

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, February 6, 2024** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Mandatory annual training
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Alex Leeman, Councilmember
- Pledge of Allegiance – Scott Isaacson, Councilmember

PRESENTATIONS:

- Recognition of Isabel Oldroyd, Student of the Month **3**
- Recognition of Shirley Harper

BUSINESS:

- Shepard Lane Interchange Betterment Agreement **5**
- West Davis Corridor Landscape Cooperative Agreement **12**
- BellaVista Drive Extension Interlocal Agreement **33**
- Award Contract to FFKR for Comprehensive General Plan Update **51**

SUMMARY ACTION:

- Plat Amendment - Sego Homes at Station Park Phase 2 - 1st Amended **102**
- UTA Lagoon Trolley Service Agreement 2024 **110**
- Surplus Vehicles **117**
- Historic Preservation Commission Term Length Code Amendment **118**
- Resolution appointing new Planning Commissioner **121**
- Approval of Minutes for 01.16.24 **122**

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports
 - Creation of Old Mill Foundation

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmnl. Posted on February 1, 2024

CITY COUNCIL AGENDA

For Council Meeting:
February 6, 2024

PRESENTATIONS:

- Recognition of Isabel Oldroyd, Student of the Month
- Recognition of Shirley Harper

Farmington City Student of the Month



Student: Isabel Oldroyd

Nominated by: Tim Allen, Assistant Principal Farmington High

We are so proud to call Izzy a Farmington Phoenix. She is a wonderful example of the difference students can make when their focus is on helping others and the care for those around them. Izzy serves as an Officer at FHS and does an incredible job of setting a positive tone for the school. Even with that huge time commitment Izzy still carries an intense load of both Concurrent Enrollment classes as well as AP classes while maintaining a 3.995 GPA. She truly cares about those around her and shows genuine interest in each peer that she comes in contact with, making each of their day's better for having talked to her. We are so proud of Izzy and are so excited to see the incredible difference she will no doubt continue to make in our community.

CITY COUNCIL AGENDA

For Council Meeting:
February 6, 2024

BUSINESS: Shepard Lane Interchange Betterment Agreement

GENERAL INFORMATION:

See staff report prepared Chad Boshell P.E., Assistant City Manager

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Chad Boshell, Assistant City Manager
Date: 2-6-24
Subject: Shepard Lane Interchange Betterment Agreement Amendment

RECOMMENDATION(S)

Approve the betterment agreement amendment No. 1 with UDOT in the amount of \$200,759.08 for various betterments associated with the Shepard Lane Interchange to be funded from street maintenance funds in the upcoming budget.

BACKGROUND

The Shepard Lane Interchange design is complete and has been bid out twice. The first bid was rejected due to the cost significantly exceeding the budget while only having one bidder. The second bid attempt resulted in similar results, however UDOT awarded the project to Wadsworth. In April of last year the City approved a betterment agreement in the amount of \$105,783.40. The cost of these betterments has doubled with the project bid. If the City wants to continue with the betterments it must cover the increased cost of \$ 94,975.68. The prior amount was budgeted for and paid to UDOT this year. Below is a table of betterments and the cost based off the accepted bid:

Shepard Lane Interchange - Farmington Betterment Costs - Updated for 2nd bid prices

| Item | Proposed Enhancement | Unit | Quantity | Unit Cost | Unit Cost Increase above Baseline Treatment | Interchange Total Cost | Non-Interchange Total Cost |
|---|---|------|----------|--------------|---|------------------------|----------------------------|
| Lighting - N. Station Lane From Commerce Drive to UPRR Bridge | 8 Type A Junction Boxes, 1900 LF of conduit, 7 Direct Bury Light Poles, 1 Power Source Pedestal | LS | 1 | \$131,193.65 | No baseline treatment | | \$131,193.65 |
| Lighting - I-15 Bridge | 3 Type A Junction Boxes, 700 LF of conduit, 4 Pedestal Mounted Light Poles, 1 Power Source Pedestal | LS | 1 | \$77,517.95 | No baseline treatment | \$77,517.95 | |
| Lighting - UPRR Bridge | 2 Type A Junction Boxes, 500 LF of conduit, 2 Pedestal Mounted Light Poles, | LS | 1 | \$41,570.79 | No baseline treatment | | \$41,570.79 |
| Intersection Lighting/Signal | Powder coat traffic signal pole and mast arm (with cobrahead light) | EA | 13 | \$3,200.00 | No baseline treatment | \$20,800.00 | \$20,800.00 |
| Intersection Lighting/Signal | Powder coat traffic signal pole and mast arm (without cobrahead light) | EA | 2 | \$2,700.00 | No baseline treatment | \$2,700.00 | \$2,700.00 |
| Fencing UPRR Structure | 7' decorative metal (cost of chain link baseline treatment estimated at \$159.93/LF) | LF | 420 | \$514.62 | \$354.69 | | \$148,971.20 |
| Fencing I-15 Structure | 4' decorative metal (cost of chain link baseline treatment estimated at \$108.69/LF) | LF | 420 | \$455.86 | \$347.17 | \$145,810.00 | |
| Road Name on Parapet | Letter formed into concrete parapet (North Farmington Station) | LS | 1 | \$14,000.00 | No baseline treatment | \$14,000.00 | |

Pond Impact Calculations

| Pond V (cy) | Unit Cost | Total |
|-------------|-----------|----------|
| 637 | \$50 | \$31,850 |

(SCS 24-hr, 100-yr)

| | | |
|---|---------------------|---------------------|
| Subtotal | \$260,827.95 | \$345,235.64 |
| Add Design (actual) | \$1,046.00 | \$1,384.49 |
| Total Enhancement Cost | \$261,873.95 | \$346,620.13 |
| Minus Aesthetics Budget | -\$100,000.00 | -\$250,000.00 |
| City Responsibilities | \$161,873.95 | \$96,620.13 |
| Total City Responsibility | \$258,494.08 | |
| Deduct Pond Impact Cost | -\$31,850.00 | |
| Deduct D&RG Trail Real Estate Usage Fee | -\$25,885.00 | |
| Total Due from City | \$200,759.08 | |

Below is the original estimates in the first agreement:

Shepard Lane Interchange - Farmington Betterment Costs

| Item | Proposed Enhancement | Unit | Quantity | Unit Cost | Unit Cost Increase above Baseline Treatment | Interchange Total Cost | Non-Interchange Total Cost |
|---|---|------|----------|-------------|---|------------------------|----------------------------|
| Lighting - N. Station Lane From Commerce Drive to UPRR Bridge | 8 Type A Junction Boxes, 1900 LF of conduit, 7 Direct Bury Light Poles, 1 Power Source Pedestal | LS | 1 | \$97,280.00 | No baseline treatment | | \$97,280.00 |
| Lighting - I-15 Bridge | 3 Type A Junction Boxes, 700 LF of conduit, 4 Pedestal Mounted Light Poles, 1 Power Source Pedestal | LS | 1 | \$57,480.00 | No baseline treatment | \$57,480.00 | |
| Lighting - UPRR Bridge | 2 Type A Junction Boxes, 500 LF of conduit, 2 Pedestal Mounted Light Poles, | LS | 1 | \$30,820.00 | No baseline treatment | | \$30,820.00 |
| Intersection Lighting/Signal | Powder coat traffic signal pole and mast arm (with cobrahead light) | EA | 13 | \$3,200.00 | No baseline treatment | \$20,800.00 | \$20,800.00 |
| Intersection Lighting/Signal | Powder coat traffic signal pole and mast arm (without cobrahead light) | EA | 2 | \$2,700.00 | No baseline treatment | \$2,700.00 | \$2,700.00 |
| Fencing UPRR Structure | 7' decorative metal (cost of chain link baseline treatment estimated at \$75/LF) | LF | 420 | \$395.00 | \$320.00 | | \$134,400.00 |
| Fencing I-15 Structure | 4' decorative metal (cost of chain link baseline treatment estimated at \$50/LF) | LF | 420 | \$275.00 | \$225.00 | \$94,500.00 | |
| Road Name on Parapet | Letter formed into concrete parapet (North Farmington Station) | LS | 1 | \$14,000.00 | No baseline treatment | \$14,000.00 | |

Pond Impact Calculations

| Pond V (cy) | Unit Cost | Total |
|-------------|-----------|----------|
| 637 | \$50 | \$31,850 |

(SCS 24-hr, 100-yr)

| | | |
|---|---------------------|---------------------|
| Subtotal | \$189,480.00 | \$286,000.00 |
| Add Design (8%) | \$15,158.40 | \$22,880.00 |
| Total Enhancement Cost | \$204,638.40 | \$308,880.00 |
| Minus Aesthetics Budget | -\$100,000.00 | -\$250,000.00 |
| City Responsibilities | \$104,638.40 | \$58,880.00 |
| Total City Responsibility | \$163,518.40 | |
| Deduct Pond Impact Cost | -\$31,850.00 | |
| Deduct D&RG Trail Real Estate Usage Fee | -\$25,885.00 | |
| Total Due from City | \$105,783.40 | |

When UDOT does a project a certain amount of funds are set aside for aesthetics and landscaping to be used by the City. There are two types of aesthetic funds, these funds have different restrictions on their use; the City was allocated \$350,000 for aesthetics. The City Council has previously determined how these funds were to be used and this agreement reflects those betterments chosen by the City. Staff recommends approving the agreement.

SUPPLEMENTAL INFORMATION

1. Betterment Agreement Amendment No. 1

Respectfully submitted,



Chad Boshell, P.E.
Assistant City Manager

Review and concur,



Brigham Mellor
City Manager



AMENDMENT No. 1 Modification to 239102

FARMINGTON CITY BETTERMENT AGREEMENT

THIS AMENDMENT No. 1 TO FARMINGTON CITY BETTERMENT AGREEMENT, by and between the Utah Department of Transportation ("UDOT") and Farmington City, a political subdivision of the State of Utah ("City"). Each as party, ("Party") and together as parties, ("Parties").

RECITALS

WHEREAS, UDOT and the City entered into a Betterment Agreement with finance number 239102 dated April 18, 2023 for the highway project identified as S-I15-7(340)325 in Davis County, Utah ("Project"); and

WHEREAS, amendments to the agreement are necessary to account for the UDOT awarded contractor bid and adjustments to UDOT's betterment credits.

