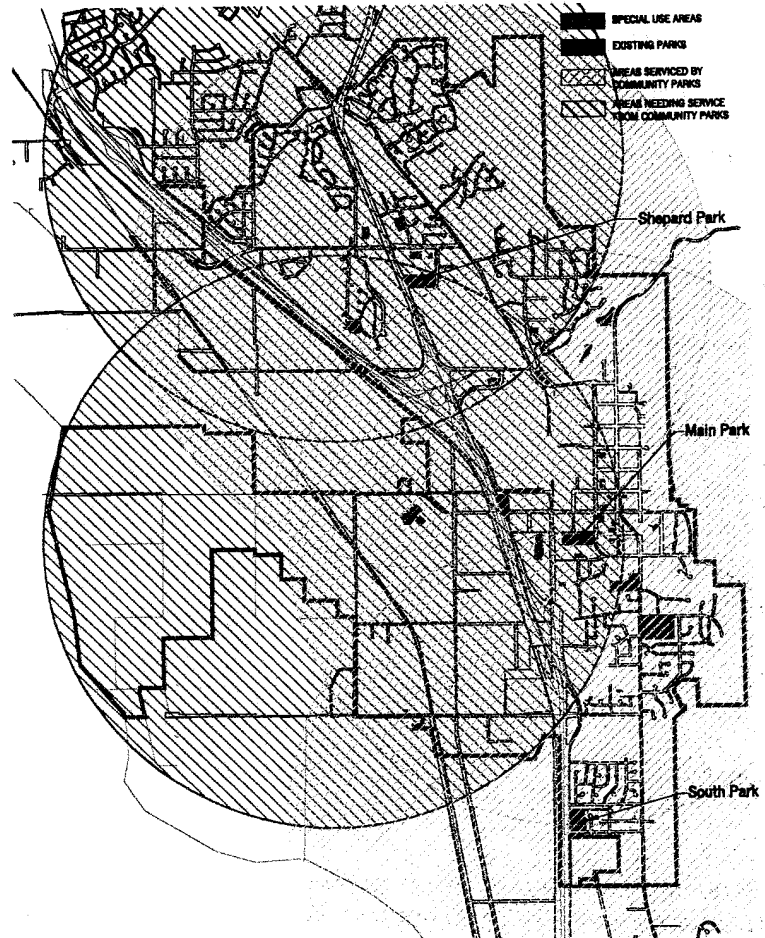
Acquiring the number of recommended acres for community parks (see Figure 6) will be one of the most costly endeavors for Farmington. Undeveloped land adjacent to existing community parks should be pursued as an ideal way to expand services and increase acreage, with minimal costs. Both Shepard Park and South Park should be expanded in this manner.

Two to three more community parks would be appropriate for Farmington's geographic size and predicted population. (see figure 11) The west side and the triangle area between I-15 and Highway 89 both need community parks. The development of the Oakridge Park property will satisfy part of



that need. Any of the centrally located areas shown in Figure 8, as future neighborhood parks service areas should be considered as prime locations for west side community parks. Remember community parks require much more land and many more amenities than neighborhood parks, but they will serve a dual purpose of community and neighborhood park. The number of recommended new neighborhood parks has been reduced to reflect this fact.

Figure 11



The multi-purpose Arts and Recreation Center should be located at one of the new community park sites. The property between the Oakridge subdivision and the Highway 89 Frontage Road is already owned by Farmington City. The site is twelve acres. This is too small for a four- or five-plex baseball/softball facility. It would however nicely accommodate a multi-purpose Arts and Recreation Center. Some of the very positive points for this locale are:





■ Its prominent location near Highway 89. Thirty percent of the survey respondents said that they were not acquainted with Leisure Services programs or facilities. This spot would be ideal for advertising upcoming events and programs.

■ To help break down the psychological and physical barrier created by Highway 89. The residents west of 89 feel like they are more a part of Kaysville than of Farmington. The center could give them a greater sense of unity with the rest of the city.

■ The land is already owned by the City and funding could be applied immediately to the building.

Another location that has been suggested would be near the Davis County Fairgrounds. Figure 11 shows these two sites. The location near the fair grounds would be a more central position than the Oakridge Property in the long run. The Oakridge site would likely be heavily used by people from Kaysville and Fruit Heights. Either site has easy access from the freeways and will be used by many more people than Farmington's 2020 predicted 22,000 citizens. If a large enough parcel (40+ acres) can be obtained by the fair grounds, possibly a better use for that location would be a large scale active outdoor sports facility.

If an Arts Center is built as a separate facility, the location is strongly recommended near the current Farmington downtown. A Recreation Center should be built at a future community park as described in the previous paragraphs for locating a multi-purpose center.

As the new developments grow on the west side, community park-sized parcels need to be reserved for both active, team recreation and passive, individual recreation venues. The new high school is another essential opportunity to capture. In spite of past conflicts, every effort must be made to collaborate with the Davis School District to unite an adjacent community park with the facilities at the new high school. If phasing is required for the multi-purpose Arts and Recreation Center, this cooperation with the School District could complete the needed facilities.

Several acres are already owned by the City and should be developed as parks. The site in the Oakridge development has already been discussed as a potential site for the new multi-purpose center. It is the right size and location to be used as a community park. The detention area created by the new Highway 89 interchange on the north end of town is

**Undeveloped City Owned Property**

<u>Location</u>	<u>Potential Park Type</u>
Oakridge Park	Community
Highway 89 Detention	Community or Neighborhood
Farmington Creek Estates	Neighborhood or Mini or Linear
Legacy Highway spaces	Linear or Neighborhood



the right size to serve as a new neighborhood park. However this location is very isolated from safe pedestrian or bicycle routes from the surrounding neighborhoods. Because of this isolation most users would drive to the site. Therefore it might well support a small specialized community facility with parking lots. The Farmington Creek Estates subdivision has set aside one and a half acres for a very small neighborhood park and a twenty foot wide trail right of way. The Legacy Highway will incorporate spaces for recreational opportunities.

Shepard Park and South Park are already located adjacent to open space. These two parks should be strongly considered for future expansion.



# Leisure Services Development Strategy

The priorities in this development strategy were developed by combining information from the public opinion survey and City personnel with the needs identified in the inventories.

There is an immediate need to increase park acreage and build a multi-purpose Arts and Recreation Center. Obviously steps must be taken before these goals can be achieved. Therefore, the time frame of 2001 to 2003 is given to address previously accumulated needs. The next segment of time runs from 2004 to 2010, and should be a period of aggressive land acquisition. The development strategy carries on from 2010 to 2020 with the completion of construction of facilities. Each of these stages is described in greater detail in the following pages. Within each stage, the major objectives are prioritized.

Top of the list for 2001 to 2003 is the development of the Oakridge Park and the funding of the Arts and Recreation Center. If one multi-purpose center is to be built, a location must be decided on, then if that property is not City owned it would need to be purchased. This purchase and/or the cost of the construction may require a bond or some other outside funding or cooperation. Then, finally, the design and construction can begin.

Since community parks require substantial tracts of land, purchase of these properties or extensions to existing properties should be the next priority for this early phase.

Next on the 2001 to 2003 priority list is the trail system. Several disjointed segments of trails exist. Connecting these is one of the actions most requested by those Farmington residents who responded to the survey. The first trails which should be finished are Lagoon Trail to Farmington Canyon, 200 West/Frontage Road and Oakridge/Farmington Preserve Trail.

Third on the list is looking forward to neighborhood parks. Sites need to be identified and pursued, especially the sites that could double as community parks. Many of the new developments west of I-15 will begin during this time bracket.

## Priorities for 2001 to 2003

### 1. Community parks

- A. Develop Oakridge Park
- B. Multi-purpose arts and rec. center
  - a. Choose a location.
  - b. Bond or find other funding source.
  - c. Purchase land if not yet owned.
  - d. Plan/design the site & building.
  - e. Construct.
- B. Additional acreage
  - a. Purchase key properties adjacent to proposed high school and county fairgrounds.

### 2. Trails

- A. Connect existing trails.
  - a. Lagoon Trail to Farmington Pond and then to Farmington Canyon.
  - b. 200 West Frontage Road Trail.
  - c. Oakridge / Farmington Preserve Trail.
- B. Acquire land
  - a. Purchase or gain control of lands needed for future trails or connect existing trails & open spaces.

### 3. Neighborhood Parks

- A. Work with developers / planners of proposed west side subdivisions to ensure that space is reserved for both passive and active recreation.
- B. Acquire land

### 4. Programs

- A. Maintain existing programs.
- B. Improve public awareness of programs.



## Priorities for 2004 to 2010

1. Community parks
  - A. Greater percent of budget toward land acquisition.
  - B. Lesser percent of budget toward land improvements.
2. Neighborhood parks
  - A. Greater percent of budget toward land acquisition.
  - B. Lesser percent of budget toward land improvements.
3. Trails
  - A. Acquire west side trail property.
4. Programs
  - A. Maintain existing programs.
  - B. Expand existing to utilize new Arts & Recreation Center.

Space within each of these developments must be dedicated to active and passive recreation well before the first earth is moved. **Land dedicated to parks before development is much more valuable than any fees that could be imposed on developers.**

The next phase will span the years 2004 to 2010. By the year 2010 it is expected that Farmington will be "built out". All the land needed for parks and trails must be owned by the City by the end of this phase. Therefore attention must be focused on property accumulation. However, development of new parks must not be completely ignored.

A percentage of the budget needs to be applied towards facilities. For example, of the budget money allotted to community parks acquisition and development, 80 % could go to purchasing and 20 % could go toward improvements. In the neighborhood park budget 70% could go to purchasing land and 30% could go toward development. This approach will let the citizens enjoy some improvements and growth while still focusing as much energy and money as possible toward the urgent issue of purchasing in six to ten years, all the land that will be needed in twenty years.

One of the improvements which should be evaluated with professional consultants is the swimming pool. Possibly more land could be used at Main Park to build an adjacent, shallow pool using the existing pumps. The issue of the swimming pool is one of the hottest in the public's mind.

The next priority for 2004 to 2010 is to establish the trail system to the west of I-15. Coordination will be necessary between Farmington City, the developers, Davis County and the State to assure that the Farmington trails take people where they want to go and that the trails connect well with the regional systems. Wide enough areas need to be secured on either side of the proposed trail alignments to provide a quality recreation experience and guarantee use.

By this phase the Arts and Recreation Center should already be built and operating. This will provide some of the space needed to expand some of the programs. As the facilities come on-line, the existing programs can be enhanced by offering them to a greater range of ages or a larger number of organized teams.

New programs could be conservatively added, to take advantage of the new facilities. The goal of land acquisition is the highest priority but the programs should not be forced to sacrifice monetarily to fund the purchasing.





Development of the community parkland will be the next priority. Each community park will have a specialty or focus. The distribution of the types of sports facilities or amenities should be considered when programming these community parks. Amenities and facilities need to be evenly spread out over the whole city. Any shortages could be accommodated in the community parks.

This is the phase where programs and events can really grow. New programs can be aggressively implemented. Existing programs can evolve and be fortified, and the new parks and facilities can be maximized.

### **Funding Partnerships**

Many of the proposed parks and facilities could be enhanced by collaboration with funding sources other than the City alone. The State, the County, the School District or private industry are some likely allies. The following are lists of the possible associates and the facilities that could be shared.

#### **In conjunction with the State-**

- Great Salt Lake preserve and observatory
- Bonneville Shoreline Trail system
- other regional trails

#### **In conjunction with the County-**

- county wide trail systems
- regional sports complex
  - soccer
  - baseball
  - softball
  - golf course

#### **In conjunction with the School District- (these items often are included in high schools)**

- weight room
- outdoor track



gymnasium  
outdoor tennis courts  
softball fields  
baseball fields  
soccer fields  
competition sized indoor swimming pool  
modified indoor track

In conjunction with private industry-

- indoor track
- weight room
- aerobic/dance room
- gymnastics room
- raquetball court
- sauna
- gymnasium
- snack bar/concessions/equipment rental
- ice and roller rink
- indoor tennis
- golf course
- game room
- indoor soccer

Currently Farmington does not have any privately owned active recreation or fitness facilities. A facility of this type should be encouraged to locate in Farmington to allieviate some of the commuity's needs and the pressure on public facilities.

Some grants or matching grants for the arts, natural resource preservation and recreation are available on the State and Federal levels. The Arts are often beneficiaries of philanthropists. All of these sources should be pursued by the City.

If funding cannot be shared from these sources, agreements should be made to share facilities or time or resources. Positive relationships must be developed or maintained with all of these groups and entities.



# Conclusion

The citizens of Farmington have always been very actively involved in the Arts and in recreation. This Master Plan outlines an aggressive agenda. The City recognizes the need to develop these guidelines and recommendations and to plan for the future now. As more land is annexed to Farmington, the principles outlined in this Master Plan should be applied to the new land and populations. With this Master Plan and the other current City policies and ordinances, Farmington's goal is to continue as one of the most pleasant places to live and grow.





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# Appendix

The following pages are a summary of the public opinion survey returned with the April utility bills. Approximately 3,000 surveys were sent out and an impressive, near 20% were returned. In this summary the question posed to the public is given and the answers are listed with the most popular answers first. The number of responses is tallied in parentheses behind the possible answers. The actual returned surveys are held in the Leisure Service Department offices.

## Results of 562 Farmington Leisure Services Surveys

1. Please rank, in order of importance, the source through which your recreation needs are met:  
(Fill in the letter next to your ranking choice.)

### 1<sup>st</sup> source

- e. Personal (288)
- a. Church (100)
- d. Commercial (67)
- b. City Leisure Department (39)
- c. Schools (25)

### 2<sup>nd</sup> source

- e. Personal (122)
- a. Church (110)
- d. Commercial (103)
- b. City Leisure Department (70)
- c. Schools (62)

### 3<sup>rd</sup> source

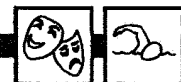
- c. Schools (107)
- b. City Leisure Department (105)
- a. Church (79)
- d. Commercial (44)
- e. Personal (34)

18 needs not met

27 not interested in recreation

2. What is your level of satisfaction with Farmington Leisure FACILITIES?

- 215 b. satisfied
- 149 e. not acquainted with facilities
- 94 c. moderately dissatisfied
- 49 a. totally satisfied
- 23 d. totally dissatisfied



Written comments from question 2

Positive comments

pool is great/like the Sunday closure (10)  
great variety of facilities (9)  
like the trails (7)  
parks are well maintained (6)  
like the tennis courts (4)  
like the skate park (3)  
friendly helpful pool employees (2)  
ball fields look good  
good job on new parks  
like the open country feeling  
have city-wide service projects to build & maintain trails

Negative comments

POOL

should be open on Sunday (28)  
pool is too small or over crowded (23)  
want winterized/indoor pool (10)  
want the adult swim time back (3)  
want a competition sized pool (2)  
poor sanitary conditions at pool (1)  
don't like the 15 min. out rule (1)  
want a rec center/gym/work-out place(18)  
want trails connected/more built/not along highways (12)  
want Main Park play equipment updated (7)  
must travel to other cities for recreation/sports needs to be met (7)  
complete Oakridge Park or other parks on west side of I-15 (5)  
want indoor full basketball court (5)  
want more variety (5)  
want better place for plays and productions (5)  
children's sports is the only thing that the City should fund/too many facilities already (4)  
better maintenance/access on Woodland Park (2)  
want more parks  
want a park with swings  
want swings at South Park  
want more wild areas - open space  
want a track  
want racquetball/squash courts  
want lights on tennis courts  
want year round restrooms at Main Park  
want outdoor drinking fountains at schools  
want more emphasis on youth baseball  
want better advertising  
want meeting space  
want a place for parents and kids can exercise together  
favor talented people too much  
better maintenance on the ball fields



better maintenance on basin at 100 East & 600 North  
Main baseball lights are invasive  
karate facilities are creepy  
too much emphasis on sports & very little for those with other interests  
South Park is too noisy

3. What is your level of satisfaction with Farmington Leisure PROGRAMS?

<u>204</u>	b. satisfied
<u>173</u>	e. not acquainted with programs
<u>64</u>	c. moderately dissatisfied
<u>37</u>	a. totally satisfied
<u>24</u>	d. totally dissatisfied

Written comments from question 3

Positive comments

good variety (10)  
like the plays (5)  
like Festival Days (4)  
like soccer (2)  
like kids' programs (2)  
like swimming lessons (2)  
like karate  
like short term sports clinics like volleyball better than full seasons  
like smart start  
like football  
like baseball  
like Partners 'n' Play

Negative comments

Jr. Jazz

teams stacked/unfair (2)  
should concentrate on building skills (2)  
want more practice time in gyms (2)  
want each team to have equal numbers of players from each grade  
game times too late for young kids

Soccer

disorganized/too expensive/teams too big/want more teams (15)  
want local competition team (3)  
want team for 10 - 13 year olds want activities for teens (3)  
want more variety (8)  
want adult fitness programs (5) activities (1)  
want kids in the same neighbor hoods to be on the same teams (4)  
programs don't fit family's needs /no children in home (4)  
baseball and football are pushing people to other towns for recreation (4)  
swimming lessons are poor/hard to get into/too full (3)  
should not be paid for with taxes/let private industry provide/too much offered already (3)  
want senior activities (2)



programs are too expensive (2)  
 want pre-school programs (2)  
 want programs for disabled (2)  
 want good instructors (2)  
 want better and more accurate advertising (2)  
 girls' softball is poor (2)  
 want adult & co-ed programs  
 want classes for 12 to 16 year olds  
 want sports for older kids  
 want more programs when kids are off track  
 want after-school activities for all ages  
 want programs week nights and Saturdays instead of right after school so families can participate together  
 want Saturday and Sunday swim classes  
 want diving instructors at pool  
 want certified water aerobic instructors, not just life guards  
 want yoga, tai chi classes at night  
 want the kids' drawing class again  
 too much emphasis on sports and very little for any other interests  
 small programs (archery, arts & crafts) are poorly organized  
 karate is too crowded  
 want better run activities  
 want non-Mormon cultural activities  
 want better and more sizes of equipment for football  
 disappointed in unsportsman-like volleyball teacher, & families were not informed of schedule changes  
 people should use their minds & create their own leisure activities  
 activities are not appropriate for age groups  
 don't discontinue anymore programs

4. Identify, in order of importance, the three main activities for which you use Farmington parks:

- 1<sup>st</sup> use
- b. quiet walks (122)
  - a. picnics (101)
  - d. play equipment (101)
  - c. sports (78)
  - e. family reunions (28)
  - g. spend time with friends (21)
  - f. theatrical performances (13)

- 2<sup>nd</sup> use
- a. picnics (139)
  - b. quiet walks (60)
  - d. play equipment (55)
  - e. family reunions (49)
  - c. sports (45)
  - g. spend time with friends (39)
  - f. theatrical performances (20)



- 3<sup>rd</sup> use
- g. spend time with friends (84)
  - a. picnics (71)
  - c. sports (53)
  - b. quiet walks (44)
  - f. theatrical performances (34)
  - e. family reunions (32)
  - d. play equipment (29)

80 never use parks

Written comments for question 4

add/expand programs for:

- weight lifting (3)
- after-school programs (3)
- yoga (2)
- soccer for 6<sup>th</sup> grade and up
- golf
- short term sports clinics
- aerobics
- recycling service
- youth art
- arts & crafts by age, not so "dumbed down"
- singing in sign language
- photography
- tai chi
- exercise programs
- academics tutoring
- mountain sports
- tennis league

expand/update/build facilities:

- larger pool (3)
- rec center (3)
- "Beach to Bench" trails (3)
- fishpond
- play equipment at Main Park
- ATV trails
- dirt bike/motocross trails
- open space, hiking, bird watching
- cross country ski trails
- dog park

5. How often do you use the parks?

- 160 Weekly
- 153 Seldom
- 121 Once a month
- 77 During particular sports' seasons
- 65 Never
- 21 Daily



6. Please place the letter E beside any of the services that you would like Farmington Leisure Services to expand and place the letter R beside any that you think should be reduced. (Choose up to 5 each)

**Reduce**

- 33 j. co-gender recreation sports
- 33 c. performing arts programs
- 32 a. pre-school programs
- 31 d. special events
- 28 i. adult sports
- 28 e. enrichment classes
- 23 k. visual arts
- 21 l. outdoor environment program
- 20 f. family programs
- 15 b. senior citizen programs
- 14 h. youth sports
- 12 g. teen programs

**Expand**

- 138 e. enrichment classes
- 125 f. family programs
- 106 d. special events
- 105 l. outdoor environment program
- 102 h. youth sports
- 99 b. senior citizen programs
- 94 i. adult sports
- 92 a. pre-school programs
- 90 c. performing arts programs
- 89 g. teen programs
- 59 j. co-gender recreation sports
- 55 k. visual arts

7. If a new multipurpose leisure complex were to be built, what kind of facilities would you like included?

- |            |                                    |           |                                  |
|------------|------------------------------------|-----------|----------------------------------|
| <u>290</u> | E. jogging/walking track (indoor)  | <u>94</u> | U. equipment rental              |
| <u>237</u> | D. weight room                     | <u>94</u> | C. tennis courts (outdoor)       |
| <u>224</u> | A. racquetball/handball court      | <u>92</u> | O. roller skating rink           |
| <u>181</u> | Q. aerobics/gymnastics room        | <u>86</u> | Y. large group bowery            |
| <u>177</u> | F. jogging/walking track (outdoor) | <u>84</u> | W. game rooms (pool tables etc.) |
| <u>167</u> | R. sauna/whirlpool                 | <u>70</u> | K. volleyball (outdoor)          |
| <u>155</u> | S. multipurpose area/gymnasium     | <u>70</u> | M. dance room                    |
| <u>151</u> | N. rental area                     | <u>64</u> | Z. art exhibit space             |
| <u>117</u> | T. snack bar                       | <u>58</u> | H. skateboard park               |
| <u>116</u> | P. ice rink                        | <u>58</u> | I. softball fields               |
| <u>115</u> | L. performing arts stage & room    | <u>53</u> | G. indoor soccer                 |
| <u>105</u> | B. tennis courts (indoor)          | <u>53</u> | V. class rooms                   |
| <u>102</u> | X. golf course                     |           |                                  |
| <u>98</u>  | J. volleyball (indoor)             |           |                                  |

**Written comments for question 7**

include in the facility:

- large indoor or winterized pool (25)
- gym just for basketball (7)
- outdoor soccer (2)
- swings (2)
- trail connections (2)
- wood shop or auto shop
- senior citizen activities
- baseball
- rock climbing
- cross country ski trails
- jogging equipment
- ping pong tables



nursery  
miniature golf  
tread mills, stair steppers, stationary bikes

8. Past surveys have shown that a combination of user fees and a slight tax increase is Farmington's preferred method of raising funds to construct leisure facilities. The following is an example of what a slight tax increase would be and what projects it would fund. Figures reflect the cost per household per month over 15 years. Please indicate the level of taxes and facilities that you would support.

- 138 h. I want none of the above and therefore no tax increase.
- 96 g. \$6.50 - Development of Oakridge Parks and construction of large Arts & Rec Center (a + f above)
- 81 f. \$4.75 - Construction of large Arts & Rec Center (same as d plus fitness room, indoor track & lunch room.)
- 75 a. \$2.00 - Development of 11.5 acre Oakridge Parks next to US 89 (outdoor sports courts, play fields, tennis facility, landscaping, parking, and other acceptable alternatives)
- 35 c. \$3.75 - Development of Oakridge Parks and construction of small Arts & Rec Center (a + b above)
- 25 b. \$2.00 - Construction of a small Arts & Rec Center (Leisure Services Department offices, partition-able multi-purpose room big enough to seat 200 for performances and a kitchen)
- 22 e. \$5.00 - Development of Oakridge Parks and construction of medium Arts & Rec Center (a + d above)
- 15 d. \$3.00 - Construction of a medium sized Arts & Rec Center (same as b plus a large gym.)

Personal data - to help us determine if we have surveyed a typical cross section of Farmington.

9. Please indicate your age:

- (170) d. 41 to 50
- (125) c. 31 to 40
- (99) f. over 60
- (85) e. 51 to 60
- (68) b. 21 to 30
- (0) a. 20 or under

10. How long have you been a resident of Farmington?

- (222) d. over 10 years
- (129) a. 1 to 3 years
- (82) c. 6 to 10 years
- (53) b. 4 to 5 years





11. Please indicate your gender

- (353) b. female  
(202) a. male

12. How much longer do you intend to live in Farmington?

- (370) d. over 10 years  
(302) c. 6 to 10 years  
(33) b. 4 to 5 years  
(28) a. 1 to 3 years

13. Please indicate the number of children in each of the following age categories in your household:

- (327) b. 6 to 12 years  
(302) c. 13 to 18 years  
(251) a. birth to 5 years  
(202) d. over 18 years  
(148) e. no children in household

Written comments in margins

Positive comments:

- Would be willing to pay more than \$6.50 if necessary (3)
- Would support any increase IF there were a pool included. (3)
- I ♥ the rose garden east of the pool.
- What is the population of Farmington now?
- It's sad that we have to go to a bar to play pool & we can't take the kids. The game room is a great idea.
- The \$6.50 tax increase is a steal. People are nuts not to support this.
- Thank you for considering our opinions!

Negative comments:

- Rebuild the Pool big enough for swim teams and winterize it. (6)
- Please construct the Oakridge park. We've been waiting for 2 years.
- We live in Oakridge and don't feel like we are part of Farmington. There is no publicity of activities. Kaysville welcomes us!
- Why develop Oakridge? Why not something adjacent to Woodland Park?
- More concerned with maintaining/improving down town facilities than building at Oakridge.
- We are willing to pay the \$6.50 tax increase but fees per use should be moderate for residents.
- Please rethink keeping the pool open on Sundays
- I want a real theater for live plays in a separate building and would pay more for it.
- Arts & Rec Center with multi-purpose room & kitchen sounds very nursing home-ish to me. YUCK!  
(age 69)
- I daily go to the Bountiful Bubble for the weight room, pool, sauna & Jacuzzi
- Put banners advertising plays and activities up on the south end of town.
- Participation in the sports program is dropping



- The baseball parents are crazy in this area - they need to get a life!
- Develop outdoor spaces - hiking trails, cross country skiing
- I use the mountains daily. I want paved paths there.
- Plenty of space in the Hwy 89 area for an outdoor motocross/dirt bike track. Boys & girls are really getting into this sport.
- Tennis is too expensive to build for too few people to enjoy.
- How about a new movie house that is easy for old people to walk into, no stairs.
- There's nothing to do here - no restaurants, no place to do a date night, no services - we have to go to SLC for fun!
- We need a grocery store down town.
- Tax increase for mosquito abatement in the summer instead of the stuff listed here.
- Don't compete with private enterprise
- What leisure? We spend all our time trying to keep up with rising costs! Give us peace & protection, we will do the rest. Let's not expand, but hunker down and utilize what we already have.



FARMINGTON CITY, UTAH

ORDINANCE NO. 2001- 33

**AN ORDINANCE ADOPTING A "LEISURE SERVICES & PARKS MASTER PLAN" AS AN ELEMENT OF THE FARMINGTON CITY COMPREHENSIVE GENERAL PLAN.**

WHEREAS, the City has determined that to promote the orderly growth of the City, and to promote the health, safety and general welfare of the residents of the City, the General Plan should be amended to add a document titled the "Leisure Services & Parks Master Plan"; and

WHEREAS, in conjunction with the Farmington City Leisure Services Department and Farmington City Parks Department, the Farmington City Leisure Services Advisory Board has prepared a proposed Leisure Services & Parks Master Plan; and

WHEREAS, the Farmington City Planning Commission has reviewed the Leisure Services & Parks Master Plan and has recommended that said plan be incorporated as part of the General Plan of the City as set forth herein and has held all appropriate public hearings before the Planning Commission in accordance with Utah law to obtain public input regarding the proposed amendment to the General Plan; and

WHEREAS, the City Council has reviewed the proposed Trail Master Plan amendment recommended by the Planning Commission and has held all appropriate public hearings before the City Council in accordance with Utah law to obtain public input regarding the proposed amendment to the General Plan; and

WHEREAS, the City Council desires to adopt the proposed Leisure Services & Parks Master Plan, as an element of the Farmington City Comprehensive General Plan;

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

**Section 1.** Amendment. The Farmington City Comprehensive General Plan, is hereby amended by adding the "Farmington City Leisure Services & Parks Master Plan", which is attached hereto as Exhibit "A" and by this reference made a part hereof.

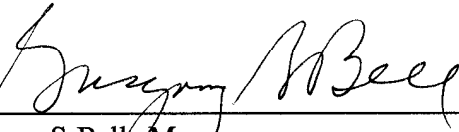
**Section 2.** Severability. If any section, subsection, clause, sentence or portion of this Ordinance is declared, for any reason, to be unconstitutional, invalid, void or unlawful, such decision shall not affect the validity of the remaining portions of the Ordinance and such remaining portions shall remain in full force and effect.

**Section 3.** Omission not Waiver. The omission to specify or enumerate in this Chapter those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

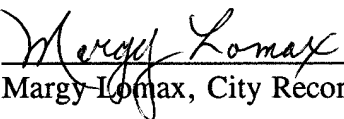
**Section 4. Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 15<sup>th</sup> day of August, 2001.

FARMINGTON CITY

  
\_\_\_\_\_  
Gregory S Bell, Mayor

ATTEST:

  
\_\_\_\_\_  
Margy Lomax, City Recorder



**FARMINGTON CITY  
CERTIFICATE OF POSTING**

I, the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the Ordinance 2001-33 were posted at three public places within the municipality this 16 day of November, 2001, which public places are:

1. Farmington City Municipal Building, 130 North Main, Farmington, Utah.
2. Davis County Courthouse, State and Main, Farmington, Utah.
3. Farmington City Public Works/Recreation Building, 42 North 650 West, Farmington, Utah.

DATED this 16 day of November, 2001.

**FARMINGTON CITY**

By: Margy L. Lomax  
Margy Lomax  
City Recorder

# MGB+A

The Grassli Group

Land Planners  
Landscape Architects  
Engineers

Date: 20 Aug 2001  
Company: FARMINGTON CITY  
Attn: MAX FORBUSH  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Project: LEISURE SERVICES & PARKS MASTER PLAN  
Project No.: \_\_\_\_\_  
Number of Pages: 8

MAX

I HAVE MADE THE CHANGES THAT WERE DISCUSSED IN THE CITY COUNCIL MEETING LAST WEDNESDAY. I HAVE CIRCLED THE PHRASES THAT CHANGED.

IF THESE CHANGES SATISFY YOU & THE COUNCIL, WE WILL PROCEED WITH THE FINAL COLOR PRINTING. DO YOU WANT TO DELAY PRINTING UNTIL DAVID CONNORS RETURNS?

PLEASE CALL & LET ME KNOW.

THANKS,

CHRISTY ROBINSON

Linear Parks

- Must connect existing and future parks.
- Follow Trails & Sidewalks Master Plan.

Arts & Recreation Center

- Must accomodate the arts and the recreation needs/desires of the citizens.
- Must have flexible spaces.

Park Locations

- Geographically well distributed.
- Within 1/8 of a mile of existing or future trails.
- Utilize existing valuable natural, visual or historic areas.
- Adjoin to school or other public land.
- If a multi-purpose arts and recreation center is built, it should be located at one of the community park sites. If the arts are separated into its own facility, a downtown location should be considered. A recreation center should be built in a centrally located community park site.

Funding Partnerships

Many of the proposed parks and facilities could be enhanced by collaboration with funding sources other than just the City. Good relationships must be developed with the state, the county, the school district and even private industry. However, the city park system must be able to provide adequate service, independent of outside sources.

Priorities for 2001 to 2003

1. Community parks

- A. Develop Oakridge Park
- B. Multi-purpose Arts and Recreation Center
  - a. Choose a location.
  - b. Bond or find other funding source.
  - c. Purchase land if not yet owned.
  - d. Plan/design the site & building.
  - e. Construct.
- C. Additional acreage
  - a. Purchase key properties adjacent to proposed high school, county fairgrounds and existing community parks.

2. Trails

- A. Connect existing trails
  - a. Lagoon Trail to Farmington Pond and then to Farmington Canyon
  - b. 200 West Frontage Road Trail
  - c. Oakridge/Farmington Preserve Trail



**Undeveloped City-owned Properties**

Oakridge Park	12 Acres
Highway 89 Detention Basin	3.7 Acres
Farmington Creek Estates	2.2 Acres
Legacy Highway spaces	5 Acres

These are random pieces of properties owned by the City and designated for recreational uses.

Each of these properties may end up as different park types depending on size and future amenities. One of the City's top priorities should be to design and develop these properties, especially Oakridge Park, as soon as possible.

For more information on undeveloped City-owned properties see pages 10 to 11, 44 to 46, 73 and 75 to 79.