NOW THEREFORE, the following amendments to the Betterment Agreement are agreed by and between both parties hereto:

AGREEMENT

1. Replace the estimated cost for the combined Betterments in the first table of the Betterment Agreement with \$200,759.08 based on contract bid pricing as shown below:

| | | |
|---|--|--|
| Farmington City (Local Agency) Cost Estimate Betterment Agreement | Betterment Description: 1. Lighting North Station Lane 2. Lighting I-15 Bridge 3. Lighting UPRR Bridge 4. Intersection Lighting and Signal with Cobra Head 5. Intersection Lighting and Signal without Cobra Head 6. Fencing UPRR Structure 7. Fencing I-15 Structure 8. Road Name on Parapet | Estimated Cost for Betterment \$200,759.08 |
| PIN: 15684 FINET/CID: 72703 | Project Number: S-I15-7(340)325 Project Name: I-15; Shepard Lane Interchange | Agreement Number 239102 Date Executed 04/18/2023 |



MODIFICATION
Project No. S-115-7(340)325; Davis County
I-15; Shepard Lane Interchange
Farmington City
CID No. 72703 PIN 15684

2. Replace paragraph eight with the following:

Detailed Description of Betterment Work is shown below:

3. Replace the Betterment Estimate Table in the agreement with the following:

Shepard Lane Interchange - Farmington Betterment Costs - Updated for 2nd bid prices

| Item | Proposed Enhancement | Unit | Quantity | Unit Cost | Unit Cost Increase above Baseline Treatment | Interchange Total Cost | Non-Interchange Total Cost |
|---|---|------|----------|--------------|---|------------------------|----------------------------|
| Lighting - N. Station Lane From Commerce Drive to UPRR Bridge | 8 Type A Junction Boxes, 1900 LF of conduit, 7 Direct Bury Light Poles, 1 Power Source Pedestal | LS | 1 | \$131,193.65 | No baseline treatment | | \$131,193.65 |
| Lighting - I-15 Bridge | 3 Type A Junction Boxes, 700 LF of conduit, 4 Pedestal Mounted Light Poles, 1 Power Source Pedestal | LS | 1 | \$77,517.95 | No baseline treatment | \$77,517.95 | |
| Lighting - UPRR Bridge | 2 Type A Junction Boxes, 500 LF of conduit, 2 Pedestal Mounted Light Poles, | LS | 1 | \$41,570.79 | No baseline treatment | | \$41,570.79 |
| Intersection Lighting/Signal | Powder coat traffic signal pole and mast arm (with cobrahead light) | EA | 13 | \$3,200.00 | No baseline treatment | \$20,800.00 | \$20,800.00 |
| Intersection Lighting/Signal | Powder coat traffic signal pole and mast arm (without cobrahead light) | EA | 2 | \$2,700.00 | No baseline treatment | \$2,700.00 | \$2,700.00 |
| Fencing UPRR Structure | 7' decorative metal (cost of chain link baseline treatment estimated at \$159.93/LF) | LF | 420 | \$514.62 | \$354.69 | | \$148,971.20 |
| Fencing I-15 Structure | 4' decorative metal (cost of chain link baseline treatment estimated at \$108.69/LF) | LF | 420 | \$455.86 | \$347.17 | \$145,810.00 | |
| Road Name on Parapet | Letter formed into concrete parapet (North Farmington Station) | LS | 1 | \$14,000.00 | No baseline treatment | \$14,000.00 | |

| | | | | | |
|--|--|--|---|----------------------|----------------------|
| | | | Subtotal | \$260,827.95 | \$345,235.64 |
| | | | Add Design (actual) | <u>\$1,046.00</u> | <u>\$1,384.49</u> |
| | | | Total Enhancement Cost | \$261,873.95 | \$346,620.13 |
| | | | Minus Aesthetics Budget | <u>-\$100,000.00</u> | <u>-\$250,000.00</u> |
| | | | City Responsibilities | \$161,873.95 | \$96,620.13 |
| | | | Total City Responsibility | \$258,494.08 | |
| | | | Deduct Pond Impact Cost | -\$31,850.00 | |
| | | | Deduct D&RG Trail Real Estate Usage Fee | -\$25,885.00 | |
| | | | Total Due from City | \$200,759.08 | |

4. Insert the following paragraph after paragraph one of the cost estimate section:

The UDOT awarded contractor bid and adjusted estimated cost of the betterment work is shown below:

The contractor bid and adjusted the estimated cost of the betterment work \$200,759.08

The Balance Due shall be deposited with UDOT in July 2024. Local Agency shall deposit the amount with UDOT's Comptroller's Office located at UDOT/Comptroller, 4501 South 2700 West, Box 141510, Salt Lake City 84119-1510.



MODIFICATION
Project No. S-I15-7(340)325; Davis County
I-15; Shepard Lane Interchange
Farmington City
CID No. 72703 PIN 15684

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers.

| Farmington City | | | Utah Department of Transportation | | |
|---|--|------|--|--|------|
| By | | Date | By | | Date |
| Title/Signature of Official | | | Project Manager | | |
| By | | Date | By | | Date |
| Title/Signature of additional official, if required | | | Region Director | | |
| By | | Date | By | | Date |
| Title/Signature of additional official, if required | | | Comptroller's Office | | |

CITY COUNCIL AGENDA

For Council Meeting:
February 6, 2024

BUSINESS: **West Davis Corridor Landscape Cooperative Agreement.**

GENERAL INFORMATION:

See staff report prepared Chad Boshell P.E., Assistant City Manager

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Chad Boshell
Date: 2-6-24
Subject: West Davis Corridor Landscape Cooperative Agreement

RECOMMENDATION(S)

Approve the Cooperative Agreement with UDOT for the landscaping improvements and maintenance responsibilities for the aesthetics and landscaping funds that will be allocated to Farmington City.

BACKGROUND

When UDOT does a major project a percentage of the project budget is to go towards aesthetics and landscaping. For the West Davis Corridor (WDC) project UDOT has decided to allocate the funds to each City for them to use how they deem most appropriate. In order to receive the funds each City has to enter into a cooperative agreement that dictates how the funds are spent and the maintenance responsibilities for the City. If agreed upon the City will receive \$350,000 up front and an additional \$350,000 after the improvements are completed and verified. In order to receive these funds the City agrees to the following summarized list:

1. City must consult with a resident working group to develop the landscaping and aesthetics plan.
2. The aesthetics plan must be submitted to UDOT for review prior to the start of construction.
3. The City will establish and maintain any and all landscaping and irrigation systems and assume responsibility for the initial and ongoing utility billings.
4. The City will maintain non-right of way fencing located on the City side of trails.
5. The City will be responsible for the aesthetic appearance and graffiti removal from the noise wall within City boundaries. (not clear on which side of wall, Staff feels that it should be clarified to state the outside side of the wall).
6. Must complete work and expenditure by September 1, 2025.

The City has begun the process of creating landscaping plans and options but will need to work with a residents group and elected officials to finalize improvements and plans. Staff recommends approving the agreement.

SUPPLEMENTAL INFORMATION

1. Cooperative Agreement
2. Preliminary Potential Improvements

Respectfully submitted,



Chad Boshell, P.E.
Assistant City Manager

Review and concur,



Brigham Mellor
City Manager



COOPERATIVE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____ 2024, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, ("UDOT") and **FARMINGTON CITY CORPORATION**, a Municipal Corporation in the State of Utah, hereinafter referred to as the ("**CITY**").

RECITALS

WHEREAS, UDOT is constructing the highway identified as West Davis Corridor, SR-177 (WDC), from connections to I-15 and Legacy parkway just south of Glover Lane, to Antelope Drive on the north; Project Number S-R199 (229) in Davis County, Utah ("Project"); and;

WHEREAS, UDOT and the **CITY** desire to enter into this Agreement for landscaping improvements and maintenance responsibilities associated with said Project within CITY boundaries; and

WHEREAS, UDOT has a policy designating what portion of project funds may be used toward aesthetics and landscaping; and

WHEREAS, UDOT has agreed to participate in the cost of the landscaping and maintenance according to the terms herein, and

WHEREAS, the Utah State Code Section 72-3-109(1)(c)(i) requires the local municipality to maintain the state right of way behind the curb and gutter; and

WHEREAS, the **CITY** will receive payment from the **UDOT** to be administered on the Project.

THIS COOPERATIVE AGREEMENT, is made to set out the terms and conditions where under said payment shall be made and maintenance responsibilities performed.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. **UDOT** will allow the **CITY** access on state right-of-way along SR-177 between 950 North on the north and Glovers Lane on the south for the sole purpose of maintaining roadside landscape, fencing, lighting, trails, walls, and aesthetic features ("Improvements").
2. UDOT has included baseline aesthetics as defined by UDOT's Aesthetics Manual in the Design-Builder's contract.
3. The **CITY** will consult with the local Resident Working Groups in developing their landscaping and aesthetics plan. The **CITY** will submit their plan to UDOT for review prior to the start of their construction. The **CITY** will have final say on what landscape and aesthetic improvements are constructed.
4. The **CITY** will establish and maintain any and all landscaping and irrigation systems outside of the **UDOT** right of way. The **CITY** will assume all financial responsibility for the initial and ongoing utility billings for any and all irrigation facilities. The **CITY** accepts the responsibility to removed debris, weeds, trash and maintain drainage.
5. The **CITY** will maintain the non-right of way fencing located on the **CITY** side of trails. The **CITY** will be responsible to timely repair or restore loss and damage of fencing improvements resulting from vandalism, accident or other loss.



Project No. S-R199 (229); Davis County
West Davis Corridor (SR-177)
Farmington City
CID No. 72698 PIN 11268

6. The **CITY** will be responsible for aesthetic appearance and graffiti removal from the noise wall within CITY boundaries (wall facing away from WDC traffic).
7. CITY must complete expenditure and use of monies provided by this Agreement by September 1, 2025. CITY will use these monies for improvement within the Project construction limits.
8. UDOT will make a lump sum payment to **CITY** in the amount of Three-Hundred and Fifty Thousand dollars and zero cents (\$350,000.00) upon approval of a submitted aesthetic plan to UDOT. City will be eligible for an additional amount not to exceed of Three-Hundred and Fifty Thousand (\$350,000) with the submittal of verified expenditures towards work performed according to the submitted aesthetic plan to UDOT.

TOTAL TO FARMINGTON IS \$350,000.00

9. The **CITY** agrees to keep all receipts, contracts, invoices, and documentation related to the expenditure of said funds for a period of three years. **UDOT** reserves the right to audit these records upon 10 days' notice to the **CITY** to ensure all funds have been utilized for the purposes outlined in this agreement. **UDOT** is entitled to reimbursement of any funds not shown to have been utilized for said purposes.
10. This Agreement may be terminated upon written approval by both parties. If such should occur, within 30 days from the date of termination and if required by **UDOT**, the **CITY** will restore the areas of landscape to **UDOT** standards or pay **UDOT** to do so. The **CITY** understands that the landscaping improvements on the **UDOT** right of way are installed at their own risk and if the landscaping is not maintained or if the right of way is needed for **UDOT's** purposes, the **UDOT** will remove any landscape facilities or plantings without reimbursement to the **CITY**.
11. The **UDOT** and the **CITY** are governmental entities subject to the Utah Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out the negligent acts, errors or omissions of the indemnifying party's officers, agents, contractors or employees in the performance of this Agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any provision of the Utah Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.
12. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures thereto and hereto were upon the same instrument. This Agreement shall become effective when each Party hereto shall have received a counterpart hereof signed by the other Party hereto.
13. This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.
14. Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or create any partnership, joint venture or other association between the Parties.
15. This Agreement contains the entire agreement between the Parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either Party or agents for either Party that



Project No. S-R199 (229); Davis County
West Davis Corridor (SR-177)
Farmington City
CID No. 72698 PIN 11268

are not contained in this written Agreement shall be binding or valid.

16. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained, shall not affect the remaining portions hereof, or any part thereof.
17. Each party represents that it has the authority to enter into this Agreement.



Project No. S-R199 (229); Davis County
West Davis Corridor (SR-177)
Farmington City
CID No. 72698 PIN 11268

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written:

ATTEST:

FARMINGTON CITY CORPORATION, a Municipal Corporation of the State of Utah

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

RECOMMENDED FOR APPROVAL:

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
REGION LANDSCAPE ARCHITECT

By: _____
PROJECT DIRECTOR

Date: _____

Date: _____

APPROVED AS TO FORM:

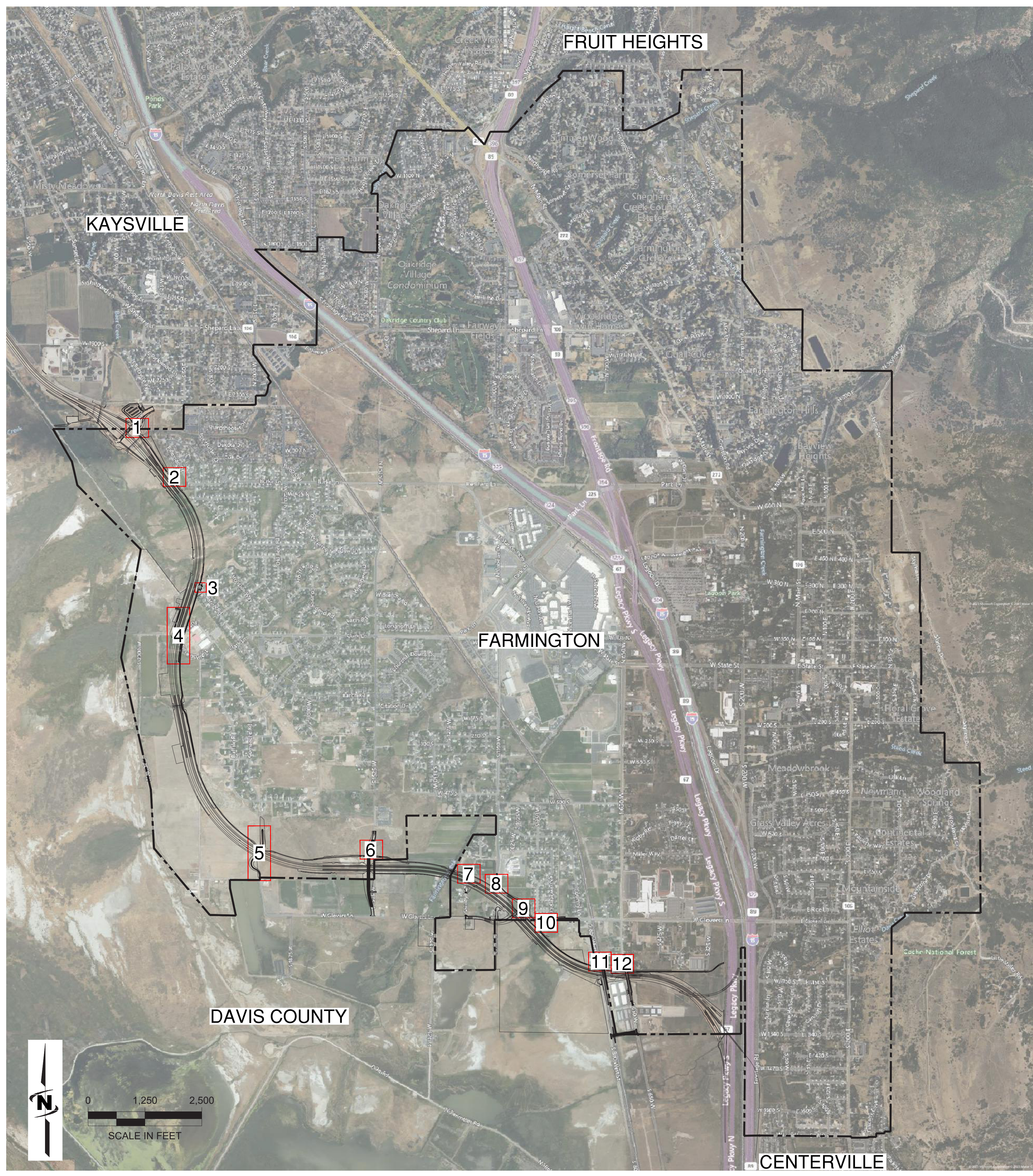
UDOT COMPTROLLER'S OFFICE

The Utah State Attorney General's Office has previously approved all paragraphs in this Agreement as to form.

By: _____
CONTRACT ADMINISTRATOR

Date: _____

Plot Date: 12/20/23 3:13 PM Plotted By: Tyler Smithson
 Date Created: 6/1/2023 J:\CENTRAL\Clients\UT\FARMINGTON\LANDSCAPE\MASTER PLANNING\WEST DAVIS CORRIDOR DESIGN\CAD\MODEL\55-22-054_C-SP.DWG



SHEET INDEX

| PG | SHEET | NAME |
|----|--------|------------------------------|
| 1 | LS-101 | 950 N CONNECTION |
| 2 | LS-102 | RIFLEMAN DR TRAILHEAD |
| 3 | LS-103 | FARMINGTON RANCH TRAILHEAD |
| 4 | LS-104 | BUFFALO RANCH TRAILHEAD |
| 5 | LS-105 | GLOVERS LN BRIDGE |
| 6 | LS-106 | 1525 W TUNNEL |
| 7 | LS-107 | SHIRLEY RAE CIRCLE TRAILHEAD |
| 8 | LS-108 | S.1100 W TRAILHEAD |
| 9 | LS-109 | ROUNDAABOUT |
| 10 | LS-110 | W. GLOVERS LN TRAILHEAD |
| 11 | LS-111 | COBBLE CREEK TRAILHEAD |
| 12 | LS-112 | 650 W. TRAILHEAD |
| 13 | LS-501 | SITE DETAILS |

| OPCC Analysis | |
|-------------------|--------------------|
| Estimate | Item |
| \$ 700,000 | Budget |
| \$ 371,000 | Phase 1 Total |
| \$ 353,000 | Phase 2 Total |
| \$ 127,000 | Phase 3 Total |
| \$ 42,550 | 5% Mobilization |
| \$ 170,200 | 20% Contingency |
| \$ 1,063,750 | Grand Total |
| \$ 97,500 | *Signage Total |
| \$ 266,250 | Over Budget |

| | | | |
|---|-------------------------------|--|---------------------------------|
| W. DAVIS CORRIDOR - AT NODES FARMINGTON CITY | OVERALL LANDSCAPE PLAN | PRELIMINARY PLANS | NOT FOR CONSTRUCTION |
| REUSE OF DRAWINGS JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB. | | REVISION NO. DESCRIPTION BY DATE | |
| FILE: 55-22-054_C-SP JUB PROJ. #: 55-22-054 DRAWN BY: DF & KR DESIGN BY: TS CHECKED BY: AN AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY LAST UPDATED: 6/9/2023 | | SHEET NUMBER: LS-100 | |
| W. DAVIS CORRIDOR - AT NODES FARMINGTON CITY | | J-U-B ENGINEERS, INC. 392 E. Winchester St. Suite 300 Salt Lake City, UT 84107 Phone: 801.886.9052 www.jub.com | |

Plot Date: 15/2023 2:18 PM Plotted By: Tyler Smithson
 Date Created: 15/12/2023 J:\CENTRAL CLIENTS\UTP\FARMINGTON\CONNECTIONS\W.DAVIS CORRIDOR\DESIGN\DWG\55-22-054_C-SP.DWG



IMAGE A

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 SOLAR LIGHT FIXTURE
- 4 TREES
- 5 THRESHOLD
- 6 KIOSK

| AT Node 1 - OPCC | | May 30, 2023 | | |
|---|-------|--------------|-------------|-----------------|
| ITEM DESCRIPTION | QTY. | UNITS | UNIT COST | TOTAL COST |
| Phase 1 | | | | |
| 1 Site Prep | 3,500 | SF | \$ 0.25 | \$ 875.00 |
| 2 Boulders, Engrave Farmington Logo (1 @ \$385) | 11 | EA | \$ 300.00 | \$ 3,685.00 |
| 3 Wildflower Seed Mix | 3,500 | SF | \$ 0.50 | \$ 1,750.00 |
| 4 *W. Davis Trail Sign | 1 | EA | \$ 2,000.00 | \$ 2,000.00 |
| Phase 1 Subtotal | | | | \$9,000 |
| Phase 2 | | | | |
| 1 Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 |
| 2 Lighting Fixture (Solar) | 1 | LS | \$ 6,000.00 | \$ 6,000.00 |
| 3 Trees | 6 | EA | \$ 850.00 | \$ 5,100.00 |
| 4 *Kiosk (Map & User Info) | 1 | LS | \$ 8,000.00 | \$ 8,000.00 |
| Phase 2 Subtotal | | | | \$23,000 |
| * = Alternate Funding | | | | \$4,800 |
| 15% Contingency | | | | \$4,800 |
| GRAND TOTAL | | | | \$36,800 |



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| NO. | DESCRIPTION | BY | APPR. | DATE |
|-----|-------------|----|-------|------|
| | | | | |

W. DAVIS CORRIDOR - AT NODES
 FARMINGTON CITY
 LANDSCAPE PLAN
 AT NODE 1
 (950 N CONNECTION)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
 LAST UPDATED: 6/13/2023
 SHEET NUMBER:
LS-101

Plot Date: 09/09/2023 2:10 PM, Plotted By: Tyler Smithson
 Date Created: 09/09/2023, J:\B\CENTRAL\Clients\UT\Farmington City\Farmington City\Farmington City\Projects\55-22-054 - Farmington Landscapes\Master Planning\West Davis Corridor\Design\CAD\MOE\155-22-054_C-SP.DWG



IMAGE A

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 MILE MARKER
- 4 WILDFLOWER SEED MIX

| AT Node 2 - OPCC | | May 30, 2023 | | | |
|-----------------------|---|--------------|-------|-------------|-----------------|
| ITEM DESCRIPTION | | QTY. | UNITS | UNIT COST | TOTAL COST |
| Phase 1 | | | | | |
| 1 | Site Prep | 600 | SF | \$ 0.25 | \$ 150.00 |
| 2 | *W. Davis Trail Sign | 1 | EA | \$ 2,000.00 | \$ 2,000.00 |
| 3 | Wildflower Seed Mix | 500 | SF | \$ 0.50 | \$ 250.00 |
| 4 | Gateway (Engraved Threshold) | 1 | EA | \$ 3,000.00 | \$ 3,000.00 |
| Phase 1 Subtotal | | | | | \$6,000 |
| Phase 2 | | | | | |
| 1 | Boulders, Engrave Farmington Logo (1 @ \$385) | 6 | SF | \$ 300.00 | \$ 2,185.00 |
| 2 | *W. Davis Trail Sign | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| 3 | | | | | \$ - |
| 4 | | | | | \$ - |
| Phase 2 Subtotal | | | | | \$5,000 |
| * = Alternate Funding | | | | | |
| 15% Contingency | | | | | \$1,650 |
| GRAND TOTAL | | | | | \$12,650 |



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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | BY | APPR. | DATE |
|-----|-------------|----|-------|------|
| | | | | |

W. DAVIS CORRIDOR - AT NODES
FARMINGTON CITY
LANDSCAPE PLAN
AT NODE 2
(RIFLEMAN DR TRAILHEAD)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 09/09/2023
SHEET NUMBER:
LS-102

| AT Node 3 - OPCC | | May 30, 2023 | | | |
|---|--------|--------------|--------------|------------------|--|
| ITEM DESCRIPTION | QTY. | UNITS | UNIT COST | TOTAL COST | |
| Phase 1 | | | | | |
| 1 Site Prep | 11,527 | SF | \$ 0.25 | \$ 2,881.75 | |
| 2 Boulders, Engrave Farmington Logo (1 @ \$385) | 12 | EA | \$ 300.00 | \$ 3,985.00 | |
| 3 Wildflower Seed Mix | 6,000 | SF | \$ 0.50 | \$ 3,000.00 | |
| 4 Bench w/ Conc Pad | 2 | EA | \$ 5,000.00 | \$ 10,000.00 | |
| 5 Organic (1800 sf) & Mineral (1800 sf) Mulch | 3,600 | SF | \$ 2.50 | \$ 9,000.00 | |
| 6 Trees | 21 | EA | \$ 850.00 | \$ 17,850.00 | |
| Phase 1 Subtotal | | | | \$47,000 | |
| Phase 2 | | | | | |
| 1 Landscape (Plants & Irrigation) | 1,800 | SF | \$ 7.00 | \$ 12,600.00 | |
| 2 Litter Bin | 2 | EA | \$ 3,500.00 | \$ 7,000.00 | |
| 3 Picnic Table | 1 | EA | \$ 5,000.00 | \$ 5,000.00 | |
| 4 Trees | 13 | EA | \$ 850.00 | \$ 11,050.00 | |
| 5 *Kiosk w/ Map | 1 | LS | \$ 4,000.00 | \$ 4,000.00 | |
| Phase 2 Subtotal | | | | \$40,000 | |
| Phase 3 | | | | | |
| 1 Landforms (Berm: Rough/Fine Grading) | 68 | CY | \$ 50.00 | \$ 3,400.00 | |
| 2 Tensile Shade Structure | 3 | EA | \$ 5,500.00 | \$ 16,500.00 | |
| 3 Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 | |
| 4 Pic Toilet | 1 | EA | \$ 65,000.00 | \$ 65,000.00 | |
| 5 Lighting Fixture (Solar) | 2 | LS | \$ 6,000.00 | \$ 12,000.00 | |
| Phase 3 Subtotal | | | | \$100,000 | |
| 15% Contingency | | | | \$28,050 | |
| GRAND TOTAL | | | | \$215,050 | |