**Schools and Non-City Recreation Facilities**

- Farmington Junior High
- Farmington Elementary
- Monte Vista Elementary
- Knowlton Elementary
- Somerset Home Owners' Association Park
- Ridgepoint Home Owners Association Park
- Davis County Fairgrounds
- Wasatch National Forest
- Farmington Bay Waterfowl Management Area
- Farmington Wetlands Preserve

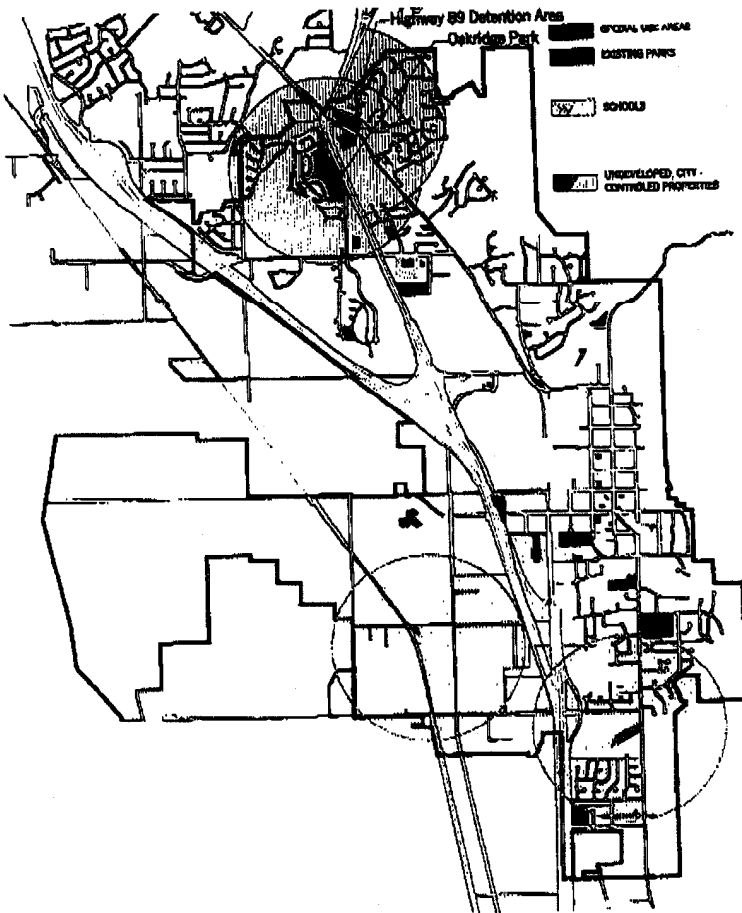
The schools, especially elementary schools, have the play fields and playgrounds needed during school and open to the public after hours. Some housing developments construct parks as part of the amenities furnished by a home owners' association. These all play a role in the recreational services of the community, but they are not included in the standards and ratios because they are not under the City's control.

Positive, symbiotic relationships must be developed and maintained between the City and those other entities.

For more informations on schools and non-City recreation facilities see pages 6, 47 to 49 and 78 to 79.







**Undeveloped City-owned Property Conclusions and Recommendations**

1. The Oakridge Park area is large enough to develop as a large neighborhood or a small community park. It is a possible site for a new multi-purpose center because of the easy access and prominent location. This would be an effective community park if the multi-purpose center is built on the site. The development of Oakridge Park should be top priority for Farmington.

2. The detention area created for the new interchange of Highway 89 is to be used by Farmington for a recreation space. It is the right size for a neighborhood park. Its location, surrounded on three sides by major freeway ramps, makes it less than desirable for a neighborhood park for pedestrians or bicyclists. The site may be utilized as a specialized community park with parking lots to accommodate



# Guidelines for Park Locations

In this section the location of new neighborhood and community parks will be discussed. Three driving principles should guide the selection of new park sites.

- Service areas must be well distributed, covering as much of the city as possible and reducing redundancies in service areas.
- Sites should be located within an eighth of a mile of existing trails or extension of existing trails or right of ways must be possible.
- Quality natural habitats, areas of good visual resources or historically significant sites should take top priority for acquisition.

The third qualification is the most difficult to define. Good examples of existing sites that would fall into this category are Farmington Pond, Lagoon Trail and Woodland Park. Not all recreational activities can occur in such settings but these settings would be very difficult if not impossible to create artificially.

Locating parks adjacent to trails on the west side should be easier than on the east if land can be acquired early, before or as heavy development occurs. Future trails and park locations can be adjusted to connect better. Great care must be taken when approving new developments that trails are provided within the new developments to connect to proposed existing parks and commercial and civic centers.

## Neighborhood Parks

Service areas for each park type have been discussed in the inventory and needs analysis section. When mapped, the service areas paint a clear picture of where parks are needed within the city limits. Figure 7 (found on the next page) illustrates the current distribution of neighborhood parks and the facilities which do now or will in the future function as neighborhood parks.

## Park Locations

- Geographically well distributed.
- Within, at most, 1/8 of a mile of existing or future trails.
- To include existing valuable natural, visual or historic areas.
- Adjoined to school or other public land.
- If a multi-purpose Arts and Recreation Center is built, it should be located at one of the community park sites. If the Arts are separated into their own facility, a downtown location should be strongly considered. A Recreation Center should be built in a centrally located site.



- Its prominent location near Highway 89. Thirty percent of the survey respondents said that they were not acquainted with Leisure Services programs or facilities. This spot would be ideal for advertising upcoming events and programs.

- To help break down the pschycological and physical barrier created by Highway 89. The residents west of 89 feel like they are more a part of Kaysville than of Farmington. The center could give them a greater sense of unity with the rest of the city.

- The land is already owned by the City and funding could be applied immediately to the building.

Another location that has been suggested would be near the Davis County Fairgrounds. Figure 11 shows these two sites. The location near the fair grounds would be a more central position that the Oakridge Property in the long run. The Oakridge site would likely be heavily used by people from Kaysville and Fruit Heights. Either site has easy access from the freeways and will be used by many more people than Farmington's 2020 predicted 22,000 citizens. If a large enough parcel (40+ acres) can be obtained by the fair grounds, possibly a better use for that location would be a large scale active outdoor sports facility.

If an Arts Center is built as a separate facility, the location is strongly recommended near the current Farmington downtown. A Recreation Center should be built at a future community park as discribed in the previous paragraphs for locating a multi-purpose center.

As the new developments grow on the west side, community park-sized parcels need to be reserved for both active, team recreation and passive, individual recreation venues. The new high school is another essential opportunity to capture. In spite of past conflicts, every effort must be made to collaborate with the Davis School District to unite an adjacent community park with the facilities at the new high school. If phasing is required for the multi-purpose Arts and Recreation Center, this cooperation with the School District could complete the needed facilities.

Several acres are already owned by the City and should be developed as parks. The site in the Oakridge development has already been discussed as a potential site for the new multi-purpose center. It is the right size and location to be used as a community park. The detention area created by the new Highway 89 interchange on the north end of town is

**Undeveloped City Owned Property**

Location	Potential Park Type
Oakridge Park	Community
Highway 89 Detention	Community or Neighborhood
Farmington Creek Estates	Neighborhood or Mini or Linear
Legacy Highway spaces	Linear or Neighborhood



# Leisure Services Development Strategy

The priorities in this development strategy were developed by combining information from the public opinion survey and City personnel with the needs identified in the inventories.

There is an immediate need to increase park acreage and build a multi-purpose Arts and Recreation Center. Obviously steps must be taken before these goals can be achieved. Therefore, the time frame of 2001 to 2003 is given to address previously accumulated needs. The next segment of time runs from 2004 to 2010, and should be a period of aggressive land acquisition. The development strategy carries on from 2010 to 2020 with the completion of construction of facilities. Each of these stages is described in greater detail in the following pages. Within each stage, the major objectives are prioritized.

Top of the list for 2001 to 2003 is the development of the Oakridge Park and the funding of the Arts and Recreation Center. If one multi-purpose center is to be built, a location must be decided on, then if that property is not City owned it would need to be purchased. This purchase and/or the cost of the construction may require a bond or some other outside funding or cooperation. Then, finally, the design and construction can begin.

Since community parks require substantial tracts of land, purchase of these properties or extensions to existing properties should be the next priority for this early phase.

Next on the 2001 to 2003 priority list is the trail system. Several disjointed segments of trails exist. Connecting these is one of the actions most requested by those Farmington residents who responded to the survey. The first trails which should be finished are Lagoon Trail to Farmington Canyon, 200 West/Frontage Road and Oakridge/Farmington Preserve Trail.

Third on the list is looking forward to neighborhood parks. Sites need to be identified and pursued, especially the sites that could double as community parks. Many of the new developments west of I-15 will begin during this time bracket.

## Priorities for 2001 to 2003

### 1. Community parks

#### A. Develop Oakridge Park

#### B. Multi-purpose arts and rec. center

- a. Choose a location.
- b. Bond or find other funding source.
- c. Purchase land if not yet owned.
- d. Plan/design the site & building.
- e. Construct.

#### B. Additional acreage

- a. Purchase key properties adjacent to proposed high school and county fair-grounds.

### 2. Trails

#### A. Connect existing trails.

- a. Lagoon Trail to Farmington Pond and then to Farmington Canyon.
- b. 200 West Frontage Road Trail.
- c. Oakridge / Farmington Preserve Trail.

#### B. Acquire land

- a. Purchase or gain control of lands needed for future trails or connect existing trails & open spaces.

### 3. Neighborhood Parks

#### A. Work with developers / planners of proposed west side subdivisions to ensure that space is reserved for both passive and active recreation.

#### B. Acquire land

### 4. Programs

#### A. Maintain existing programs.

#### B. Improve public awareness of programs.



# MGB+A

The Grassli Group

Land Planners  
Landscape Architects  
Engineers

Date: 10 AUG 2001  
Company: FARMINGTON CITY  
Att.: MAX FORBUSH  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Project: LEISURE SERVICES MASTER PLAN  
Project No.: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_

MAX,

THIS IS THE FINAL DRAFT - UNBOUND & IN BLACK & WHITE FOR BETTER PHOTOCOPIES. DAVE CONNERS HAS RE-READ MOST OF IT & HIS COMMENTS HAVE BEEN INCLUDED IN THIS DRAFT.

PLEASE GIVE US A CALL ON MONDAY, SO THAT WE CAN COORDINATE OUR EFFORTS FOR THE FIFTEENTH.

THANKS,

CHRISTY C. ROBINSON

## ISSUES

1. 2 Bldgs - 2 place - p. 63, 67 - Mrs Deonten
2. Neighborhood Parks - ~~3/4 AS. to AS~~ \$75 - 2.00/1000: 1-2/1000
3. Invented School Rec facilities, Public Land  
Summit Pool, Ridgepoint pool, US Forest, Former Bays etc
4. Acknowledge underdeveloped city possibility

PROOF PUBLICATION  
**Davis County Clipper**

United States of America

County of Davis, State of Utah, ss:

I, Earlene Hall, being duly sworn deposes and says that she is the clerk of the DAVIS COUNTY CLIPPER, a semi-weekly newspaper published at Bountiful, Davis County, State of Utah.

That the Notice:

**NOTICE OF HEARING  
NOTICE IS HEREBY  
GIVEN** of a public hearing to be held by the Farmington City Planning Commission at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on **July 18, 2001 at 7:00 p.m.**, or as soon thereafter as business permits, to consider a proposed addition or element of the City's General Plan titled: "Leisure Services & Parks Master Plan."

The public is invited to attend and give written or oral comments.

DATED this 3rd day of July, 2001.

**MARGY LOMAX**  
City Recorder  
C-4291 7/3

Public Hearing: Proposed Addition or Element of General Plan Titled: Leisure Services & Parks Master Plan  
a true copy of which is hereto attached, as first published in said newspaper in its issue dated the 3rd day of July 2001, and was published on Tuesday in each issue of said newspaper, for 0 week(s) thereafter, the full period of 1 insertion(s) the last publication thereof being in the issue dated the 3rd day of July, 2001

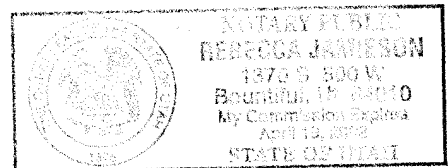
Earlene Hall

Subscribed and sworn to before me this 6 day of July A.D. 2001.

Rebecca Jameson  
Notary Public

Residing at Bountiful

Commission expires April 19, 2002.



PROOF OF PUBLICATION  
**Davis County Clipper**

United States of America

County of Davis, State of Utah, ss:

I, Earlene Hall, being duly sworn deposes and says that she is the clerk of the DAVIS COUNTY CLIPPER, a semi-weekly newspaper published at Bountiful, Davis County, State of Utah.

**NOTICE OF HEARING**

**NOTICE IS HEREBY GIVEN OF a public hearing to be held by the Farmington City Planning Commission at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on August 15, 2001 at 7:00 p.m., or as soon thereafter as business permits, to consider a proposed addition or element of the City's General Plan titled: "Leisure Services & Parks Master Plan."**

The public is invited to attend and give written or oral comments.

DATED this 30th day of July, 2001.

**MARGY LOMAX**  
City Recorder  
C-4363 7/31

That the Notice:

Public Hearing: Proposed Addition or Element of General Plan-Leisure Services & Parks Master Plan

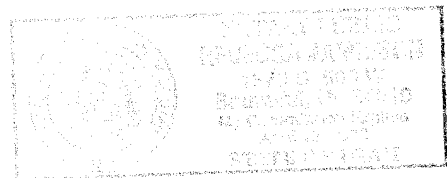
a true copy of which is hereto attached, as first published in said newspaper in its issue dated the 31st day of July 2001, and was published on Tuesday in each issue of said newspaper, for 0 week(s) thereafter, the full period of 1 insertion(s) the last publication thereof being in the issue dated the 31st day of July, 2001

*Earlene Hall*

Subscribed and sworn to before me this 1 day of August A.D. 2001.

*Rebecca Jameson*  
Notary Public  
Residing at Bountiful

Commission expires April 19, 2002.

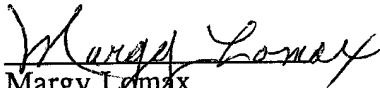


## NOTICE OF HEARING

**NOTICE IS HEREBY GIVEN OF** a public hearing to be held by the Farmington City Planning Commission at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on **July 18, 2001 at 7:00 p.m.**, or as soon thereafter as business permits, to consider a proposed addition or element of the City's General Plan titled: "Leisure Services & Parks Master Plan."

The public is invited to attend and give written or oral comments.

**DATED** this 3rd day of July, 2001.

  
Margy Lomax  
City Recorder



**FARMINGTON CITY  
CERTIFICATE OF POSTING**

I, the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the Notice of Hearing were posted at three public places within the municipality this 3rd day of July, 2001, which public places are:

1. Farmington City Municipal Building, 130 North Main, Farmington, Utah.
2. Davis County Courthouse, State and Main, Farmington, Utah.
3. Farmington City Public Works/Recreation Building, 42 North 650 West, Farmington, Utah.

DATED this 3rd day of July, 2001.

**FARMINGTON CITY**

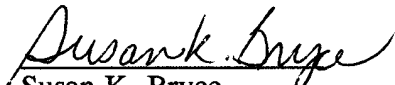
By: Margy Lomax  
Margy Lomax  
City Recorder

## NOTICE OF HEARING

**NOTICE IS HEREBY GIVEN OF** a public hearing to be held by the Farmington City Planning Commission at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on **June 28, 2001 at 7:00 p.m.**, or as soon thereafter as business permits, to consider a proposed addition or element of the City's General Plan titled: "Leisure Services & Parks Master Plan."

The public is invited to attend and give written or oral comments.

**DATED** this 12th day of June, 2001.

  
Susan K. Bryce  
Deputy City Recorder

**FARMINGTON CITY  
CERTIFICATE OF POSTING**

I, the duly appointed and acting Recorder for the City of Farmington, Utah, hereby certify that copies of the Notice of Public HEaring - June 28 were posted at three public places within the municipality this 14th day of June, 2001, which public places are:

1. Farmington City Municipal Building, 130 North Main, Farmington, Utah.
2. Davis County Courthouse, State and Main, Farmington, Utah.
3. Farmington City Public Works/Recreation Building, 42 North 650 West, Farmington, Utah.

DATED this 14th day of June, 2001.

**FARMINGTON CITY**

By: Margy Lomax  
Margy Lomax  
City Recorder

PROOF OF PUBLICATION  
**Davis County Clipper**

United States of America

County of Davis, State of Utah, ss:

I, Earlene Hall, being duly sworn deposes and says that she is the clerk of the DAVIS COUNTY CLIPPER, a semi-weekly newspaper published at Bountiful, Davis County, State of Utah.

That the Notice:

Public Hearing: Leisure Services &  
Parks Master Plan

a true copy of which is hereto attached, as first published in said newspaper in its issue dated the 12th day of June 2001, and was published on Tuesday in each issue of said newspaper, for 0 week(s) thereafter, the full period of 1 insertion(s) the last publication thereof being in the issue dated the 12th day of June, 2001

Earlene Hall

Subscribed and sworn to before me this 15 day of June A.D. 2001.

Rebecca Jameson

Notary Public  
Residing at Bountiful

Commission expires April 19, 2002.