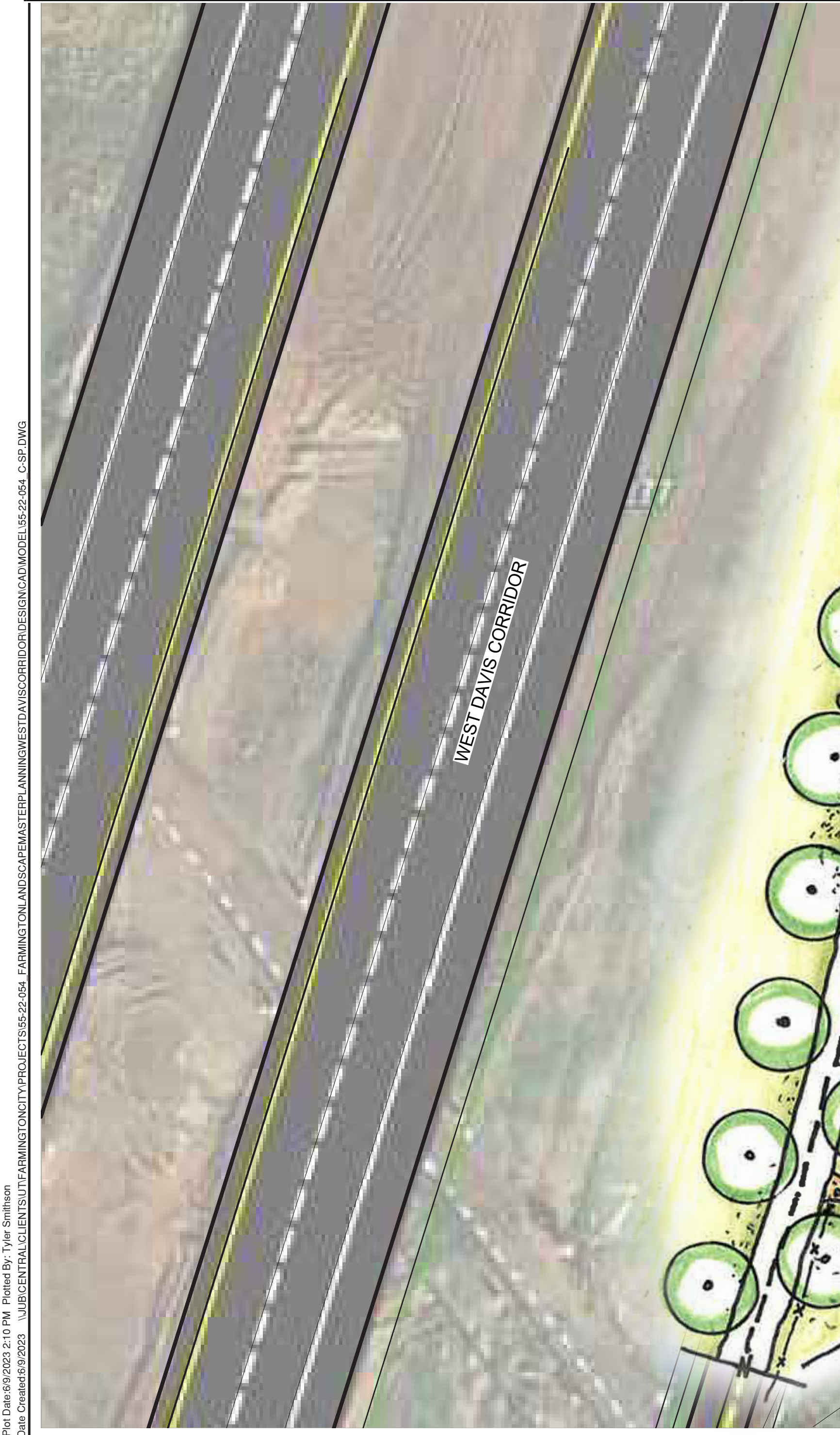


IMAGE A



IMAGE B

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 BENCH W/ CONC. PAD
- 4 LIGHTING FIXTURE
- 5 RESTROOM BUILDING
- 6 KIOSK
- 7 TENSILE SHADE STRUCTURE
- 8 GATEWAY (ENGRAVED THRESHOLD)
- 9 LITTER BINS
- 10 PICNIC TABLE



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PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

REVISION
NO. DESCRIPTION BY APP. DATE

W. DAVIS CORRIDOR - AT NODES
FARMINGTON CITY
LANDSCAPE PLAN
AT NODE 3
(FARMINGTON RANCH TRAILHEAD)

FILE : 55-22-054_C-SP
JUB PROJ. # : 55-22-054
DRAWN BY : DF & KR
DESIGN BY : TS
CHECKED BY : AN
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 6/9/2023
SHEET NUMBER:
LS-103

Plot Date: 6/9/2023 2:10 PM Plotted By: Tyler Smithson
Date Created: 6/9/2023 JUB\CENTRAL\CLIENTS\UT\FARMINGTON\CONTRACT\PROJECTS\55-22-054 - FARMINGTON LANDSCAPE MASTER PLANNING\WEST DAVIS CORRIDOR DESIGN\CAD\NO.103-LS-103_C-SP.DWG

Plot Date: 6/9/2023 2:10 PM, Plotted By: Tyler Smithson, Date Created: 6/9/2023, J:\CENTRAL\Clients\UT\FARMINGTON\PROJECTS\55-22-054 - FARMINGTON LANDSCAPE MASTER PLANNING\WEST DAVIS CORRIDOR DESIGN\CAD\MODEL\55-22-054 - C-SP.DWG

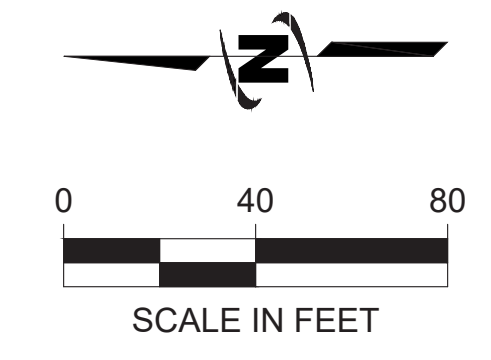


IMAGE A

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 BENCH W/ CONC. PAD
- 4 EDUCATIONAL SIGNAGE
- 5 GATEWAY (ENGRAVED THRESHOLD)

| AT Node 4 - OPCC | | May 30, 2023 | | | |
|-----------------------|---|--------------|-------|-------------|-----------------|
| ITEM DESCRIPTION | | QTY. | UNITS | UNIT COST | TOTAL COST |
| Phase 1 | | | | | |
| 1 | Site Prep | 11,400 | SF | \$ 0.25 | \$ 2,850.00 |
| 2 | *Wayfinding Sign | 2 | EA | \$ 5,000.00 | \$ 10,000.00 |
| 3 | Boulders, Engrave Farmington Logo (1 @ \$385) | 9 | EA | \$ 300.00 | \$ 3,085.00 |
| 4 | Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 |
| 5 | Wildflower Seed Mix | 10,000 | SF | \$ 0.50 | \$ 5,000.00 |
| Phase 1 Subtotal | | | | | \$24,000 |
| Phase 2 | | | | | |
| 1 | *Educational Signage - GSL Fact | 1 | EA | \$ 3,000.00 | \$ 3,000.00 |
| 2 | Trees | 43 | EA | \$ 700.00 | \$ 30,333.33 |
| 3 | Water Line (Pull from Farmington Ranch TH) | 1,300 | LF | \$ 1.75 | \$ 2,275.00 |
| 4 | Bench w/ Conc Pad | 1 | EA | \$ 5,000.00 | \$ 5,000.00 |
| * = Alternate Funding | | | | | |
| Phase 2 Subtotal | | | | | \$41,000 |
| 15% Contingency | | | | | \$9,750 |
| GRAND TOTAL | | | | | \$74,750 |



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W. DAVIS CORRIDOR - AT NODES
FARMINGTON CITY
LANDSCAPE PLAN
AT NODE 4
(BUFFALO RANCH TRAILHEAD)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 6/9/2023
 SHEET NUMBER:
LS-104

Plot Date: 6/9/2023 2:10 PM, Plotted By: Tyler Smithson
 Date Created: 6/9/2023, J:\CENTRAL\CLIENTS\UT\FARMINGTON\ACTIVITY\PROJECT\55-22-054 - FARMINGTON LANDSCAPE MASTER PLANNING\WEST DAVIS CORRIDOR DESIGN\CAD\MOI\EL\55-22-054 - C-SP.DWG

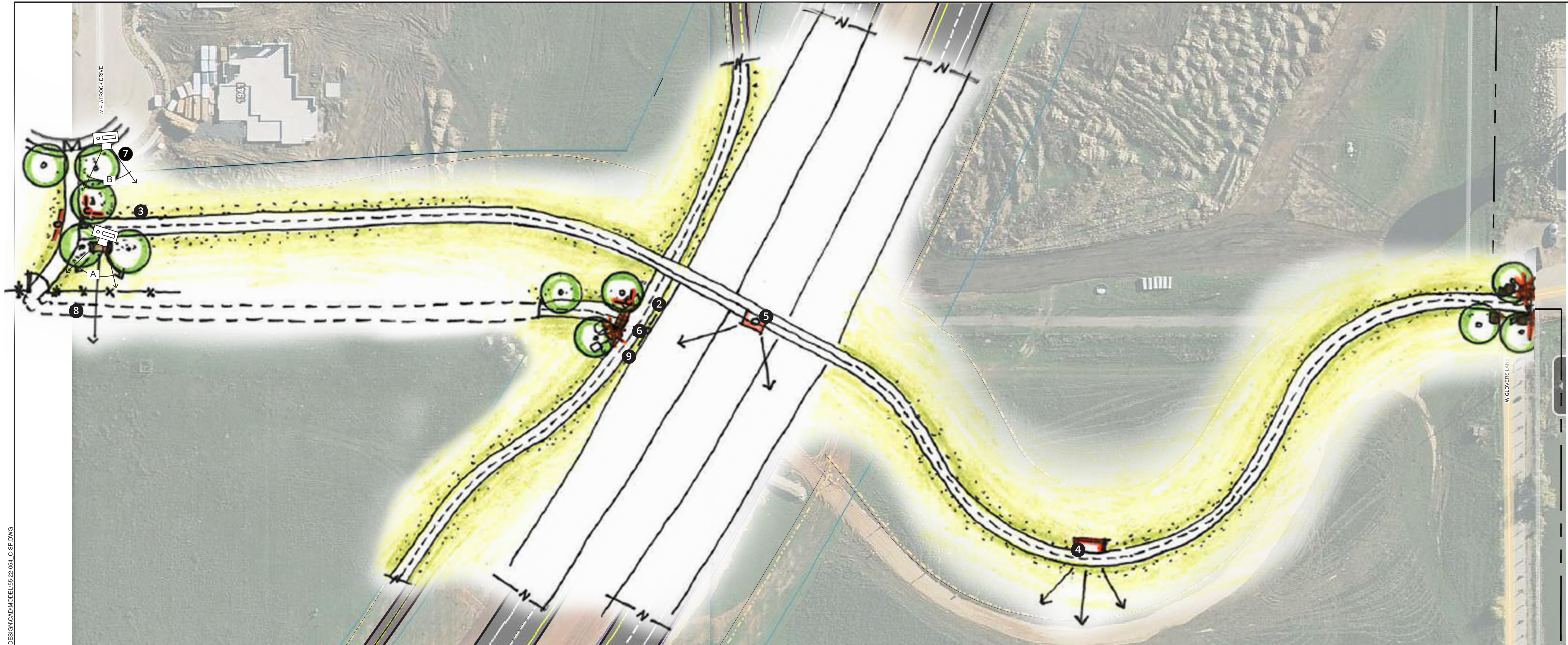


IMAGE A



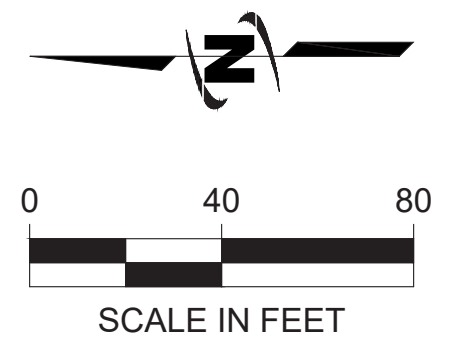
IMAGE B

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 WEST DAVIS TRAIL SIGN
- 4 BENCH W/ CONC. PAD
- 5 EDUCATIONAL SIGNAGE
- 6 GATEWAY (ENGRAVED THRESHOLD)
- 7 CURB RAMP
- 8 GATE
- 9 LIGHTING FIXTURE

| AT Node 5 - OPCC | | May 30, 2023 | | | |
|---|-------|--------------|--------------------|-----------------|--|
| ITEM DESCRIPTION | QTY. | Units | UNIT COST | TOTAL COST | |
| Phase 1 | | | | | |
| 1 Site Prep + Wildflower Seed Mix | 5,000 | SF | \$ 0.75 | \$ 3,750.00 | |
| 2 Boulders, Engrave Farmington Logo (1 @ \$385) | 11 | EA | \$ 300.00 | \$ 3,685.00 | |
| 3 *Wayfinding Sign (1), W. Davis Trail Sign (2) | 3 | EA | \$ 7,000.00 | \$ 21,000.00 | |
| 4 Bench w/ Conc Pad | 1 | EA | \$ 5,000.00 | \$ 5,000.00 | |
| | | | Phase 1 Subtotal | \$34,000 | |
| Phase 2 | | | | | |
| 1 Trees | 5 | EA | \$ 850.00 | \$ 4,250.00 | |
| 2 Mineral Mulch at Trail Junction | 2,000 | SF | \$ 2.50 | \$ 5,000.00 | |
| 3 Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 | |
| 4 Lighting Fixture (Solar) | 2 | EA | \$ 6,000.00 | \$ 12,000.00 | |
| 5 Curb Ramp | 1 | EA | \$ 4,000.00 | \$ 4,000.00 | |
| 6 Gate (at existing fence) | 1 | EA | \$ 800.00 | \$ 800.00 | |
| | | | Phase 2 Subtotal | \$30,000 | |
| | | | 15% Contingency | \$9,600 | |
| | | | GRAND TOTAL | \$73,600 | |

* = Alternate Funding



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REVISION
 NO. DESCRIPTION BY APP. DATE

W. DAVIS CORRIDOR - AT NODES
 FARMINGTON CITY
 LANDSCAPE PLAN
 AT NODE 5
 (S. GLOVERS LN BRIDGE)

FILE : 55-22-054_C-SP
 JUB PROJ. # : 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 6/9/2023
 SHEET NUMBER:
LS-105

| AT Node 6 - OPCC | | May 30, 2023 | | | |
|---|--------|--------------|--------------------|-----------------|--|
| ITEM DESCRIPTION | QTY. | Units | UNIT COST | TOTAL COST | |
| Phase 1 | | | | | |
| 1 Site Prep | 13,000 | SF | \$ 0.50 | \$ 6,500.00 | |
| 2 *Wayfinding Sign | 1 | EA | \$ 2,500.00 | \$ 2,500.00 | |
| 3 Boulders, Engrave Farmington Logo (1 @ \$385) | 22 | EA | \$ 300.00 | \$ 6,985.00 | |
| 4 Trees | 28 | EA | \$ 850.00 | \$ 23,800.00 | |
| 5 Wildflower Seed Mix | 9,000 | SF | \$ 0.50 | \$ 4,500.00 | |
| 6 Boulder Tree Well | 7 | EA | \$ 1,000.00 | \$ 7,000.00 | |
| 7 Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 | |
| | | | Phase 1 Subtotal | \$55,000 | |
| Phase 2 | | | | | |
| 1 Wetland Shrub Plugs | 1,800 | SF | \$ 5.00 | \$ 9,000.00 | |
| 2 Mineral Mulch at Trail Junction | 1,800 | SF | \$ 2.50 | \$ 4,500.00 | |
| 3 Boulder Retaining Wall at Tunnel | 150 | SF | \$ 55.00 | \$ 8,250.00 | |
| 4 *Educational Signage | 1 | EA | \$ 3,000.00 | \$ 3,000.00 | |
| 5 Picnic Table | 1 | EA | \$ 5,000.00 | \$ 5,000.00 | |
| * = Alternate Funding | | | Phase 2 Subtotal | \$30,000 | |
| | | | 15% Contingency | \$12,750 | |
| | | | GRAND TOTAL | \$97,750 | |

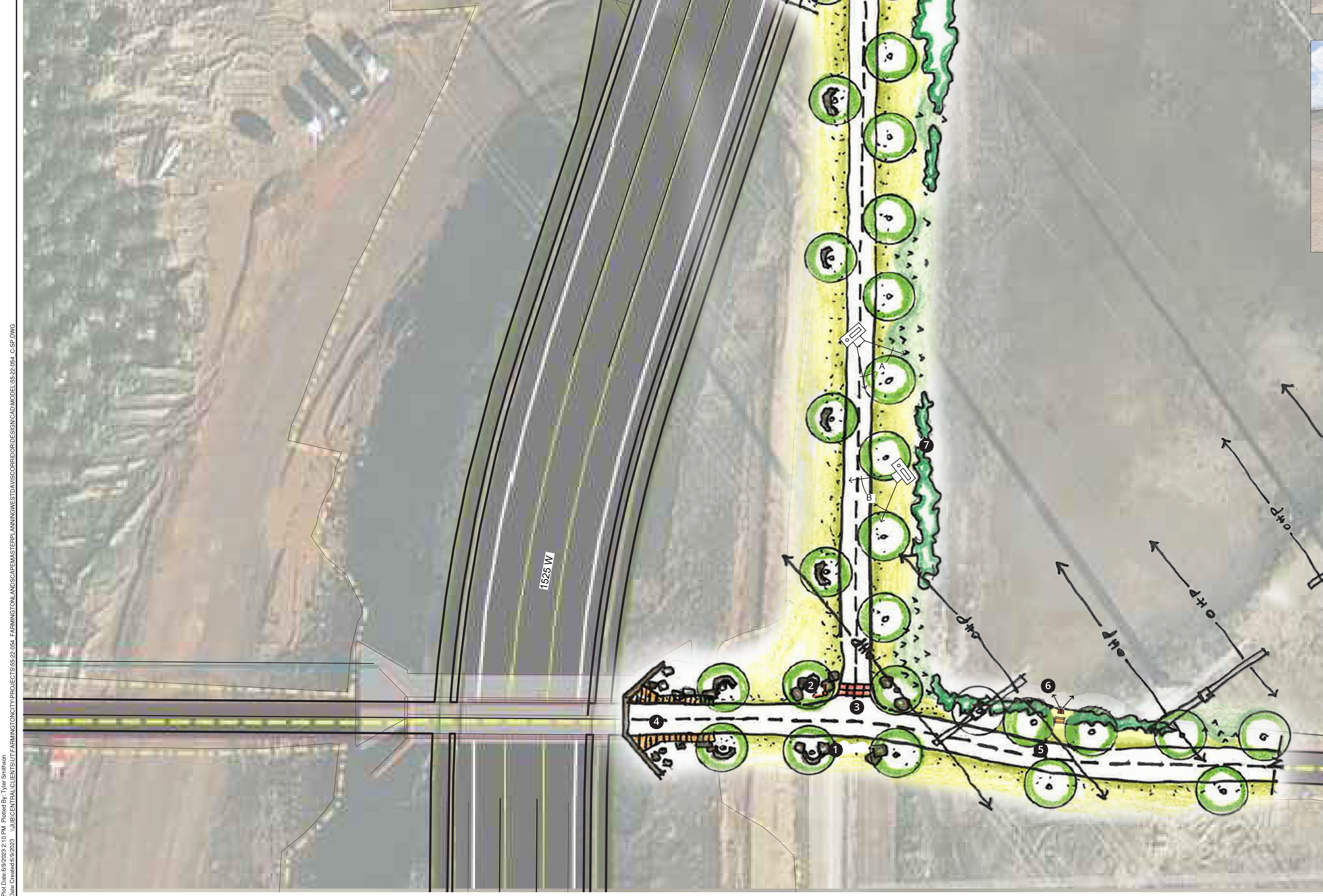


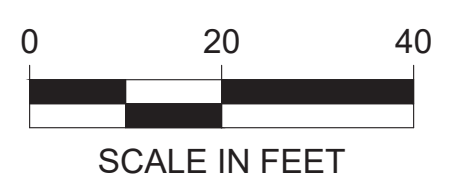
IMAGE A



IMAGE B

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 GATEWAY (ENGRAVED THRESHOLD)
- 4 BOULDER RETAINING WALL
- 5 PICNIC TABLE
- 6 EDUCATIONAL SIGNAGE
- 7 WETLAND SHRUB STARTS