**NOTICE OF HEARING**  
**NOTICE IS HEREBY**  
GIVEN OF a public hearing to be held by the Farmington City Planning Commission at the City Offices, 130 North Main Street, Farmington, Utah, at its regularly scheduled meeting on **June 28, 2001 at 7:00 p.m.**, or as soon thereafter as business permits to consider a proposed addition or element of the City's General Plan titled: "Leisure Services & Parks Master Plan."  
The public is invited to attend and give written or oral comments.  
DATED this 12th day of June, 2001.  
**SUSAN K. BRYCE**  
Davis County Recorder



CITY COUNCIL AGENDA

- Appointments, Hearings, Etc.
- Discussion Items - Recommendations
- Reports

For Council Meeting:  
June 20, 2001

Petitioner \_\_\_\_\_

**SUBJECT: Discussion pertaining to proposed Leisure Services/Parks  
Master Plan/Recommendation for Performing Arts Center and  
Related Development**

**ACTION TO BE CONSIDERED:**

**GENERAL INFORMATION:**

See enclosed Leisure Services/Parks Master Plan. Please read it carefully by Council meeting. Representatives from the committee will be present to answer questions and to give their recommendations relative to the development of a performing arts center, the location thereof and other issues.

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

**Farmington City**  
**Comprehensive Leisure Services and Park master Plan**  
**Kick-Off Meeting**  
February 20, 2001

- I. Define Steering Committee Members
- II. Define meeting schedules (six meetings every other week).
- III. Review Data Collection material

*Open House Leisure Services/Parks MCP.*

*March 14<sup>th</sup> ~~to 5:30~~ 5:30 - 7:30*

*Museums*

*Performing Arts Center*

*Sports Center / Recreation facilities*

*West Farmington regional park*

*Funding Alternatives*

*Senior Center Services*

As Director of the Farmington City Arts I have been asked to compile a wish list for future consideration. This has given me an opportunity to contemplate the future of our program.

We are a recreational theater, This means that we are providing an opportunity for as many people as possible to participate. Our goal it not to produce Broadway quality shows as much as it is to produce quality individuals.

Growth is our main problem. We are presently working with more than 400 people a year and we receive calls daily from people interested in participating.

We are just in our infancy as far as providing for the community, parents want five and six year-olds in music and drama, our young people want to do Shakespeare, and adults want classes on everything from pottery to tap dancing. To address these desires we need a building.

We would like to propose a multi-use building that will house the arts and all the storage needed as well as provide a place for senior citizens, youth groups, and after school activities.

Our wish list starts with a building, large enough to accommodate a 400 seat audience and an ample stage area. One that could be used for meetings, weddings, conferences, presentations and dinners as well as our productions and concerts.

See Attached drawings:

The Building includes::

Office/workroom

Two classrooms/dressing rooms. One equipped with wall mirrors to double as a dance studio)

Kitchen.

Make-up room with sinks that could double as a pottery studio

Storage.

Lights and sound equipment

Light booth.

Grid system and electrics over the stage

To furnish the building would be our next wish:

Office equipment.

Sewing machine and serger

Large table to lay out fabric.

Geni man lift and a couple of good ladders,

Dolly and some tools.

Scaffolding to form the stage.

Stage drapes

A good working piano that we could wheel around

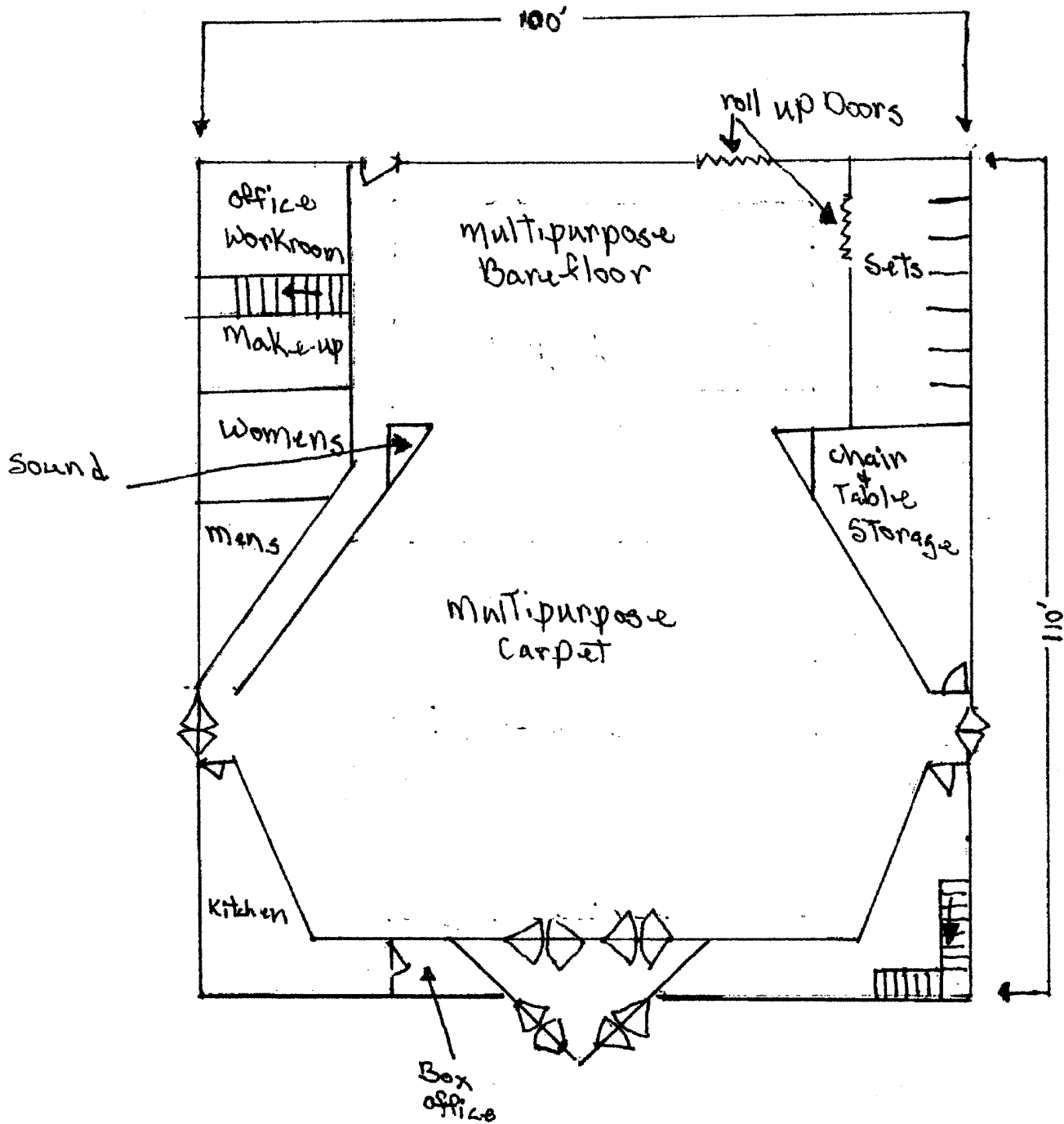
Racks for our costumes and props

Enough chairs and tables to fill the auditorium.

floor 1

Special equipment  
Geni monitor  
Sewing machine  
Scaffolding

Kitchen equipment  
chairs & Tables  
Building Materials

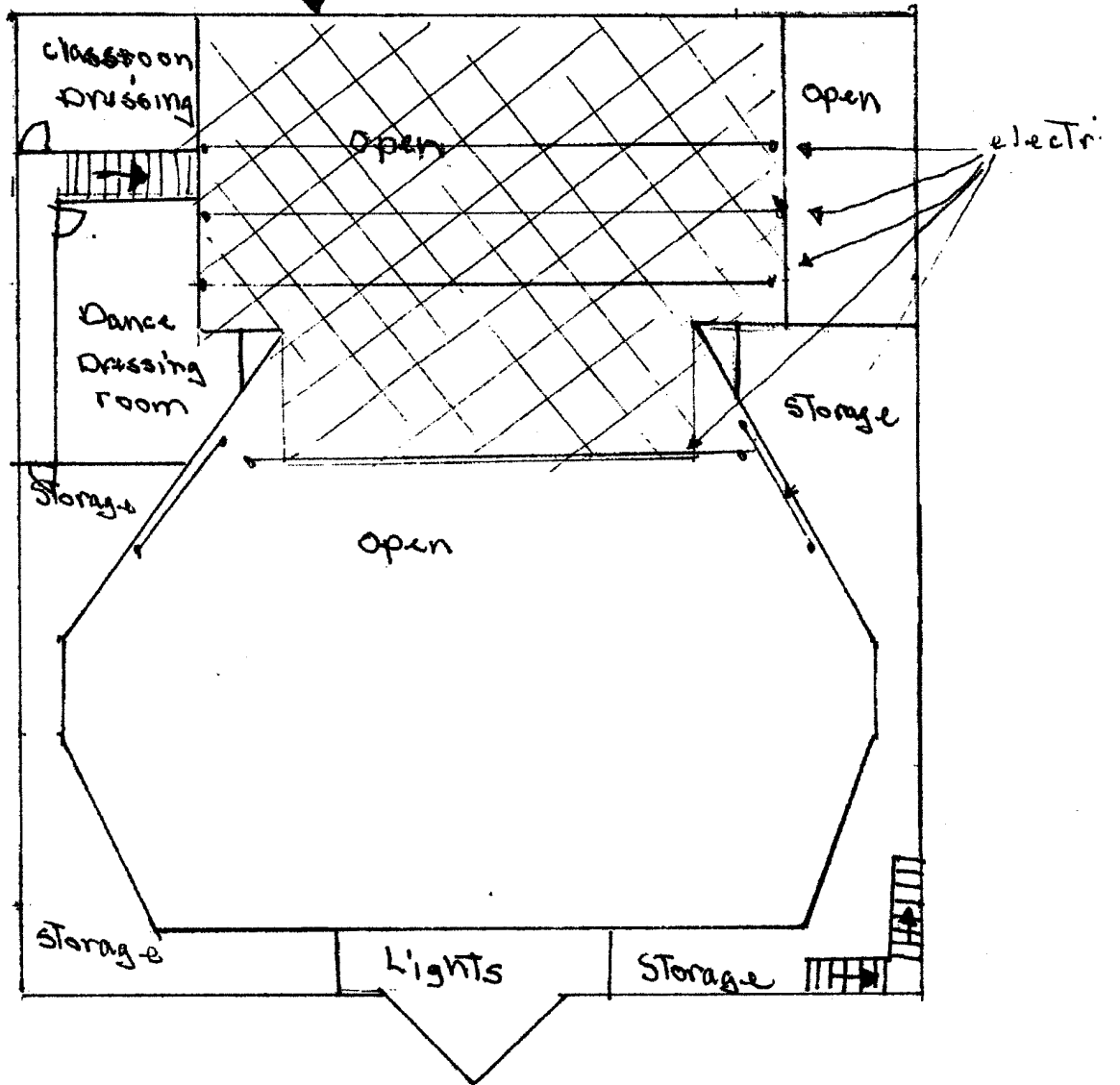


Scale:  $\frac{1}{4}$  in = 5 ft



floor #2

Special equipment:  
racks for costumes mirrors  
grid over stage



# Farmington Leisure Services Survey

## Department mission statement

1. Please rank, in order of importance, the source through which your recreation needs are met:  
(Fill in the letter next to your ranking choice.)

- |   |   |
|---|---|
| <input type="checkbox"/> 1 <sup>st</sup> source | a. Church                                       |
| <input type="checkbox"/> 2 <sup>nd</sup> source | b. City Leisure Department                      |
| <input type="checkbox"/> 3 <sup>rd</sup> source | c. school                                       |
| <input type="checkbox"/> needs not met          | d. Commercial (i.e. spa, private gyms or clubs) |
|   | e. Personal (i.e. jogging around the block etc) |

2. What is your level of satisfaction with Farmington leisure programs?

- a. totally satisfied
- b. moderately satisfied
- c. moderately dissatisfied
- d. totally dissatisfied
- e. not acquainted with programs

3. What is your level of satisfaction with Farmington leisure facilities?  
*Comments*

- a. totally satisfied
- b. moderately satisfied
- c. moderately dissatisfied
- d. totally dissatisfied
- e. not acquainted with facilities

4. What should be the primary role of the Farmington Leisure Services Department?  
*Comments*

- a. provide facilities where I can participate in my own self-directed recreation
- b. organize youth recreation programs
- c. Organize recreation programs for the disadvantaged
- d. Provide recreation programs and facilities for all ages and groups
- e. other (please specify) \_\_\_\_\_

5. If Farmington Leisure Services were to expand its program offerings, which areas would you choose to expand? (Choose up to 5)

- |                                  |   |
|----------------------------------|---|
| _____ a. pre-school programs     | _____ h. youth sports                   |
| _____ b. senior citizen programs | _____ i. adult sports                   |
| _____ c. cultural programs       | _____ j. co-gender recreation sports    |
| _____ d. special events programs | _____ k. cultural arts                  |
| _____ e. enrichment classes      | _____ l. outdoor environmental programs |
| _____ f. family programs         | _____ m. other (specify) _____          |
| _____ g. teen programs           | _____                                   |

*Comments* \_\_\_\_\_

6. If Farmington Leisure Services were to reduce its program offerings, which areas would you choose to reduce? (Choose up to 5)

- |                                  |   |
|----------------------------------|---|
| _____ a. pre-school programs     | _____ h. youth sports                   |
| _____ b. senior citizen programs | _____ i. adult sports                   |
| _____ c. cultural programs       | _____ j. co-gender recreation sports    |
| _____ d. special events programs | _____ k. cultural arts                  |
| _____ e. enrichment classes      | _____ l. outdoor environmental programs |
| _____ f. family programs         | _____ m. other (specify) _____          |
| _____ g. teen programs           | _____                                   |

*Comments* \_\_\_\_\_

7. What is your opinion of the condition of the Farmington parks?

- a. excellent condition
- b. satisfactory condition
- c. less than satisfactory conditions (need some improvement)
- d. poor condition
- e. not acquainted with parks

8. Identify, in order of importance, the three main activities for which you use Farmington parks:

- |                           |                                 |
|---------------------------|---------------------------------|
| _____ 1 <sup>st</sup> use | a. picnics                      |
| _____ 2 <sup>nd</sup> use | b. quiet walks                  |
| _____ 3 <sup>rd</sup> use | c. sports                       |
| _____ never use parks     | d. play apparatus               |
|                           | e. family reunions              |
|                           | f. other (please specify) _____ |

9. If a new multipurpose leisure center <sup>complex</sup> were to be built, what kind of facilities would you like included?

*Performing Arts facility*

- |   |  |
|---|--|
| <input type="checkbox"/> a. swimming pool (indoor)          | <input type="checkbox"/> m. roller skating rink              |
| <input type="checkbox"/> b. racquetball/handball court      | <input type="checkbox"/> n. ice rink                         |
| <input type="checkbox"/> c. tennis courts (indoor)          | <input type="checkbox"/> o. aerobics/gymnastics room         |
| <input type="checkbox"/> d. tennis courts (outdoor)         | <input type="checkbox"/> p. sauna/whirlpool                  |
| <input type="checkbox"/> e. weight room                     | <input type="checkbox"/> q. multipurpose area/gymnasium      |
| <input type="checkbox"/> f. jogging/walking track (indoor)  | <input type="checkbox"/> r. snack bar                        |
| <input type="checkbox"/> g. jogging/walking track (outdoor) | <input type="checkbox"/> s. equipment rental                 |
| <input type="checkbox"/> h. indoor soccer                   | <input type="checkbox"/> t. craft rooms                      |
| <input type="checkbox"/> i. skateboard park                 | <input type="checkbox"/> u. game rooms (pool tables, arcade) |
| <input type="checkbox"/> j. softball fields                 | <input type="checkbox"/> v. golf course                      |
| <input type="checkbox"/> k. volleyball (indoor)             | <input type="checkbox"/> w. large group bowery               |
| <input type="checkbox"/> l. volleyball (outdoor)            | <input type="checkbox"/> x. exhibit space                    |
|   | <input type="checkbox"/> y. other (specify) _____            |

10. Past surveys have shown that a combination of user fees and a slight tax increase is Farmington's preferred method of raising funds to construct leisure facilities. The following is an example of what that slight tax increase could fund.

- \$2 more per month per property owner = landscape land currently owned by city
- \$2.5 more per month per property owner = landscape & equip currently owned land
- \$3 more per month per property owner = small multipurpose center
- \$4 more per month per property owner = medium multipurpose center
- \$5 more per month per property owner = large multipurpose center
- \$10 more per month per property owner = all of the above

How much more per month per property owner would you be willing to pay?