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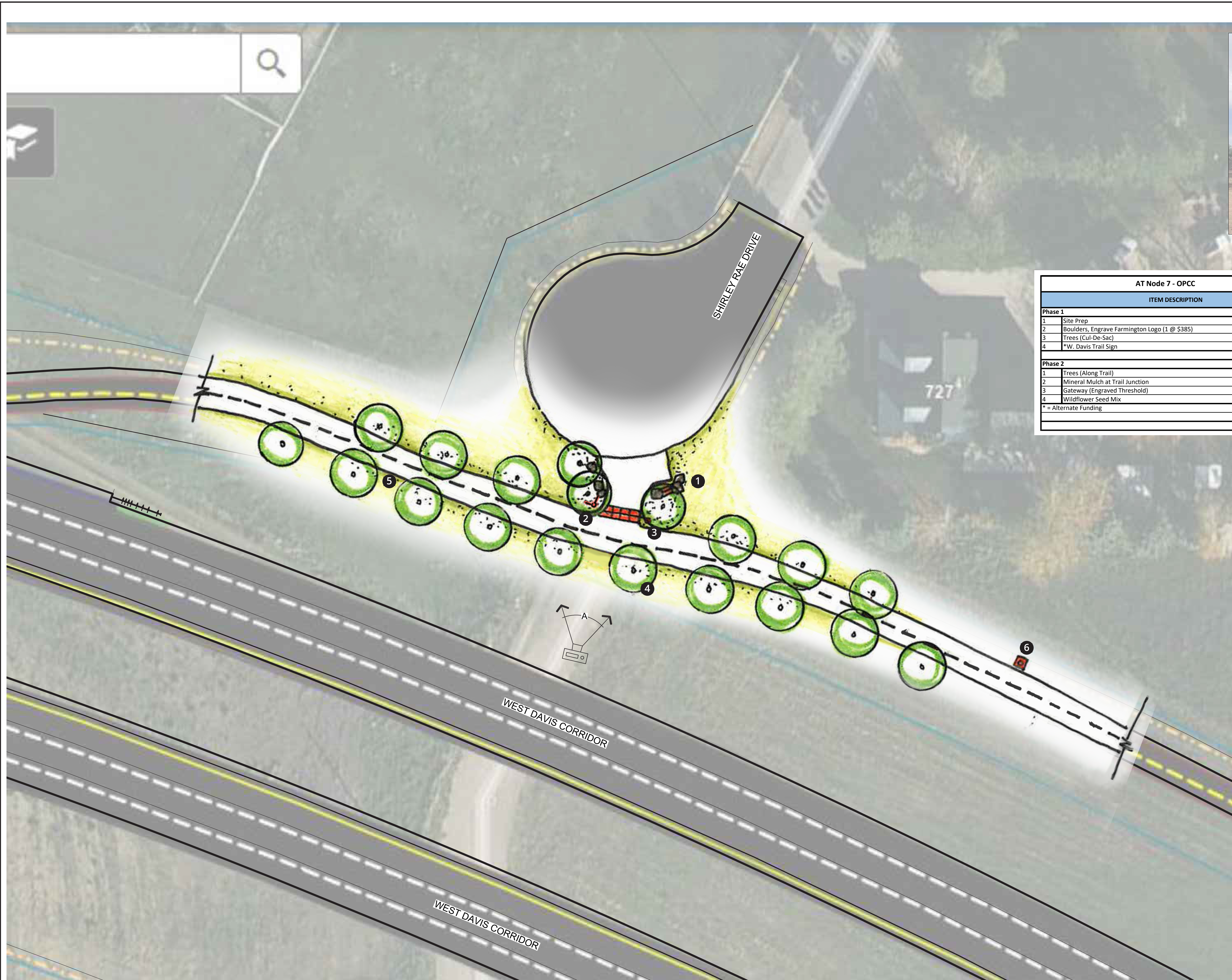
REVISION
 NO. DESCRIPTION BY APR. DATE

W. DAVIS CORRIDOR - AT NODES
 FARMINGTON CITY
 LANDSCAPE PLAN
 AT NODE 6
 (S. 1525 W TUNNEL)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 6/9/2023
 SHEET NUMBER:
LS-106

Plot Date: 6/9/2023 2:10 PM, Plotted By: Tyler Smithson
 Date Created: 6/9/2023, J:\CENTRAL\CLIENTS\UT\FARMING\ONCTV\PROJECT\55-22-054 - FARMING\CON\LANDSCAPE\MASTER\PLANNING\WEST\DAVIS\CORRIDOR\DESIGN\CAD\MODEL\55-22-054_C-SP.DWG

Plot Date: 12/20/23 2:25 PM Printed By: Tyler Smithson
 Date Created: 12/20/23 J:\CENTRAL CLIENTS\UT FARMING\ONCTV\PROJECTS\55-22-054 - FARMING\CON\LANDSCAPE\MASTER PLANNING\WEST DAVIS CORRIDOR\DESIGN\CD\MODEL\55-22-054 - C-SP.DWG



| AT Node 7 - OPCC | | May 30, 2023 | | | |
|---|-------|--------------|-------------|-----------------|---------|
| ITEM DESCRIPTION | QTY. | Units | UNIT COST | TOTAL COST | |
| Phase 1 | | | | | |
| 1 Site Prep | 4,500 | SF | \$ 0.25 | \$ 1,125.00 | |
| 2 Boulders, Engrave Farmington Logo (1 @ \$385) | 6 | EA | \$ 300.00 | \$ 2,185.00 | |
| 3 Trees (Cul-De-Sac) | 3 | EA | \$ 850.00 | \$ 2,550.00 | |
| 4 *W. Davis Trail Sign | 1 | LF | \$ 2,000.00 | \$ 2,000.00 | |
| Phase 1 Subtotal | | | | \$8,000 | |
| Phase 2 | | | | | |
| 1 Trees (Along Trail) | 16 | EA | \$ 850.00 | \$ 13,600.00 | |
| 2 Mineral Mulch at Trail Junction | 750 | SF | \$ 2.50 | \$ 1,875.00 | |
| 3 Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 | |
| 4 Wildflower Seed Mix | 4,000 | SF | \$ 0.50 | \$ 2,000.00 | |
| Phase 2 Subtotal | | | | \$21,000 | |
| * = Alternate Funding | | | | 15% Contingency | \$4,350 |
| GRAND TOTAL | | | | \$33,350 | |

LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 W. DAVIS TRAIL SIGN
- 3 GATEWAY (ENGRAVED THRESHOLD)
- 4 TREES
- 5 WILDFLOWER SEED MIX
- 6 MILE MARKER



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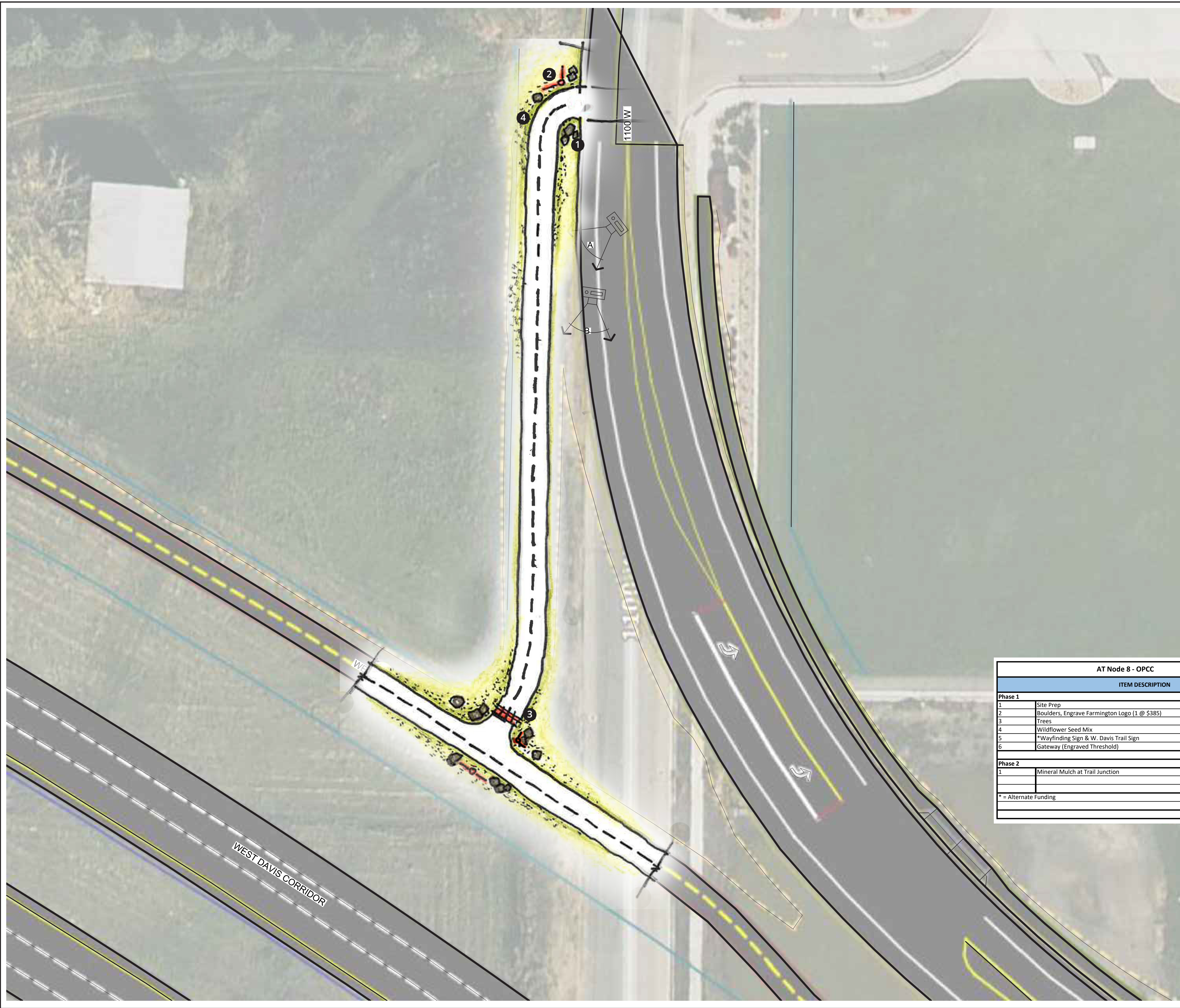
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W. DAVIS CORRIDOR - AT NODES FARMINGTON CITY
LANDSCAPE PLAN AT NODE 7 (SHIRLEY RAE CIRCLE TRAILHEAD)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 6/13/2023
SHEET NUMBER: LS-107

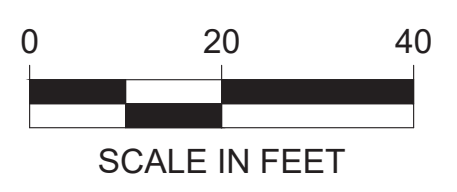
Plot Date: 6/9/2023 2:11 PM Plotted By: Tyler Smithson
 Date Created: 6/9/2023 _JUB\CENTRAL\Clients\UT\FARMINGT\ONCITY\PROJECTS\55-22-054 - FARMINGT\CON.LANDSCAPE\MASTER PLANNING\WEST DAVIS CORRIDOR\DESIGN\MOI\EL\55-22-054 - C-SP.DWG



LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 GATEWAY (ENGRAVED THRESHOLD)
- 4 WILDFLOWER SEED MIX

| AT Node 8 - OPCC | | May 30, 2023 | | | |
|-----------------------|---|--------------|-------|-------------|-----------------|
| ITEM DESCRIPTION | | QTY. | Units | UNIT COST | TOTAL COST |
| Phase 1 | | | | | |
| 1 | Site Prep | 4,750 | SF | \$ 0.25 | \$ 1,187.50 |
| 2 | Boulders, Engrave Farmington Logo (1 @ \$385) | 7 | EA | \$ 300.00 | \$ 2,485.00 |
| 3 | Trees | - | EA | \$ 850.00 | \$ - |
| 4 | Wildflower Seed Mix | 4,000 | LF | \$ 0.50 | \$ 2,000.00 |
| 5 | *Wayfinding Sign & W. Davis Trail Sign | 2 | LF | \$ 4,500.00 | \$ 9,000.00 |
| 6 | Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 |
| Phase 1 Subtotal | | | | | \$18,000 |
| Phase 2 | | | | | |
| 1 | Mineral Mulch at Trail Junction | 750 | SF | \$ 2.50 | \$ 1,875.00 |
| Phase 2 Subtotal | | | | | \$2,000 |
| * = Alternate Funding | | | | | 15% Contingency |
| | | | | | \$3,000 |
| GRAND TOTAL | | | | | \$23,000 |



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 Salt Lake City, UT 84107
 Phone: 801.886.9052
 www.jub.com