- \$2     \$2.5     \$3     \$4     \$5     \$10

Personal data - to help us determine if we have surveyed a typical cross section of Farmington

1. Please indicate your age:

- a. 20 or under
- b. 21 to 30
- c. 31 to 40
- d. 41 to 50
- e. 51 to 60
- f. over 60

2. Please indicate you gender

- a. male
- b. female

3. Please indicate the number of children in each of the following age categories in your household:

- a. birth to 5 years
- b. 6 to 12 years
- c. 13 to 18 years
- d. over 18 years
- e. no children in household

7. What is the total size of your household (including adults)

- a. one to two
- b. three to four
- c. five to six
- d. seven to eight
- e. over eight

How long have you been a resident of Farmington?

- a. less than one year
- b. 1 to 3 years
- c. 4 to 5 years
- d. 6 to 10 years
- e. over 10 years

How much longer do you intend to live in Farmington?

- a. less than one year
- b. 1 to 3 years
- c. 4 to 5 years
- d. 6 to 10 years
- e. over 10 years

## Leisure Service Financing Options

### Project 1:

#### Develop Oakridge Regional

• Landscaping - \$1/sq. ft. x 502,246 sq. ft. =	\$ 500,000
• Other improvements	500,000
- Parking lots	
- Tennis Courts	
- Rest rooms	
- Trails	
- Sports Center Court	
	<hr/>
	1,000,000

### Project 2:

#### Small Multi-Purpose (Recreation Center) Building

• 400 seat auditorium -	3,500 sq. ft.	
• Leisure Service Office Space -	1,500	
• Partitionable multi-purpose room -	1,200	
• Kitchen -	250	
• Hallways/rest rooms -	<u>500</u>	
	6,950 sq. ft.	
say 7,000 sq. ft. @ \$140/sq. ft. = \$980,000 say		1,000,000

### Project 3:

#### Medium-sized Multi-Purpose (Recreation Center) Building

• All of #2	
• Plus 5,000 sq. ft. gym	
	1,680,000

### Project 4:

#### Larger Mutli-Purpose Building (Recreation Center)

• All of #2 and #3.	
• Add fitness center, racketball, lunch room, additional 4,000 sq. ft. - \$18,200 @ \$140/sq. ft. =	<u>2,548,000</u>
6250	
	<u>\$6,228,000</u>

# Capital Projects

## Leisure Services Capital Improvement Budget Alternatives - Property Tax Implications

- ~~#~~
- Anticipated Assessed Valuation - \$451,000,000  
(Tax year 2001)
    - Assume average house 185,000 market value
    - ~~Assume~~ taxable value 55% of 185,000 = 101,750

- Estimated Tax rates & associated tax increase  
as per project alternatives

(4) Proj/amt		(1) Bond Required	(2) Tax Rate	(3) Annual Tax Increase
1.87	a. Development of Oakridge Park	- 1,055,000	.000221	\$22.41
1.87	b. <del>Development</del> Construction of Small Rec Center	- 1,055,000	.000221	22.41
3.63	c. Both a + b above	- 2,090,000	.000428	43.55
3.04	d. Construction of medium Rec Center	- 1,745,000	.000359	36.53
4.63	e. " " larger Rec Center	2,635,000	.000545	55.50
4.93	f. a + d	2,800,000	.00058	59.15
6.50	g. a + e	3,690,000	.000766	77.94

Survey Question # 10

The following is a priority / preference of what a slight tax increase would be and what projects it would fund.

a. \$ 1.87 / month Development of 11.5 acre Oakbridge Park next to U. S. 89 (Outdoor Sports courts, play fields landscaping, parking, tennis facility, other acceptable alternatives) \$1 million

~~b. \$1.87 / mo.~~

b. \$ 1.87 / mo. ~~Construction~~ Construction of a Small Recreation Center <sup>7000</sup> ~~5.6~~ (400 seat auditorium, Leisure Service Dept office, partitionable multi-purpose room w/ kitchen - 1500 s.f.) \$1 million

c. \$ 3.63 / mo. Development of Oakbridge Park and construction of small recreation center (a + b. above)

d. \$ 3.04 / mo. Construction of medium-sized recreation center (same as b above plus 5,000 sqft gym) <sup>12,000</sup> ~~5.6~~ \$1,745,000

e. \$ 4.93 / mo. Development of Oakbridge Park and construction of medium-sized recreation center (a + d above) \$2,800,000

f. \$ 4.63 / mo. Construction of large recreation center (same as d above - [medium-sized / 12,000 s.f.] plus <sup>6,000</sup> ~~12,000~~ square feet for fitness room, volleyball, lunch room) 18,200 s.f. \$2,548,000

g. \$ 6.50 / mo. Development of Oakbridge Park and construction of large recreation center (a + f above) \$3,690,000

h. I want none of the above and therefore no tax increase -



# MGB+A

The Grassli Group

Land Planners  
Landscape Architects  
Engineers

## transmittal

**To: Max Forbush**  
Farmington City Manager

**From: Christy Cannon Robinson**  
MGB+A

**Project: Farmington Leisure Master Plan**

**Project #: 01-106**

**Date: March 5, 2001**

**Subject: Preview of Boards for Public Meeting**

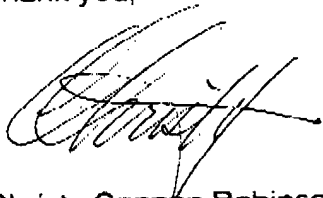
**Remarks: 10 PAGES**

Mr Forbush,

To streamline the next Tuesday morning meeting, we are forwarding these mock-ups of the 24 x 36 inch boards to you. Viola is working on the list of programs and addresses for the existing properties. Please look over the mock-up and get back to us before closing time on Friday with any concerns.

We are also sending some example questions for a questionnaire. Please review these and select the questions which you feel apply best to Farmington and the Leisure Master Plan. We want to keep the questionnaire to just one page, so maybe 4 or 5 questions. Again, if we could get your response by Friday, we would appreciate it.

Thank you,



Christy Cannon Robinson  
MGB+A (801)364-9696

cc: Viola Kenny, Farmington Leisure Director

IF WE FORMAT THIS RIGHT - WE CAN PROBABLY FIT MOST OF THESE ON A DOUBLE SIDED PAGE.

(Recreation)

# Farmington Leisure Services/Survey Department mission statement

1. Please rank, in order of importance, the source through which your recreation needs are met:  
(Fill in the letter next to your ranking choice.)

- |   |   |
|---|---|
| <input type="checkbox"/> 1 <sup>st</sup> source | a. Church                                       |
| <input type="checkbox"/> 2 <sup>nd</sup> source | b. City Leisure Department                      |
| <input type="checkbox"/> 3 <sup>rd</sup> source | c. school                                       |
| <input type="checkbox"/> needs not met          | d. Commercial (i.e. spa, private gyms or clubs) |
|   | e. Personal (i.e. jogging around the block etc) |

2. What is your level of satisfaction with Farmington leisure programs?

- a. totally satisfied
- b. moderately satisfied
- c. moderately dissatisfied
- d. totally dissatisfied
- e. not acquainted with programs

3. What is your level of satisfaction with Farmington leisure facilities?

- a. totally satisfied
- b. moderately satisfied
- c. moderately dissatisfied
- d. totally dissatisfied
- e. not acquainted with facilities

4. What should be the primary role of the Farmington Leisure Services Department?

- a. provide facilities where I can participate in my own self-directed recreation
- b. organize youth recreation programs
- c. Organize recreation programs for the disadvantaged
- d. Provide recreation programs and facilities for all ages and groups
- e. other (please specify) \_\_\_\_\_

5. If Farmington Leisure Services were to expand its program offerings, which areas would you choose to expand? (Choose up to 5)

- a. pre-school programs
- b. senior citizen programs
- c. cultural programs
- d. special events programs
- e. enrichment classes
- f. family programs
- g. tccn programs
- h. youth sports
- i. adult sports
- j. co-gender recreation sports
- k. cultural arts
- l. outdoor environmental programs
- m. other (specify) \_\_\_\_\_

6. If Farmington Leisure Services were to reduce its program offerings, which areas would you choose to reduce? (Choose up to 5)

- a. pre-school programs
- b. senior citizen programs
- c. cultural programs
- d. special events programs
- e. enrichment classes
- f. family programs
- g. teen programs
- h. youth sports
- i. adult sports
- j. co-gender recreation sports
- k. cultural arts
- l. outdoor environmental programs
- m. other (specify) \_\_\_\_\_

7. What is your opinion of the condition of the Farmington parks?

- a. excellent condition
- b. satisfactory condition
- c. less than satisfactory conditions (need some improvement)
- d. poor condition
- e. not acquainted with parks

*May want them to list parks they are acquainted with. Same conditions may not apply to all.*

8. Identify, in order of importance, the three main activities for which you use Farmington parks:

- 1<sup>st</sup> use
- 2<sup>nd</sup> use
- 3<sup>rd</sup> use
- never use parks
- a. picnics
- b. quiet walks
- c. sports
- d. play apparatus
- e. family reunions
- f. other (please specify) \_\_\_\_\_

*200*

Landscape 1. Oakridge Park - \$1/sqft -

L & Equip 2. " " - Restrooms + improvements \$400,000

3. Small multi-purpose center

- 400 seat auditorium
- B.G. office 1500
- ~~Classroom~~ Partitioned multi-purpose room 1200
- Kitchen - 250 sq. ft
- Hallway/RK etc - 500

3450 sq ft + auditorium

$$\frac{3500 \text{ sq}}{6950} @ \$100/\text{sq ft} = \$700,000$$

4. Medium - all of 3, plus gym

5. all of # 4 plus fitness facility, basketball

9. If a new multipurpose leisure center were to be built, what kind of facilities would you like included?

- a. swimming pool (indoor)
- b. racquetball/handball court
- c. tennis courts (indoor)
- d. tennis courts (outdoor)
- e. weight room
- f. jogging/walking track (indoor)
- g. jogging/walking track (outdoor)
- h. indoor soccer
- i. skateboard park
- j. softball fields
- k. volleyball (indoor)
- l. volleyball (outdoor)
- m. roller skating rink
- n. ice rink
- o. aerobics/gymnastics room
- p. sauna/whirlpool
- q. multipurpose area/gymnasium
- r. snack bar
- s. equipment rental
- t. craft rooms
- u. game rooms (pool tables, arcade)
- v. golf course
- w. large group bowery
- x. exhibit space
- y. other (specify) \_\_\_\_\_

*\*MAX\**  
 THIS JUST A SHOT IN THE DARK IF YOU COULD PROVIDE US WITH SOME REAL NUMBERS WE COULD DO SOME REAL ESTIMATES OF WHAT COULD BE BUILT.  
 (REAL NUMBERS = # OF PROPERTY OWNERS & WHAT RAMIFICATIONS BUSINESS PROPERTIES WOULD HAVE)

10. Past surveys have shown that a combination of user fees and a slight tax increase is Farmington's preferred method of raising funds to construct leisure facilities. The following is an example of what that slight tax increase could fund.

- \$2 more per month per property owner = landscape land currently owned by city (Oakridge)
- \$2.5 more per month per property owner = landscape & equip currently owned land (Oakridge Park)
- \$3 more per month per property owner = small multipurpose center
- \$4 more per month per property owner = medium multipurpose center
- \$5 more per month per property owner = large multipurpose center
- \$10 more per month per property owner = all of the above ☺

How much more per month per property owner would you be willing to pay?  
 \$2     \$2.5     \$3     \$4     \$5     \$10

*\* Estimates to aid in the development of a 15,000 sq ft center in Farmington*

Personal data - to help us determine if we have surveyed a typical cross section of Farmington

*Comments/Suggestions!*

1. Please indicate your age:
- a. 20 or under
  - b. 21 to 30
  - c. 31 to 40
  - d. 41 to 50
  - e. 51 to 60
  - f. over 60

2. Please indicate your gender
- a. male
  - b. female

3. Please indicate the number of children in each of the following age categories in you household:

- a. birth to 5 years
- b. 6 to 12 years
- c. 13 to 18 years
- d. over 18 years
- e. no children in household

7. What is the total size of your household (including adults)

- a. one to two
- b. three to four
- c. five to six
- d. seven to eight
- e. over eight

How long have you been a resident of Farmington?

- a. less than one year
- b. 1 to 3 years
- c. 4 to 5 years
- d. 6 to 10 years
- e. over 10 years

How much longer do you intend to live in Farmington?

- a. less than one year
- b. 1 to 3 years
- c. 4 to 5 years
- d. 6 to 10 years
- e. over 10 years

# EXISTING FACILITIES

## LANDSCAPED GREEN SPACE

- \*200 West 150 South (approx.)
  - entrance sign & flower beds
- \*400 West State
  - Gazebo, entrance sign, flower beds & trail head
- \*1340 South 50 West
  - open space
- \*Burke Lane & Main
  - entrance sign & flower beds
- \*1075 West Shepard Lane
  - open space & sidewalk

## MINI PARKS

- \*Lupine
  - playground & landscaping
- \*Quail Cove
  - covered picnic table & landscaping

## NEIGHBORHOOD PARKS

- \*Farmington Preserve Park (900N. 1100W.)
  - playground, basketball standards, informal playfield, covered picnic table, & benches
- \*Moon Park (1350 N. Main)
  - picnic tables, basketball standard, playground, walking trail, informal playfield & benches
- \*Mountain View Park (300E. 500 S.)
  - tennis courts, playground, large grass area, bench & barbeque
- \*Pointe of View Park (1110N. Robyn Way)
  - playground, benches, basketball standards, and trailhead

## COMMUNITY PARKS

- \*Main Park (100 S. Main)
  - small bowery, large bowery, restrooms, barbeque grills, baseball field, horseshoe pits, playground, grass volleyball, swimming pool
- \*Shepard Park (750 W. Shepard Lane)
  - boweries, restrooms, barbeque grills, tennis courts, sand volleyball, playground, benches, baseball fields
- \*South Park (1384 S. Frontage Road)
  - basketball standards, restrooms, playground, sand volleyball, skateboard/in-line skate bowl & baseball field

## SPECIAL USE / NATURAL RESOURCE

- \*Farmington Fishing Pond (750 N. 75 W.)
  - fishing pond, restrooms, picnic tables, physically challenged fishing dock, & trail head
- \*Woodland Park (300 S. 200 E.)
  - amphitheater, grass field, trails, sand volleyball, barbeque grills, & picnic tables

# EXISTING FACILITIES

LOCATION MAP  
OF  
MINI PARKS  
&  
LANDSCAPED  
GREEN SPACES

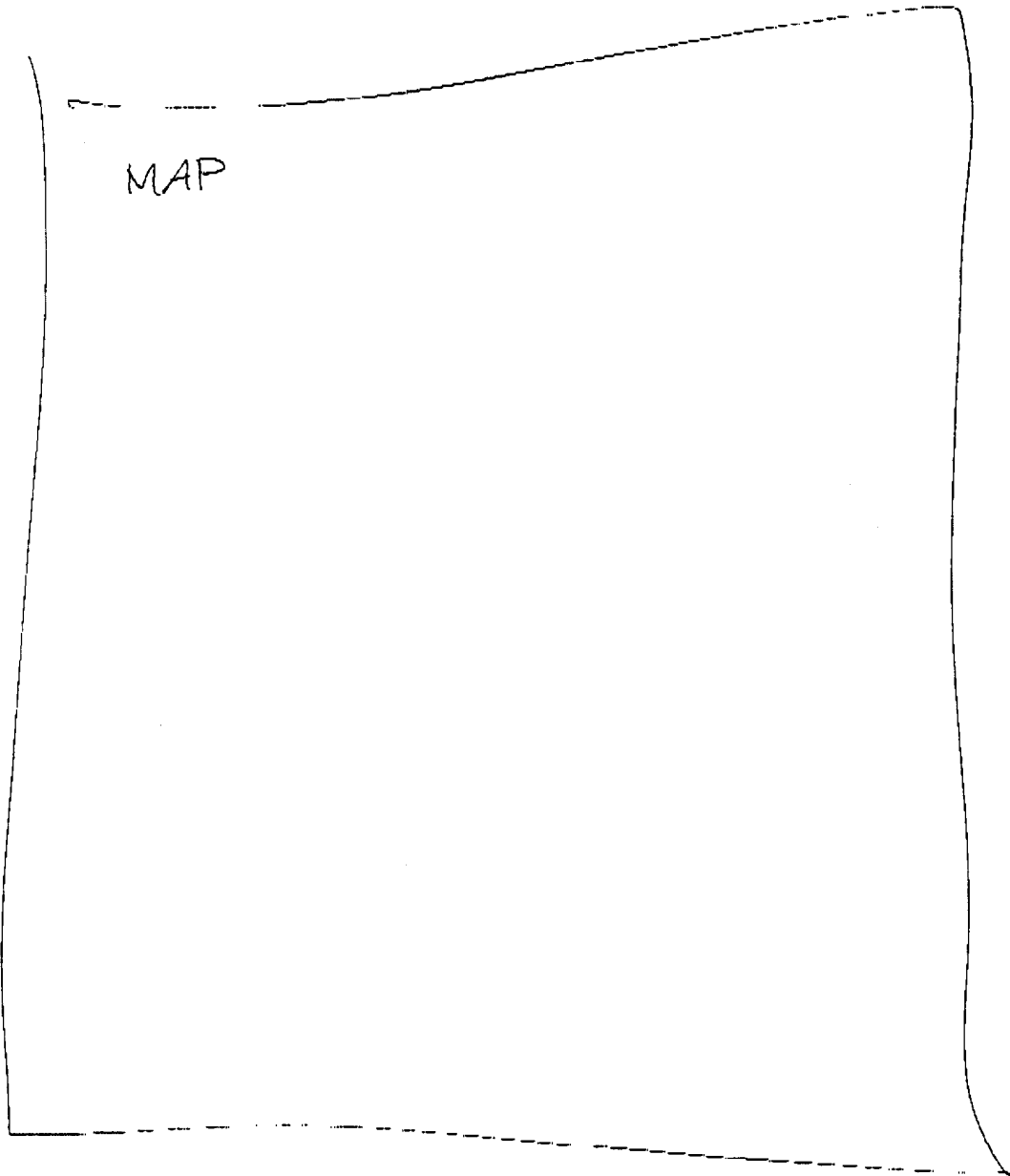
LOCATION MAP  
OF  
NEIGHBORHOOD  
PARKS