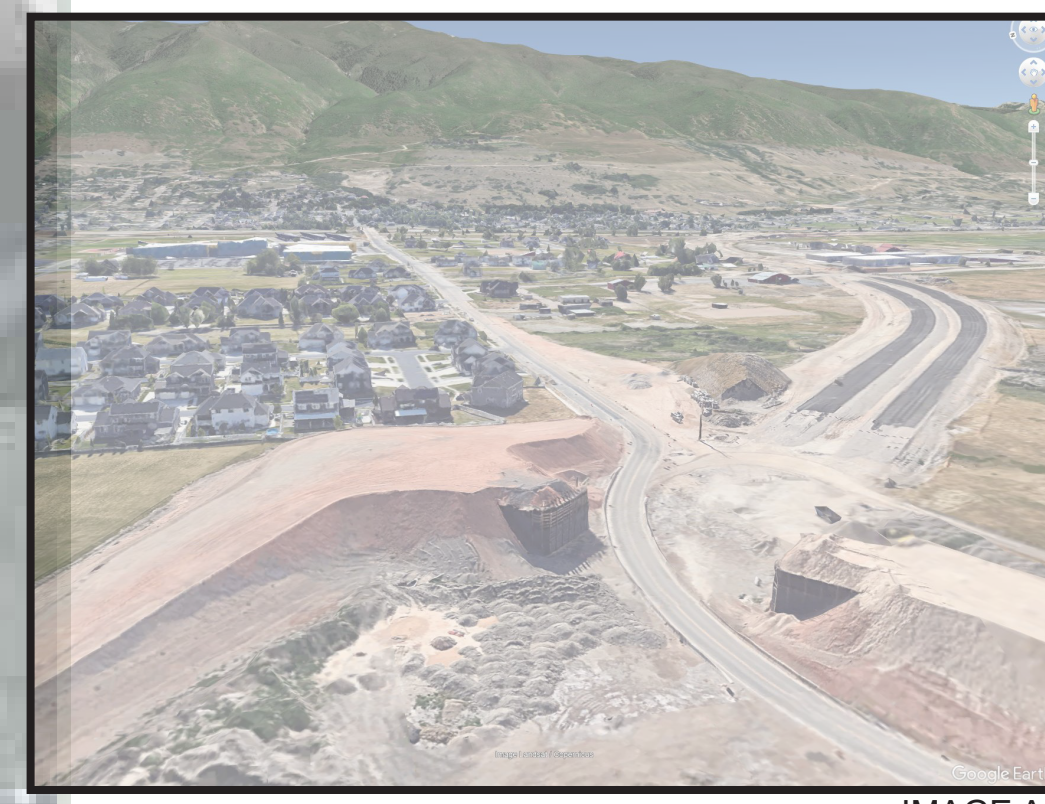
PRELIMINARY
 PLANS
 NOT FOR
 CONSTRUCTION

| REVISION | NO. | DESCRIPTION | BY | APPR. | DATE |
|----------|-----|-------------|----|-------|------|
| | | | | | |

W. DAVIS CORRIDOR - AT NODES
 FARMINGTON CITY
 LANDSCAPE PLAN
 AT NODE 8
 (S. 1100 W TRAILHEAD)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 6/9/2023
 SHEET NUMBER:
LS-108

Plot Date: 09/20/2023 2:11 PM Plotted By: Tyler Smithson
 Date Created: 09/20/2023 J:\CENTRAL\Clients\UT\FARMING\ONCITY\PROJECT\5522-054 - FARMING\CON.LANDSCAPE\MASTER\PLANNING\WEST DAVIS CORRIDOR\DESIGN\CAD\MODEL\5522-054 - C-SP.DWG



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 Salt Lake City, UT 84107
 Phone: 801.886.9052
 www.jub.com

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
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W. DAVIS CORRIDOR - AT NODES
FARMINGTON CITY
LANDSCAPE PLAN
AT NODE 9
(ROUNDABOUT)

FILE : 55-22-054 - C-SP
 JUB PROJ. # : 55-22-054
 DRAWN BY : DF & KR
 DESIGN BY : TS
 CHECKED BY : AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 09/20/2023
SHEET NUMBER:
LS-109

LEGEND

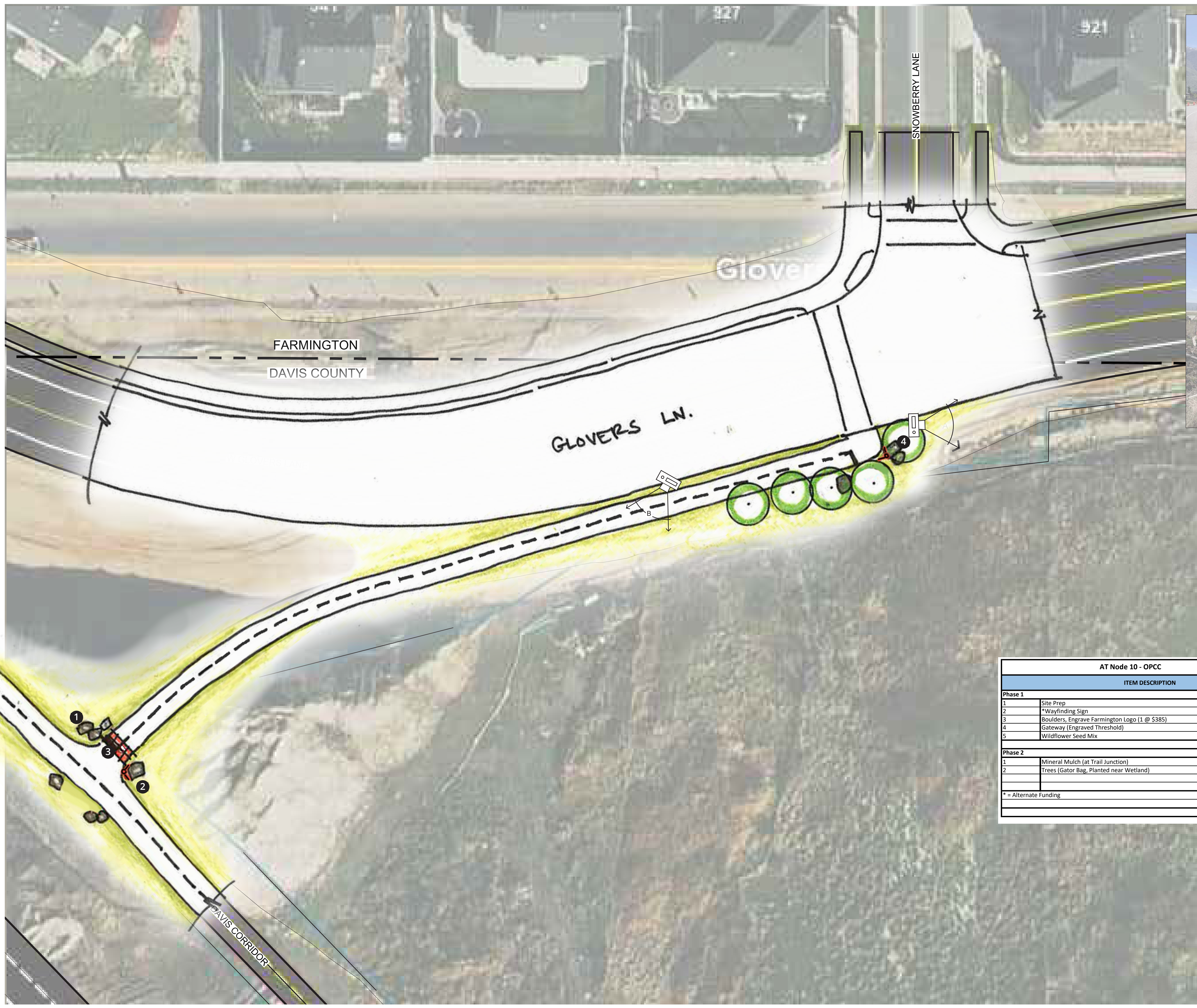
- 1 EROSION CONTROL SEED MIX
- 2 SCREENING TREES
- 3 STREET TREES
- 4 TERRACE (BOULDER RETAINING WALL)
- 5 ROUND ABOUT ART
- 6 BOULDERS
- 7 SHRUBS

| AT Node 9 - OPCC (Roundabout) | | May 30, 2023 | | | |
|-------------------------------|--|--------------|-------|-------------|------------------|
| ITEM DESCRIPTION | | QTY. | Units | UNIT COST | TOTAL COST |
| Phase 1 | | | | | |
| 1 | Site Prep | 15,010 | SF | \$ 0.25 | \$ 3,752.50 |
| 2 | Erosion Control Seed Mix | 7,000 | EA | \$ 0.60 | \$ 4,200.00 |
| 3 | Mineral Mulch (On Terraces) | 4,500 | EA | \$ 3.00 | \$ 13,500.00 |
| 3 | Boulders | 21 | EA | \$ 300.00 | \$ 6,300.00 |
| 4 | Terrace (Boulder Retaining Wall) | 460 | SF | \$ 55.00 | \$ 25,300.00 |
| 5 | Trees | 29 | EA | \$ 850.00 | \$ 24,650.00 |
| Phase 1 Subtotal | | | | | \$78,000 |
| Phase 2 | | | | | |
| 1 | Roundabout Landscape (Plants & Irrigation) | 1,350 | SF | \$ 7.00 | \$ 9,450.00 |
| 2 | Organic Mulch (Planting Ares) | 1,500 | SF | \$ 1.00 | \$ 1,500.00 |
| 3 | Boulder Tree Well | 7 | EA | \$ 1,000.00 | \$ 7,000.00 |
| 4 | *Roundabout Art | 1 | EA | \$15k-50k | \$ 15,000.00 |
| Phase 2 Subtotal | | | | | \$33,000 |
| 15% Contingency | | | | | \$16,650 |
| GRAND TOTAL | | | | | \$127,650 |



* = Alternate Funding

Plot Date: 09/20/2023 2:11 PM Plotted By: Tyler Smithson
 Date Created: 09/20/2023 10:58:52 AM Project: 55-22-054 - FARMINGTON CITY UT FARMINGTON CITY PROJECT 55-22-054 - FARMINGTON CITY
 JUBENTRAL CLIENTS UT FARMINGTON CITY PROJECT 55-22-054 - FARMINGTON CITY



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 392 E. Winchester St.
 Suite 300
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 Phone: 801.886.9052
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**PRELIMINARY
 PLANS**
**NOT FOR
 CONSTRUCTION**