LOCATION MAP  
OF  
SCHOOLS

LOCATION MAP  
OF  
COMMUNITY  
PARKS



# EXISTING UNDEVELOPED PROPERTIES



# WISH LIST

- Large indoor space suitable for concerts, plays, weddings, family reunions, art exhibits etc.
- Classroom space for dance, painting, cooking, etc.
- More large boweries
- New storage facilities for Leisure programs equipment
- Women's volleyball league and indoor facilities
- Place for youth to hang out (pool tables, video games etc.)
- Keep them out of trouble
- Softball fields with skinned infields and dugouts reserved for girls' leagues
- Public golf course
- Senior citizen center
- Men's sports leagues and facilities
- Iceskating rink
- Indoor soccer
- Indoor roller rink
- Pre-school activities
- raquetball/handball courts
- indoor tennis
- weight room
- indoor jogging/walking track

# EXISTING PROGRAMS

**Farmington City**  
**Comprehensive Leisure Services and Park Master Plan**  
**Pre-Open House Meeting**  
March 13, 2001

- I. Review presentation boards for Open House
- II. Review survey questions & determine content for Open House Survey
- III. Review roles for the Open House

# ZIONS BANK

Public Finance

Zions First National Bank  
215 South State Street, Suite 700  
Salt Lake City Utah 84111-2336  
Telephone (801) 524-2100  
FAX (801) 524-2109

## TELECOPIER COVER LETTER

Please Deliver To ..... **Max Forbush**  
451.2747

From ..... **Edwin Lee**  
Assistant Vice President

Date ..... **Monday, March 12, 2001**

Total Number of Pages (including cover page) ..... **9**

*200000 - 1200 prep tax.  
How it will effect -*

**If you do not receive all the pages or if they are not readable, please call (801) 524-2100.**

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**Farmington City, Utah**  
**\$1,055,000 General Obligation Bonds**  
**Series June 1, 2001**  
**(Option 1)**

**DEBT SERVICE SCHEDULE**

Date	Principal	Coupon	Interest	Total P+I	FISCAL TOTAL
6/01/2001	-	-	-	-	-
12/01/2001	-	-	22,608.75	22,608.75	-
6/01/2002	55,000.00	3.250%	22,608.75	77,608.75	100,217.50
12/01/2002	-	-	21,715.00	21,715.00	-
6/01/2003	55,000.00	3.600%	21,715.00	76,715.00	98,430.00
12/01/2003	-	-	20,725.00	20,725.00	-
6/01/2004	55,000.00	3.700%	20,725.00	75,725.00	96,450.00
12/01/2004	-	-	19,707.50	19,707.50	-
6/01/2005	60,000.00	3.800%	19,707.50	79,707.50	99,415.00
12/01/2005	-	-	18,567.50	18,567.50	-
6/01/2006	60,000.00	3.900%	18,567.50	78,567.50	97,135.00
12/01/2006	-	-	17,397.50	17,397.50	-
6/01/2007	65,000.00	4.050%	17,397.50	82,397.50	99,795.00
12/01/2007	-	-	16,081.25	16,081.25	-
6/01/2008	65,000.00	4.150%	16,081.25	81,081.25	97,162.50
12/01/2008	-	-	14,732.50	14,732.50	-
6/01/2009	70,000.00	4.250%	14,732.50	84,732.50	99,465.00
12/01/2009	-	-	13,245.00	13,245.00	-
6/01/2010	70,000.00	4.350%	13,245.00	83,245.00	96,490.00
12/01/2010	-	-	11,722.50	11,722.50	-
6/01/2011	75,000.00	4.400%	11,722.50	86,722.50	98,445.00
12/01/2011	-	-	10,072.50	10,072.50	-
6/01/2012	75,000.00	4.550%	10,072.50	85,072.50	95,145.00
12/01/2012	-	-	8,366.25	8,366.25	-
6/01/2013	80,000.00	4.650%	8,366.25	88,366.25	96,732.50
12/01/2013	-	-	6,506.25	6,506.25	-
6/01/2014	85,000.00	4.750%	6,506.25	91,506.25	98,012.50
12/01/2014	-	-	4,487.50	4,487.50	-
6/01/2015	90,000.00	4.800%	4,487.50	94,487.50	98,975.00
12/01/2015	-	-	2,327.50	2,327.50	-
6/01/2016	95,000.00	4.900%	2,327.50	97,327.50	99,655.00
<b>Total</b>	<b>1,055,000.00</b>	<b>-</b>	<b>416,525.00</b>	<b>1,471,525.00</b>	<b>-</b>

99,500

**YIELD STATISTICS**

Bond Year Dollars.....	\$9,230.00
Average Life.....	8.749 Years
Average Coupon.....	4.5127302%
Net Interest Cost (NIC).....	4.5755959%
True Interest Cost (TIC).....	4.5666318%
Bond Yield for Arbitrage Purposes.....	4.5901433%
All Inclusive Cost (AIC).....	5.2442859%
<b>IRS FORM 8038</b>	
Net Interest Cost.....	4.5127302%
Weighted Average Maturity.....	8.749 Years

**Farmington City, Utah**  
*\$1,055,000 General Obligation Bonds*  
*Series June 1, 2001*  
*(Option 1)*

**SOURCES & USES**

Dated 06/01/2001

Delivered 06/01/2001

**SOURCES OF FUNDS**

Par Amount of Bonds..... \$1,055,000.00

TOTAL SOURCES..... \$1,055,000.00

**USES OF FUNDS**

Deposit to Project Construction Fund..... 1,000,000.00

Costs of Issuance..... 40,000.00

Gross Bond Insurance Premium ( 51.0 bp)..... 7,504.78

Total Underwriter's Discount (0.550%)..... 5,802.50

Rounding Amount..... 1,692.72

TOTAL USES..... \$1,055,000.00

ZIONS BANK  
Public Finance

File = Farmington City.SF-GO Opt 1- SINGLE PURPOSE  
3/12/2001 2:50 PM

**Farmington City, Utah**  
**\$2,080,000 General Obligation Bonds**  
*Series June 1, 2001*  
*(Option 2)*

**DEBT SERVICE SCHEDULE**

Date	Principal	Coupon	Interest	Total P+I	FISCAL TOTAL
6/01/2001	-	-	-	-	-
12/01/2001	-	-	44,595.00	44,595.00	-
6/01/2002	105,000.00	3.250%	44,595.00	149,595.00	194,190.00
12/01/2002	-	-	42,888.75	42,888.75	-
6/01/2003	110,000.00	3.600%	42,888.75	152,888.75	195,777.50
12/01/2003	-	-	40,908.75	40,908.75	-
6/01/2004	110,000.00	3.700%	40,908.75	150,908.75	191,817.50
12/01/2004	-	-	38,873.75	38,873.75	-
6/01/2005	115,000.00	3.800%	38,873.75	153,873.75	192,747.50
12/01/2005	-	-	36,688.75	36,688.75	-
6/01/2006	120,000.00	3.900%	36,688.75	156,688.75	193,377.50
12/01/2006	-	-	34,348.75	34,348.75	-
6/01/2007	125,000.00	4.050%	34,348.75	159,348.75	193,697.50
12/01/2007	-	-	31,817.50	31,817.50	-
6/01/2008	130,000.00	4.150%	31,817.50	161,817.50	193,635.00
12/01/2008	-	-	29,120.00	29,120.00	-
6/01/2009	135,000.00	4.250%	29,120.00	164,120.00	193,240.00
12/01/2009	-	-	26,251.25	26,251.25	-
6/01/2010	140,000.00	4.350%	26,251.25	166,251.25	192,502.50
12/01/2010	-	-	23,206.25	23,206.25	-
6/01/2011	145,000.00	4.400%	23,206.25	168,206.25	191,412.50
12/01/2011	-	-	20,016.25	20,016.25	-
6/01/2012	155,000.00	4.550%	20,016.25	175,016.25	195,032.50
12/01/2012	-	-	16,490.00	16,490.00	-
6/01/2013	160,000.00	4.650%	16,490.00	176,490.00	192,980.00
12/01/2013	-	-	12,770.00	12,770.00	-
6/01/2014	170,000.00	4.750%	12,770.00	182,770.00	195,540.00
12/01/2014	-	-	8,732.50	8,732.50	-
6/01/2015	175,000.00	4.800%	8,732.50	183,732.50	192,465.00
12/01/2015	-	-	4,532.50	4,532.50	-
6/01/2016	185,000.00	4.900%	4,532.50	189,532.50	194,065.00
<b>Total</b>	<b>2,080,000.00</b>	<b>-</b>	<b>822,480.00</b>	<b>2,902,480.00</b>	<b>-</b>

*193,000*

**YIELD STATISTICS**

Bond Year Dollars.....	\$18,225.00
Average Life.....	8.762 Years
Average Coupon.....	4.5129218%
Net Interest Cost (NIC).....	4.5756927%
True Interest Cost (TIC).....	4.5668871%
Bond Yield for Arbitrage Purposes.....	4.5904095%
All Inclusive Cost (AIC).....	5.0301731%
<b>IRS FORM 8038</b>	
Net Interest Cost.....	4.5129218%
Weighted Average Maturity.....	8.762 Years

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**Farmington City, Utah**  
*\$2,080,000 General Obligation Bonds*  
*Series June 1, 2001*  
*(Option 2)*

**SOURCES & USES**

Dated 06/01/2001

Delivered 06/01/2001

**SOURCES OF FUNDS**

Par Amount of Bonds.....	\$2,080,000.00
<b>TOTAL SOURCES.....</b>	<b>\$2,080,000.00</b>

**USES OF FUNDS**

Deposit to Project Construction Fund.....	2,000,000.00
Costs of Issuance.....	50,000.00
Gross Bond Insurance Premium ( 51.0 bp).....	14,802.65
Total Underwriter's Discount (0.550%).....	11,440.00
Rounding Amount.....	3,757.35
<b>TOTAL USES.....</b>	<b>\$2,080,000.00</b>

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Public Finance

*File = Farmington City.SF-GO Opt 2- SINGLE PURPOSE*  
3/12/2001 2:50 PM

**Farmington City, Utah**  
**\$1,745,000 General Obligation Bonds**  
**Series June 1, 2001**  
**(Option 3)**

**DEBT SERVICE SCHEDULE**

Date	Principal	Coupon	Interest	Total P+I	FISCAL TOTAL
6/01/2001	-	-	-	-	-
12/01/2001	-	-	37,425.00	37,425.00	-
6/01/2002	85,000.00	3.250%	37,425.00	122,425.00	159,850.00
12/01/2002	-	-	36,043.75	36,043.75	-
6/01/2003	90,000.00	3.600%	36,043.75	126,043.75	162,087.50
12/01/2003	-	-	34,423.75	34,423.75	-
6/01/2004	95,000.00	3.700%	34,423.75	129,423.75	163,847.50
12/01/2004	-	-	32,666.25	32,666.25	-
6/01/2005	95,000.00	3.800%	32,666.25	127,666.25	160,332.50
12/01/2005	-	-	30,861.25	30,861.25	-
6/01/2006	100,000.00	3.900%	30,861.25	130,861.25	161,722.50
12/01/2006	-	-	28,911.25	28,911.25	-
6/01/2007	105,000.00	4.050%	28,911.25	133,911.25	162,822.50
12/01/2007	-	-	26,785.00	26,785.00	-
6/01/2008	110,000.00	4.150%	26,785.00	136,785.00	163,570.00
12/01/2008	-	-	24,502.50	24,502.50	-
6/01/2009	115,000.00	4.250%	24,502.50	139,502.50	164,005.00
12/01/2009	-	-	22,058.75	22,058.75	-
6/01/2010	120,000.00	4.350%	22,058.75	142,058.75	164,117.50
12/01/2010	-	-	19,448.75	19,448.75	-
6/01/2011	125,000.00	4.400%	19,448.75	144,448.75	163,897.50
12/01/2011	-	-	16,698.75	16,698.75	-
6/01/2012	130,000.00	4.550%	16,698.75	146,698.75	163,397.50
12/01/2012	-	-	13,741.25	13,741.25	-
6/01/2013	135,000.00	4.650%	13,741.25	148,741.25	162,482.50
12/01/2013	-	-	10,602.50	10,602.50	-
6/01/2014	140,000.00	4.750%	10,602.50	150,602.50	161,205.00
12/01/2014	-	-	7,277.50	7,277.50	-
6/01/2015	145,000.00	4.800%	7,277.50	152,277.50	159,555.00
12/01/2015	-	-	3,797.50	3,797.50	-
6/01/2016	155,000.00	4.900%	3,797.50	158,797.50	162,595.00
<b>Total</b>	<b>1,745,000.00</b>	<b>-</b>	<b>690,487.50</b>	<b>2,435,487.50</b>	<b>-</b>

*162,000*

**YIELD STATISTICS**

Bond Year Dollars.....	\$15,305.00
Average Life.....	8.771 Years
Average Coupon.....	4.5115158%
Net Interest Cost (NIC).....	4.5742241%
True Interest Cost (TIC).....	4.5655298%
Bond Yield for Arbitrage Purposes.....	4.5890410%
All Inclusive Cost (AIC).....	5.0112532%
<b>IRS FORM 8038</b>	
Net Interest Cost.....	4.5115158%
Weighted Average Maturity.....	8.771 Years

---

**Farmington City, Utah**  
*\$1,745,000 General Obligation Bonds*  
*Series June 1, 2001*  
*(Option 3)*

**SOURCES & USES**

Dated 06/01/2001

Delivered 06/01/2001

**SOURCES OF FUNDS**

Par Amount of Bonds..... \$1,745,000.00

TOTAL SOURCES..... \$1,745,000.00

**USES OF FUNDS**

Deposit to Project Construction Fund..... 1,680,000.00

Costs of Issuance..... 40,000.00

Gross Bond Insurance Premium ( 51.0 bp)..... 12,420.99

Total Underwriter's Discount (0.550%)..... 9,597.50

Rounding Amount..... 2,981.51

TOTAL USES..... \$1,745,000.00

ZIONS BANK  
Public Finance

File = Farmington City.SF-GO Opt 3- SINGLE PURPOSE  
3/12/2001 2:50 PM

**Farmington City, Utah**  
**\$2,635,000 General Obligation Bonds**  
*Series June 1, 2001*  
*(Option 4)*

**DEBT SERVICE SCHEDULE**

Date	Principal	Coupon	Interest	Total P+i	FISCAL TOTAL
6/01/2001	-	-	-	-	-
12/01/2001	-	-	56,540.00	56,540.00	-
6/01/2002	130,000.00	3.250%	56,540.00	186,540.00	243,080.00
12/01/2002	-	-	54,427.50	54,427.50	-
6/01/2003	135,000.00	3.600%	54,427.50	189,427.50	243,855.00
12/01/2003	-	-	51,997.50	51,997.50	-
6/01/2004	140,000.00	3.700%	51,997.50	191,997.50	243,995.00
12/01/2004	-	-	49,407.50	49,407.50	-
6/01/2005	145,000.00	3.800%	49,407.50	194,407.50	243,815.00
12/01/2005	-	-	46,652.50	46,652.50	-
6/01/2006	150,000.00	3.900%	46,652.50	196,652.50	243,305.00
12/01/2006	-	-	43,727.50	43,727.50	-
6/01/2007	160,000.00	4.050%	43,727.50	203,727.50	247,455.00
12/01/2007	-	-	40,487.50	40,487.50	-
6/01/2008	165,000.00	4.150%	40,487.50	205,487.50	245,975.00
12/01/2008	-	-	37,063.75	37,063.75	-
6/01/2009	170,000.00	4.250%	37,063.75	207,063.75	244,127.50
12/01/2009	-	-	33,451.25	33,451.25	-
6/01/2010	180,000.00	4.350%	33,451.25	213,451.25	246,902.50
12/01/2010	-	-	29,536.25	29,536.25	-
6/01/2011	185,000.00	4.400%	29,536.25	214,536.25	244,072.50
12/01/2011	-	-	25,466.25	25,466.25	-
6/01/2012	195,000.00	4.550%	25,466.25	220,466.25	245,932.50
12/01/2012	-	-	21,030.00	21,030.00	-
6/01/2013	205,000.00	4.650%	21,030.00	226,030.00	247,060.00
12/01/2013	-	-	16,263.75	16,263.75	-
6/01/2014	215,000.00	4.750%	16,263.75	231,263.75	247,527.50
12/01/2014	-	-	11,157.50	11,157.50	-
6/01/2015	225,000.00	4.800%	11,157.50	236,157.50	247,315.00
12/01/2015	-	-	5,757.50	5,757.50	-
6/01/2016	235,000.00	4.900%	5,757.50	240,757.50	246,515.00
<b>Total</b>	<b>2,635,000.00</b>	<b>-</b>	<b>1,045,932.50</b>	<b>3,680,932.50</b>	<b>-</b>

*246,127.50*

**YIELD STATISTICS**

Bond Year Dollars.....	\$23,170.00
Average Life.....	8.793 Years
Average Coupon.....	4.5141670%
Net Interest Cost (NIC).....	4.5767156%
True Interest Cost (TIC).....	4.5680206%
Bond Yield for Arbitrage Purposes.....	4.5915801%
All Inclusive Cost (AIC).....	4.9534204%
<b>IRS FORM 8038</b>	
Net Interest Cost.....	4.5141670%
Weighted Average Maturity.....	8.793 Years

**Farmington City, Utah**  
*\$2,635,000 General Obligation Bonds*  
*Series June 1, 2001*  
*(Option 4)*

**SOURCES & USES**

Dated 06/01/2001

Delivered 06/01/2001

**SOURCES OF FUNDS**

Par Amount of Bonds..... \$2,635,000.00

TOTAL SOURCES..... \$2,635,000.00

**USES OF FUNDS**

Deposit to Project Construction Fund..... 2,548,000.00

Costs of Issuance..... 50,000.00

Gross Bond Insurance Premium ( 51.0 bp)..... 18,772.76

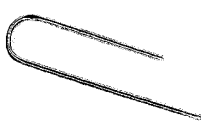
Total Underwriter's Discount (0.550%)..... 14,492.50

Rounding Amount..... 3,734.74

TOTAL USES..... \$2,635,000.00

ZIONS BANK  
Public Finance

File = Farmington City.SF-GO Opt 4- SINGLE PURPOSE  
3/12/2001 2:51 PM



Landscaping 1. Oakridge Park - 41 sq ft - 11.85 acres = \$51,618.60  
 2. " " - Customers improvements \$400,000

3. Space multi-purpose center  
 • 400 seat auditorium  
 • B.G. office 1500  
 • ~~Customers~~ Part-time multi-purpose center 1200  
 • Kitchen - 250 sq ft  
 • Hallway/RR etc - 500  
 3450 sq ft + auditorium  
~~3500 sq ft @ \$140/sq ft = \$490,000~~ \$973,000  
 1950

4. Medium - all of 3, plus gym approx. 5,000 sq ft.

12,000 sq ft @ \$140/sq ft = \$1,680,000

5. All of #4 plus fitness facility, hair/beauty, dance room, game room  
 1000 sq ft. 2 @ 40 x 20 = 1600 sq ft. 1800 sq ft.  
 1200 sq ft. 1800 sq ft.

18200 = \$ million  
 @ \$140/sq ft  
 \$2,548

43560 sq ft, per acre

9. If a new included?

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\* \* \*  
 10. Past surveys have Farmington's preferred example of what that si  
 THIS JUST A NOT INTERESTING IF YOU COULD PROVIDE US WITH SOME REAL NUMBERS WE COULD DO SOME REAL ESTIMATES OF WHAT COULD BE BUILT. How much more per month (REAL NUMBERS = NOT PROPERTY VALUES) & WHAT RAMIFICATIONS BUSINESS PREFER  
 \$2  
 \* Estimates do not

Personal data - to help us deter

- Please indicate your age:
  - a. 20 or under
  - b. 21 to 30
  - c. 31 to 40
  - d. 41 to 50
  - e. 51 to 60
  - f. over 60
- Please indicate your gender
  - a. male
  - b. female

RIVERDALES  
 NEW CENTER  
 15 18,000 sq ft.

# Leisure Services Financing Options

## Project 1: Develop Oakridge Regional

- Landscaping - \$/sq ft x 502,246 sq ft = 500,000
- Other improvements - 500,000
  - Park lots
  - Tennis courts
  - Rest Rooms
  - Trails
  - Sports courts

~~1,000,000~~  
1,000,000

1 million

## Project 2: Small Multi-purpose (Recreation Center) Building

- 400 Seat auditorium - 3500 sq ft
- Leisure Service Office Space - 1500 sq ft
- Partitionable multi purpose room - 1200 sq ft
- Kitchen 250 sq ft.
- Hallways / Rest Room 500 sq ft

1,000,000  
~~1,000,000~~

6950 sq ft @ sum 7000 sq ft

7000sf @ \$140/sq foot = \$980,000 sum 1 million

## Project 3: Medium Sized Multi-purpose (Rec Center) Bldg.

- All of #2 plus 5000 sq ft Gymnasium

1,680,000

1.68 million

## Project 4: Larger Multi-purpose Bldg (Rec. Center)

- All of #2 & 3
- Add Fitness Center, Pool, Ball, Dance Room additional 4000 sq ft

6,228,000

\$18,200 @ \$140/sq ft =

\$2.548 million

# Farmington Leisure Services and Recreation Master Plan

Information that MGB+A needs from Farmington Leisure Services and Recreation Department

1. Complete list of full names of those to be included in the Acknowledgments (for example mayor, city council, city manager, parks & rec advisory board, citizen committees, sports leagues or associations, school districts etc)
2. Official name of the department
3. City logo and dept. logo, if existing.
4. Any history of dept in Farmington. General history of the city
5. Definition of "Leisure Services"
6. Department mission statement
7. Master Plan mission statement
8. Complete written list of all facilities.
9. Complete written list of all programs provided by the department or serviced on city facilities. Include cultural events.
10. Target date for execution of the recommendations in this master plan.
11. Is there land that will likely be annexed into Farmington?
12. Are there county facilities nearby which are used heavily by Farmington residents?
13. Are the commercial recreation facilities in Farmington to be factored in the plan? (Like Lagoon, private golf clubs or gyms)
14. Are the school grounds available for public recreation?
15. Is there a demand for ADA accessible facilities?
16. Is there a cemetery in Farmington and if so is it to be considered as a park?

# Farmington Leisure Services and Recreation Master Plan

The following is a list of questions which we found helpful on other master plan surveys

1. Who provides your recreation needs? Church, City, School, Commercial, personal
2. Are you satisfied with the city programs? Facilities?
3. Which programs would you like expanded? Reduce? (Include a complete list of activities)
4. What should be the primary role of the leisure dept?
5. What do you use parks for? And then list several uses for them to rank
6. How long do you intend to live in the city?



# MGB+A

The Grassli Group

Land Planners  
Landscape Architects  
Engineers

January 8, 2001

Mayor Gregory S Bell / City Council  
Farmington City  
42 North 650 West  
Farmington, Utah 84025

## RE: Scope of Services to provide a Comprehensive Leisure Services and Park Master Plan for Farmington City

Dear Mayor and City Council Members,

We appreciate the opportunity to submit this proposal for the **Comprehensive Leisure Services and Park Master Plan for Farmington City**.

We have recently met with Max Forbush and Viola Kenny of the City to further understand the desires of the City Council. This proposal is in response to the vision they outlined explaining the desire of the City Council to have a leisure services and parks master plan prepared. We feel confident that we will not only provide the functional and professional requirements of the project, but also assist in the development of a Master Plan that will be sensitive to the needs of the City Council/Planning Commission and community.

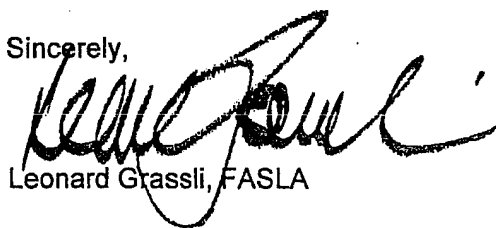
### The Team Approach

**The Client** is a critical member of the proposed team. In the case of the Farmington City Leisure Services and Parks Master Planning effort, we anticipate a close working relationship with Farmington City, Leisure Services, the Advisory Board and those individuals designated to assist in the project. It is our intention to incorporate your ideas and aspirations with our efforts to produce this master plan.

**MGB+A** has more than 40 years of experience in landscape architecture, design and master planning services. Many communities and university campuses throughout the state, as well as numerous parks and recreation facilities have benefitted from the efforts of the firm's master planning experience. In particular, MGB+A has recently been involved in the planning efforts of The Salt Lake City Parks Master Plan - 1995-present, Tooele Parks Master Plan - 1995, and the Cedar City Parks and Recreation Master Plan - 1997 to 1999.

I look forward to discussing this proposal with you further should you have any questions. Again thank you for your consideration on our behalf.

Sincerely,



Leonard Grassli, FASLA

145 West 200 South  
Salt Lake City, Utah 84101  
TEL 801/364-9696  
FAX 801/364-9719  
www.grassligroup.com

Post-it® Fax Note 7671		Date 2/28/01	# of pages 5
To Mike Mazuran	From Max Forbush		
Co./Dept.	Co.		
Phone #	Phone #		
Fax #	Fax #		

**FAXED**  
2-28-01

## PROPOSED TASKS

### Initial Project Organization

Define roles and relationship

- Identify key personnel, agencies and individuals to develop communication and correspondence networks.

Project Management

- For this project, Mr. Jay Bollwinkel will be the project manager for the consultant team, coordinating the efforts of the consultant with the City, Leisure Services, the Advisory Board and others as required throughout the progression of the project. The balance of our team will assist in the development and production of drawings, cost estimates, and related information.
- We will meet with a Master Plan Steering Committee every other week for a total of six meetings to complete this project.

Review timetable and milestone

- Assign roles and responsibilities.
- Refine master plan approach and direction.
- Review mission statement, goals, and objectives of the City.

The following is an outline of the anticipated tasks that lead to the development of a successful Master Plan:

<b>TASK I - Data Collection/Research and Analysis</b>	<b>Man Hours</b>	<b>Fee</b>
Gathering existing information		
● Collect information from related agencies, individuals and related others (some data has already been received by consultant).	<b>8</b>	
● Farmington City to provide viable base maps and aerial photos.	<b>4</b>	
● Conduct on-site inventory and analysis of existing facilities to determine their condition and significance to the Master Plan, especially with regard to phasing and life cycle cost estimating.	<b>24</b>	
● Analyze information to determine constraints, opportunities and needs.	<b>8</b>	
● Develop population and demographic trends.	<b>2</b>	
● Develop needs assessment analysis from a public meeting. A meeting will be held at City Hall and advertised through the community news letter. During the meeting, we will further gather input on what leisure services and parks needs the community desires. We will conduct brainstorming sessions in a breakout group format to glean this information.	<b>24</b>	

<ul style="list-style-type: none"> <li>Review existing documents, plans, existing questionnaire results, programs, policies and related information as it pertains to the development of the Master Plan. Consult with agencies, groups, individuals and related others that can provide further input into the development of the Master Plan. (steering committee meetings one and two)</li> </ul>	16	
<b>Citizen Participation</b>		
<ul style="list-style-type: none"> <li>Subject to the budget constraints and the specific goals and objectives of the Master Plan, we could conduct a more in-depth citizen and user input (as needed) process through surveys, interviews or other means of determining needs assessment of the community. *(See fee proposal section for citizen participation options.)</li> </ul>		
<b>Total Task One</b>	<b>86</b>	<b>\$6,020</b>
<b>TASK II - Conceptual Leisure Services and Parks Master Plan Study</b>		
<b>Policy Development</b>		
Evaluate information		
<ul style="list-style-type: none"> <li>Synthesize information collected in Task I to define past, present and future needs.</li> </ul>	8	
<ul style="list-style-type: none"> <li>Prioritize and weigh factors to develop planning strategy.</li> </ul>	6	
<ul style="list-style-type: none"> <li>Review with steering committee (meeting 3) for comments and direction.</li> </ul>	6	
Develop a project action plan.		
<ul style="list-style-type: none"> <li>Provide action plan concepts for the project to reflect needs, constraints and opportunities.</li> </ul>	24	
<ul style="list-style-type: none"> <li>Review with steering committee (meeting 4) for comments and direction.</li> </ul>	6	
<b>Concept Design</b>		
<ul style="list-style-type: none"> <li>Prepare schematic drawings and documentation in the form of a draft outline and Concept Master Plan, incorporating the input from related agencies, groups and individuals to respond to the goals and objectives set forth in the initial review.</li> </ul>	44	
Review the Concept with the Advisory Board, City, Leisure Services and related others (meeting 5).	8	
<b>Total</b>	<b>102</b>	<b>\$7,140</b>
<b>TASK III - Preliminary Comprehensive Master Plan</b>		

MGB+A will integrate comments received from the Concept Design review. Then MGB+A will refine the document and present it in the form of a Preliminary Master Plan for review. The Preliminary Master Plan is intended to give greater definition to the Master Plan in the form of Physical facilities, Programs, Phasing, Costs and items as determined in the data research and analysis phase of the project.	32	
● Review Preliminary Master Plan with steering committee (meeting 6).	6	
● All parts of the Master Planning process will involve the review and input of the Advisory Board, Leisure Services, and related others as selected. During this stage a combined City Council and Planning Commission meeting will be held in a work session format to get review comments and input.	12	
<b>TASK IV - Comprehensive Master Plan</b>		
Preparation of Master Plan Document		
● It is proposed that following the acceptance of the Preliminary Master Plan, we will prepare a Comprehensive Master Plan Document that further refines the Master Plan to include the corrections, suggestions and input as provided through the review processes.	16	
● Provide a final cost estimate with funding options.	8	
● Submit for Planning Commission and City Council approval.	4	
<b>TASK V - Presentation of Plan to City Council</b>		
MGB+A will prepare and provide the Final Rendered Master Plan Document to the City Council.	8	
● Provide a final master plan document for City use.	10	
<b>Total - Task V</b>	<b>96</b>	<b>\$6,720</b>
<b>Grand Total</b>	<b>284</b>	<b>\$19,880</b>

### FEE PROPOSAL

For the tasks identified in the proposal, the firm of MGB+A proposes a lump sum fee of **\$19,880**.

\*Cost for an addition survey will be \$1,500. We can provide this additional survey work by using the services of Utah State University (similar to previous survey services), the Youth City Council volunteers and the help of City Staff.

If there are other services required which are not listed in the fee schedule above, we can complete

them on a time and materials basis based on the following hourly rates. We will not proceed on any time and materials basis until we receive approval from the Client.

**HOURLY RATES**

The hourly rate for performing design services typically conforms to the following table:

Principal/Partners .....	\$80.00 per hour
Associates .....	\$70.00 per hour
Landscape Architects .....	\$60.00 per hour
Staff .....	\$50.00 per hour
Secretarial/Clerical .....	\$30.00 per hour

**REIMBURSABLE EXPENSES**

Reimbursable expenses will be billed separately according to the following rates:

Automobile Travel .....	\$0.40 per mile
Blue Lines/Plotter Bond .....	\$0.30 per square foot
Plotter Vellum .....	\$2.10 per square foot
Presentation Blackline .....	\$0.40 per square foot
Outside Reproduction .....	Cost plus 10%

We welcome the opportunity to discuss this bid with you at your convenience should there be any questions.

# **Farmington City**

## **Comprehensive Leisure Services and Park Master Plan**

### **Public Input Open House at City Hall**

March 14, 2001 from 5:30 to 7:30 PM

- I. What are the long term Leisure Services needs?
  - A. Museum
  - B. Performing Arts Complex
  - C. Sports Complex
  - D. Recreation Center
  - E. Additional Sports Program
  - F. West Farmington Regional Park
  - G. Leisure Services funding alternatives
  - H. Senior Citizen Services
  - I. Other City Leisure Services

Please come to this open house so that we can listen to your input to guide the City of Farmington on future leisure services needs.

Historic beginnings



GREGORY S BELL  
*Mayor*

MAX FORBUSH  
*City Manager*

KEITH JOHNSON  
*Finance Director*

MARGY L. LOMAX  
*Recorder*

GLORIA B. ANDERSON  
*Treasurer*

DAVID J. DIXON  
DAVID M. CONNORS  
LARRY W. HAUGEN  
ED JOHNSON  
BOB HASENYAGER  
*Council Members*

130 North Main  
P. O. Box 160  
Farmington, Utah 84025-0160  
Telephone (801) 451-2383

21 February 2001

To: Members of the Comprehensive Leisure Services and Park Master Plan Committee  
Max Forbush, Dave Peterson, Neil Miller, Ed Johnson, Dave Connors, Tammy Boyce,  
JoAnn Callahan, SueAnn Phillips, Becky Hayward, Glenda Rigby, Lisa Haws,  
Spencer Mordue, Jim Walker and Sid Young  
From: Viola Kinney, Leisure Services Director  
Subject: Board Meeting Dates and Open House Date

Recently Dave Peterson (City Planner), Max Forbush (City Manager) and myself met with representatives from MGB&A. The City Council recently approved a proposal to hire MGB&A (Land Planners, Landscape Architects and Engineers) to assist the city in preparing a build out master plan that can be added to the City's Master Plan. This Master plan will specifically target Leisure Services and Parks.

Your attendance to the following meetings will be of utmost importance in helping this community establish a master plan that will allow the city to grow toward the objectives that it wishes. *The meetings will be held from 7:30am - 8:30am at the west conference room at city hall.* There will be six total meetings, please mark your calendar in advance. *The meetings will be held on February 27, March 13, March 27, April 10, April 24 and May 8th.*

We will also be holding an **Open House on Wednesday, March 14 from 5:30pm-7:30pm** at the City Hall. It is vitally important that you contact all of your neighbors and friends that live within the Farmington City limits to attend this Open House. Topics that will be discussed are: Performing Arts Complex, Museum, Sport Complex/Recreation Facility, West Farmington Regional Park, Senior Citizen Center and Alternative Funding.

\* *Leisure Services Advisory Board* - These meetings will take the place of our normal board meetings thru May unless otherwise noted.

# MGB+A

The Grassli Group

Land Planners  
Landscape Architects  
Engineers

## fax transmittal

MAX.  
PLEASE  
REVIEW  
THEY WILL BE CLOSED UNTIL  
JAN 2. I WILL CALL THEM  
FOR MTG.

To: Viola Kinney  
Farmington City

From: Jay Bollwinkel, ASLA  
MGB+A

Fax Number: (801)451-7063

Fax Number: 364-9719

Project: Farmington Parks and  
Recreation Master Plan

Project #:

# of Pages (Including Cover): 5

Date: December 19, 2000

Subject: MGB+A Scope of Work/Proposal

Remarks:

Viola,

Here is the first pass at a scope of work for the Farmington Parks and Recreation Master Plan. I did not include a price yet because I wasn't sure how much of this scope of work you wanted to accomplish. We would like to sit down with you to discuss the scope of work and the City's financial situation. At that point we can match the scope and the fee to the City's needs. Let me know when you can get together with us.

Jay Bollwinkel, ASLA, AICP  
MGB+A (801)364-9696



# MGB+A

The Grassli Group

Lead Planner  
Landscape Architect  
Landscape

December 19, 2000

Viola Kinney, Leisure Services Director  
Farmington City  
42 North 650 West  
Farmington, Utah 84025

**RE: Scope of Services to provide a Comprehensive Park Master Plan for Farmington City**

Dear Viola,

We appreciate the opportunity to submit this proposal for the **Comprehensive Park Master Plan for Farmington City**.

In response to the vision that you have outlined in our discussions and information you sent, we feel confident that we will not only provide the functional and professional requirements of the project, but also assist in the development of a Master Plan that will be sensitive to the needs of the community.

### The Team Approach

**The Client** is a critical member of the proposed team. In the case of the Farmington City Parks Master Planning effort, we anticipate a close working relationship with Farmington City, Leisure Services, the Advisory Board and those individuals designated to assist in the project. It is our intention to combine our efforts to incorporate your ideas and aspirations in producing this plan.

**MGB+A** has more than 40 years of experience in landscape architecture, design and master planning services. Many communities and university campuses throughout the state, as well as numerous parks and recreation facilities have benefitted from the efforts of the firm's master planning experience. In particular, MGB+A has recently been involved in the planning efforts of The Salt Lake City Parks Master Plan - 1995-present, Tooele Parks Master Plan - 1995, and the Cedar City Parks and Recreation Master Plan - 1997 to 1999.

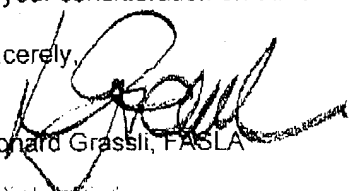
### Proposal Content

Included in this proposal are:

1. The proposed tasks to be performed as part of the master planning process.
2. Fee Proposal.
3. Resumes of the key individuals to be involved in the process.
4. Examples of Master Planning and Related Projects.

I look forward to discussing this proposal with you further should you have any questions. Again thank you for your consideration on our behalf.

Sincerely,

  
Leonard Grassli, FASLA

11-15-00  
11-15-00  
11-15-00  
11-15-00  
11-15-00

**PROPOSED TASKS**

**Initial Project Organization**

Define roles and relationship

- Identify key personnel, agencies and individuals to develop communication and correspondence networks.

Project Management

- For this project, Mr. Jay Bollwinkel will be the project manger for the consultant team, coordinating the efforts of the consultant with the City, Leisure Services, the Advisory Board and others as required throughout the progression of the project. The balance of our team will assist in the development and production of drawings, cost estimates, and related information.

Review timetable and milestone

*le mty*

- Assign roles and responsibilities.
- Refine master plan approach and direction.
- Review mission statement, goals, and objectives of the City.

The following is an outline of the anticipated tasks that lead to the development of a successful Master Plan:

**TASK I - Data Research and Analysis**

**Data Collection / Analysis**

Gathering existing information

- Collect information from related agencies, individuals and related others (some data has already been received by consultant).
- Farmington City to provide viable base maps and aerial photos.
- Conduct on-site inventory and analysis of existing facilities to determine their condition and significance to the Master Plan, especially with regard to phasing and life cycle cost estimating.
- Analyze information to determine constraints, opportunities and needs.
- Develop population and demographic trends.
- Develop needs assessment analysis from public/private input. *- expand to # of users/ open*
- Review existing documents, plans, existing questionnaire results, programs, policies and related information as it pertains to the development of the Master Plan. Consult with agencies, groups, individuals and related others that can provide further input into the development of the Master Plan.

Citizen Participation

- Subject to the budget constraints and the specific goals and objectives of the Master Plan, we could conduct a more in-depth citizen and user input process through surveys, interviews or other means of determining needs assessment of the community. \*(See fee proposal section for citizen participation options.)

**TASK II - Conceptual Master Park Study**

**Policy Development**

Evaluate information

- Synthesize information collected in Task I to define past, present and future needs.
- Prioritize and weigh factors to develop planning strategy.
- Review for comments and direction.

Develop a project action plan.

*1/8 2 mtg w/ committee and open house*

*Committee 2 mtgs*

*1/10/01  
P/R  
Mark Gervin*

- Provide action plan concepts for the project to reflect needs, constraints and opportunities.
- Provide a preliminary cost estimate for proposed improvements.
- Review for comments and direction.

Concept Design

- Prepare schematic drawings and documentation in the form of a draft outline and Concept Master Plan, incorporating the input from related agencies, groups and individuals to respond to the goals and objectives set forth in the initial review.

Review the Concept with the Advisory Board, City, Leisure Services and related others.

**TASK III - Preliminary Comprehensive Master Plan**

MGB+A will integrate comments received from the Concept Design review. Then MGB+A will refine the document and present it in the form of a Preliminary Master Plan for review. The Preliminary Master Plan is intended to give greater definition to the Master Plan in the form of Physical facilities, Programs, Phasing, Costs and items as determined in the data research and analysis phase of the project.

Review Preliminary Master Plan.

All parts of the Master Planning process will involve the review and input of the Advisory Board, Leisure Services, and related others as selected. These reviews will also facilitate approval and subsequent acceptance and direction to proceed to the following tasks.

*1 draft POC/CC work session*  
**TASK IV - Comprehensive Master Plan**

**Preparation of Master Plan**

Document Development

- It is proposed that following the acceptance of the Preliminary Master Plan, we will provide a Comprehensive Master Plan Document that further refines the Master Plan to include the corrections, suggestions and input as provided through the review processes.
- Provide a final cost estimate with funding options.
- Final review for comments and direction.

*2 public hearings*  
**TASK V - Presentation of Plan to City Council**

Subsequent to the review, and acceptance of the Final Review, MGB+A will provide the Final Master Plan Document to the City Council for approval. *is adopted by ordinance or resolution*

Final Document

- Provide a final master plan document
- Final Review of the document.

**FEE PROPOSAL**

For the tasks identified in the proposal, the firm of MGB+A proposes a lump sum fee of *(We would like to talk to you about price before we commit to a number.)*

\*Cost for surveys range from \$5,000 for an approximate 1% population random sampling survey and is included in the base fee, to \$15,000 for more complete and specific target surveys which, if desired, would be negotiated as an extra to the fee. *\$1500*

If there are other services required which are not listed in the fee schedule above, we can complete them on a time and materials basis based on the following hourly rates. We will not proceed on any time and materials basis until we receive approval from the Client.

**HOURLY RATES**

The hourly rate for performing design services typically conforms to the following table:

Principal/Partners .....	\$80.00 per hour
Associates .....	\$70.00 per hour
Landscape Architects .....	\$60.00 per hour
Staff .....	\$50.00 per hour
Secretarial/Clerical .....	\$30.00 per hour

**REIMBURSABLE EXPENSES**

Reimbursable expenses will be billed separately according to the following rates:

Automobile Travel .....	\$0.40 per mile
Blue Lines/Plotter Bond .....	\$0.30 per square foot
Plotter Vellum .....	\$2.10 per square foot
Presentation Blackline .....	\$0.40 per square foot
Outside Reproduction .....	Cost plus 10%

**PAYMENT SCHEDULE**

It is also proposed that upon completion of the tasks identified in the proposal, and acceptance of the various phases of the development of the plan, a portion of the fee will be billed as follows:

TASK I .....	20%
TASK II .....	20%
TASK III .....	20%
TASK IV .....	20%
TASK V .....	20%

We welcome the opportunity to discuss this bid and payment schedule with you at your convenience should there be any questions.

**Leisure Services Committee Meeting**  
**October 16, 2000**  
**5:00 p.m.**

**Leisure Services Recommendations:**

1. Solicit proposal from Recreation Planner with scope of work.
2. Proposed areas of focus for Master Plan -
  - What are the Leisure Services needs of the community?
  - Is another "needs" survey required?
  - What Leisure Services facilities are currently available?
  - How will the City maximize its Leisure Services/Parks resources?
  - What is a realistic outlook for future Leisure Services facilities?
  - How will the City prioritize its acquisition and development needs and the timing for such as weighed against other capital needs?
3. Hot Issues:
  - How likely is an indoor recreation facility?
  - How much Park/Leisure Services land will the City need to purchase?
  - How should the City maximize the use of its trails?
  - Other

over the age of 60. As noted in a publication by the National Recreation and Park Association, a current demographic trend is the aging of society. "By the year 2030 baby boomers will be senior citizens" and make up 1/3 of the population (Park, Recreation, Open Space and Greenway Guidelines, pg. 14). By providing simple recreational and social activities for these citizens both the quality and longevity of their lives are greatly increased. In addition, a facility of this nature is subject to County funding which would greatly increase Farmington City's ability to provide a Center of greater size and quality. Thus enabling the City to provide more programs that would benefit more individuals while staying within a reasonable budget.

Farmington has a large number of individuals who participate in the different arts programs. In 1999 the Arts department put on 4 different plays with three productions using more than 50 cast members. The dinner theater had a smaller cast of 12. Building rental costs for these productions each year are approximately \$7,000. Most years this is paid for out of profits. If Farmington could provide them with a stage that they could use in conjunction with other programs, it would greatly increase this programs ability to grow and reach out to more individuals while at the same time costing the city less.

#### Time Line

- a) What needs to be complete at 1 year - Purchase of land, agreements with school district and/or County Fairgrounds for multi-use areas.
- b) Two years? - Kmart Park completed *Dakridge*
- c) Three years? -
- d) Four years?
- e) Five years - either begin building of Farmington Recreation Center or have purchased property so that it can be implemented when the need is greater.

## FARMINGTON CITY PARK FACILITIES

200 WEST - .5 ACRES

400 WEST (GAZEBO) - 3.50 ACRES

1100 WEST - 2.50 ACRES

1340 SOUTH - .5 ACRES

Playground

BURKE LANE - 1.50 ACRES

FARMINGTON POND - (750 N. 75 W.) - 3 ACRES

Restrooms                      Fishing Pond

Physically challenged Fishing Dock

Picnic Tables (3-4)

FARMINGTON CITY CEMETARY - (500 SO. 200 E.) - 12 ACRES

FARMINGTON CITY HALL - (130 N. MAIN) - 1 ACRE

FARMINGTON CITY POLICE/FIRE DEPT. - (85 N. 100 E.) - .33 ACRES

FARMINGTON CITY PUBLIC WORKS DEPT. - (42 N. 650 W.) - .5 ACRES

GLOVER WELL - .33 ACRES

KMART - NEW PARK - (BEHIND KMART) - .5 ACRES

LUPINE - .33 ACRES

Picnic area

Playground

MAIN PARK - (100 SO. MAIN) - 8 ACRES

Small Bowery -75

Large Bowery - 125

Restrooms

Horeshoe Pits

Bar-B-Q Grills (2)

Playground Equip.

Baseball Field

Grass Volleyball (upon Request)

Electricity

Pool

MOON CIRCLE PARK - (1350 N. MAIN) - 1.25 ACRES

Picnic Tables

Playground Equip.

Basketball Court

Grass Area

Walking Trail

**MOUNTAIN VIEW PARK - (300 E. 500 SO.) - 2 ACRES**

Tennis Courts (2)                      Playground Equip.  
Grass Area

**POINT OF VIEW - ROBIN WAY - 1.5 ACRES**

Playground Equip.                      Trailhead

**QUAIL COVE - NORTH & SOUTH - 1.25 ACRES**

Picnic Area

**SHEPARD LANE PARK - 760 W. SHEPARD LANE - 7.5 ACRES**

East Bowery - 150                      West Bowery - 150  
Restrooms                              Sand Volleyball  
Bar-B-Q Grills (2 at ea.)              Playground Equip.  
Tennis Courts (4 lighted)              Baseball Field  
Electricity

**SOUTH PARK - (1384 S. FRONTAGE RD.) - 9 ACRES**

Basketball Court                      Sand Volleyball Court  
Skateboard/In-Line Bowl              Restrooms  
Playground Equip.                      Baseball Field

**THREE CORNERS - .5 ACRES**

**WOODLAND PARK - (300 SO. 200 E.) - 5 TO 7 ACRES**

Sand Volleyball                      Amphitheater  
Bar-B-Q Grills                      Picnic Tables  
Grass Area

**TOTAL ACREAGE - 61.99**



Recreation and physical activity greatly improves health and quality of life. With Farmington growing so rapidly, it is imperative that we look to the future and prepare for the recreational and physical needs of Farmington's citizens. The Leisure services board has gathered information from the city and other resources and present to the City Council and Mayor a 5 year Parks and Recreation Master Plan for your approval.

## Table of Contents

### Current Parks Situation

- a) City by City Comparison
- b) List of existing Parks and undeveloped Land
- c) New Definition of a Park
- d) Map of current parks

Kmart Park – Due to the great demand for recreation in a natural setting, it is our recommendation that the Kmart park have the stream removed from the underground pipe and allowed to flow within a planned direction through the park which would also include trails, bowery for rent, etc.

### Farmington Recreation Center

- a) Large parcel of land required –next to Fairgrounds, Elementary School, or High School.
- b) Indoor Facility needed for winter recreation.
- c) Quotes about health
- d) Population growth chart: Now = 12,741 5 yrs = 13,899  
10 yrs = 16,045 30 yrs = 25,641
- e) Cost discussion, rent of other facilities, real size, comparison sight (Saint George?)
- f) Should include racquetball courts, aerobics classes, weight room, day care, basketball/volleyball courts, etc.

### Multi-Use Facility

- a) Elderly Center – access for handicap and elderly persons with disabilities.
- b) Large meeting room.
- c) Kitchen – could be rented.
- d) Smaller classrooms or ability to partition off sections for multiple simultaneous usage.

The elderly in our community have no programs or facilities provided by the city. There is a large and growing number of the citizens in our community