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LEGEND

- 1 BOULDERS (ENGRAVE FARMINGTON LOGO)
- 2 WAY FINDING SIGN
- 3 GATEWAY (ENGRAVED THRESHOLD)
- 4 W. DAVIS TRAIL SIGN

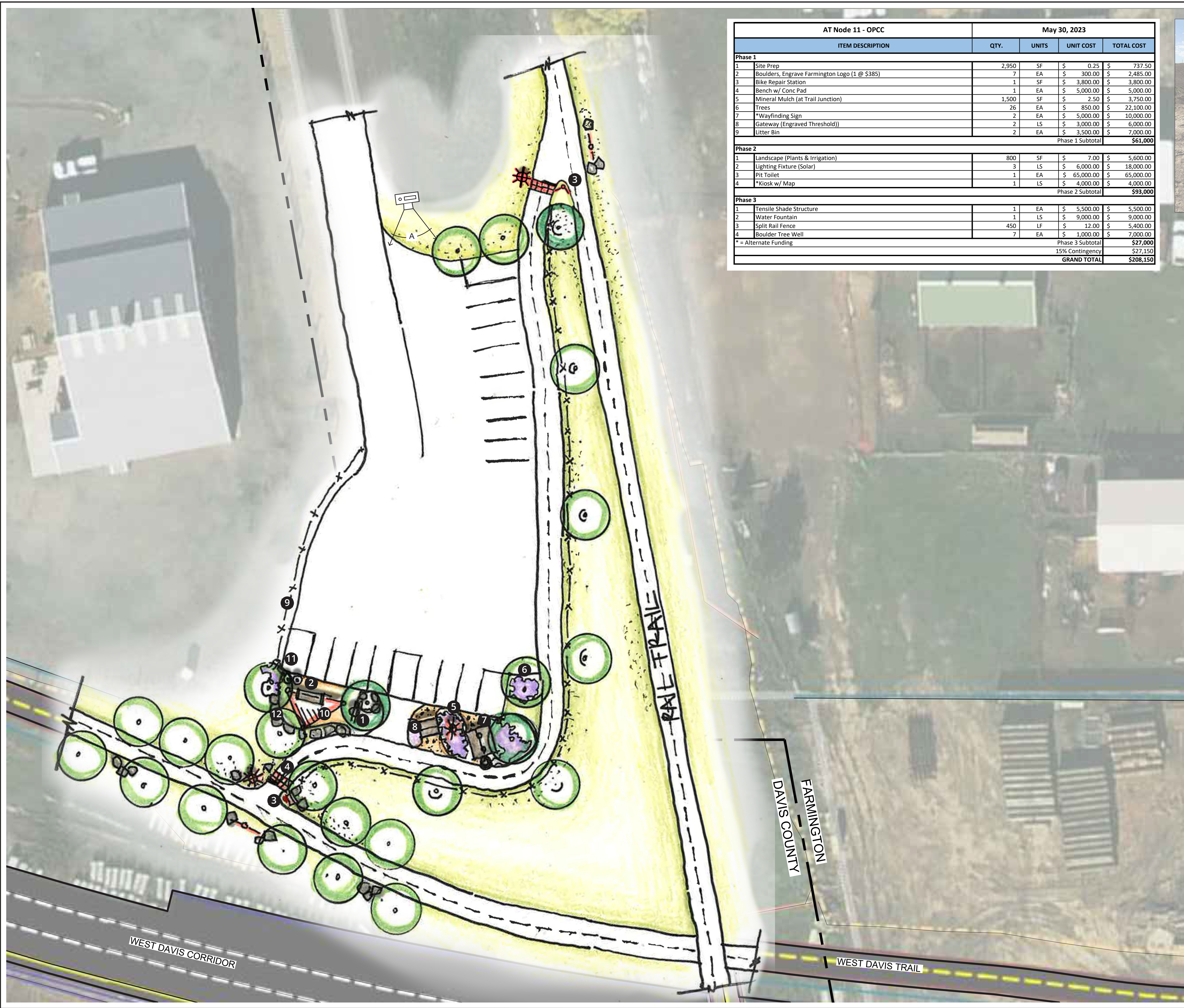
| AT Node 10 - OPCC | | May 30, 2023 | | | |
|-----------------------|---|--------------|-------|-------------|-----------------|
| ITEM DESCRIPTION | | QTY. | Units | UNIT COST | TOTAL COST |
| Phase 1 | | | | | |
| 1 | Site Prep | 3,000 | SF | \$ 0.25 | \$ 750.00 |
| 2 | *Wayfinding Sign | 2 | EA | \$ 5,000.00 | \$ 10,000.00 |
| 3 | Boulders, Engrave Farmington Logo (1 @ \$385) | 7 | EA | \$ 300.00 | \$ 2,485.00 |
| 4 | Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 |
| 5 | Wildflower Seed Mix | 1,500 | SF | \$ 0.50 | \$ 750.00 |
| Phase 1 Subtotal | | | | | \$17,000 |
| Phase 2 | | | | | |
| 1 | Mineral Mulch (at Trail Junction) | 1,500 | SF | \$ 2.50 | \$ 3,750.00 |
| 2 | Trees (Gator Bag, Planted near Wetland) | 5 | EA | \$ 850.00 | \$ 4,250.00 |
| | | | | | \$ - |
| | | | | | \$ - |
| * = Alternate Funding | | | | | \$8,000 |
| 15% Contingency | | | | | \$3,750 |
| GRAND TOTAL | | | | | \$28,750 |

**W. DAVIS CORRIDOR - AT NODES
 FARMINGTON CITY**
**LANDSCAPE PLAN
 AT NODE 10
 (W. GLOVERS LN TRAILHEAD)**

FILE : 55-22-054_C-SP
 JUB PROJ. # : 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 09/20/2023
**SHEET NUMBER:
 LS-110**



Plot Date: 09/20/2023 2:11 PM Plotted By: Tyler Smithson
 Date Created: 09/20/2023 J:\B\CENTRAL\Clients\UT\FARMINGTON\CITY PROJECT\5522-054 - FARMINGTON LANDSCAPE MASTER PLANNING\WEST DAVIS CORRIDOR DESIGN\CAD\MODEL\5522-054 - C-SP.DWG



| AT Node 11 - OPCC | | May 30, 2023 | | | |
|---|-------|--------------|--------------------|------------------|--|
| ITEM DESCRIPTION | QTY. | UNITS | UNIT COST | TOTAL COST | |
| Phase 1 | | | | | |
| 1 Site Prep | 2,950 | SF | \$ 0.25 | \$ 737.50 | |
| 2 Boulders, Engrave Farmington Logo (1 @ \$385) | 7 | EA | \$ 300.00 | \$ 2,485.00 | |
| 3 Bike Repair Station | 1 | SF | \$ 3,800.00 | \$ 3,800.00 | |
| 4 Bench w/ Conc Pad | 1 | EA | \$ 5,000.00 | \$ 5,000.00 | |
| 5 Mineral Mulch (at Trail Junction) | 1,500 | SF | \$ 2.50 | \$ 3,750.00 | |
| 6 Trees | 26 | EA | \$ 850.00 | \$ 22,100.00 | |
| 7 *Wayfinding Sign | 2 | EA | \$ 5,000.00 | \$ 10,000.00 | |
| 8 Gateway (Engraved Threshold) | 2 | LS | \$ 3,000.00 | \$ 6,000.00 | |
| 9 Litter Bin | 2 | EA | \$ 3,500.00 | \$ 7,000.00 | |
| | | | Phase 1 Subtotal | \$61,000 | |
| Phase 2 | | | | | |
| 1 Landscape (Plants & Irrigation) | 800 | SF | \$ 7.00 | \$ 5,600.00 | |
| 2 Lighting Fixture (Solar) | 3 | LS | \$ 6,000.00 | \$ 18,000.00 | |
| 3 Pit Toilet | 1 | EA | \$ 65,000.00 | \$ 65,000.00 | |
| 4 *Kiosk w/ Map | 1 | LS | \$ 4,000.00 | \$ 4,000.00 | |
| | | | Phase 2 Subtotal | \$93,000 | |
| Phase 3 | | | | | |
| 1 Tensile Shade Structure | 1 | EA | \$ 5,500.00 | \$ 5,500.00 | |
| 2 Water Fountain | 1 | LS | \$ 9,000.00 | \$ 9,000.00 | |
| 3 Split Rail Fence | 450 | LF | \$ 12.00 | \$ 5,400.00 | |
| 4 Boulder Tree Well | 7 | EA | \$ 1,000.00 | \$ 7,000.00 | |
| | | | Phase 3 Subtotal | \$27,000 | |
| | | | 15% Contingency | \$27,150 | |
| | | | GRAND TOTAL | \$208,150 | |



IMAGE A

LEGEND

- 1 BIKE REPAIR STATION
- 2 BENCH
- 3 WAY FINDING SIGN
- 4 GATEWAY (ENGRAVED THRESHOLD)
- 5 LIGHTING FIXTURES
- 6 LANDSCAPE AREA
- 7 RESTROOM BUILDING
- 8 KIOSK
- 9 SPLIT RAIL FENCE
- 10 TENSILE SHADE STRUCTURE
- 11 LITTER BINS
- 12 DRINKING FOUNTAIN

QTY. Units UNIT COST
J-U-B ENGINEERS, INC.
 392 E. Winchester St.
 Suite 300
 Salt Lake City, UT 84107
 Phone: 801.886.9052
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REVISION
 NO. DESCRIPTION BY APP. DATE

W. DAVIS CORRIDOR - AT NODES
FARMINGTON CITY
 LANDSCAPE PLAN
 AT NODE 11
 (COBBLE CREEK TRAILHEAD)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 09/20/2023
 SHEET NUMBER:
LS-111



| AT Node 12 - OPCC | | May 30, 2023 | | | |
|---|-------|--------------|--------------------|-----------------|--|
| ITEM DESCRIPTION | QTY. | Units | UNIT COST | TOTAL COST | |
| Phase 1 | | | | | |
| 1 Site Prep | 3,200 | SF | \$ 0.25 | \$ 800.00 | |
| 2 Boulders, Engrave Farmington Logo (1 @ \$385) | 9 | EA | \$ 300.00 | \$ 3,085.00 | |
| 3 Wildflower Seed Mix | 2,000 | LF | \$ 0.50 | \$ 1,000.00 | |
| 4 *Wayfinding Sign & W. Davis Trail Sign | 2 | LF | \$ 4,500.00 | \$ 9,000.00 | |
| | | | Phase 1 Subtotal | \$14,000 | |
| Phase 2 | | | | | |
| 1 Mineral Mulch (at Trail Junction) | 1,000 | SF | \$ 2.50 | \$ 2,500.00 | |
| 2 Trees | 25 | EA | \$ 850.00 | \$ 21,250.00 | |
| 3 Gateway (Engraved Threshold) | 1 | LS | \$ 3,000.00 | \$ 3,000.00 | |
| | | | Phase 2 Subtotal | \$27,000 | |
| * = Alternate Funding | | | 15% Contingency | \$6,150 | |
| | | | GRAND TOTAL | \$47,150 | |



IMAGE A



IMAGE B

LEGEND

- 1 ENGRAVED BOULDER
- 2 W. DAVIS TRAIL SIGN
- 3 WAY FINDING SIGN
- 4 TREES
- 5 GATEWAY (ENGRAVED THRESHOLD)
- 6 MARKER BOLLARD

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 392 E. Winchester St.
 Suite 300
 Salt Lake City, UT 84107
 Phone: 801.886.9052
 www.jub.com

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

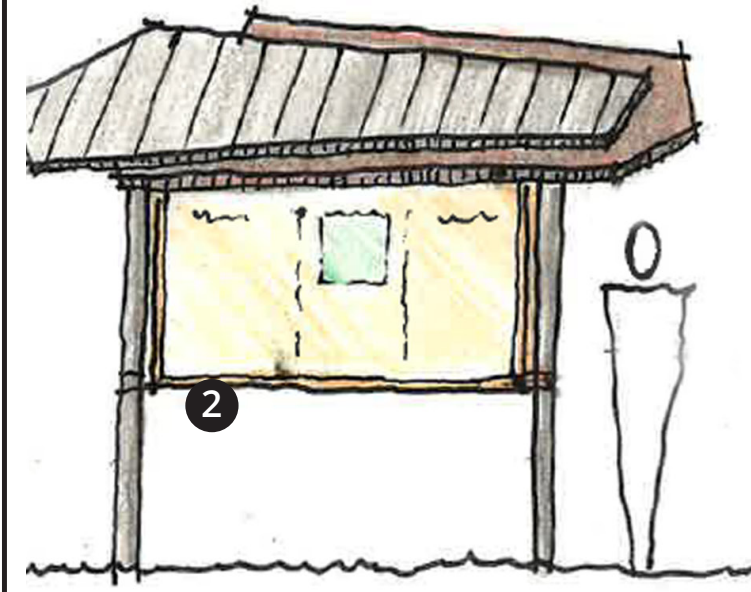
| REVISION | NO. | DESCRIPTION | BY | APPR. | DATE |
|---|-----|-------------|----|-------|------|
| <small>REUSE OF DRAWINGS J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND TRADEMARK RIGHTS IN THESE DRAWINGS. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF J-U-B ENGINEERS, INC. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.</small> | | | | | |

W. DAVIS CORRIDOR - AT NODES
 FARMINGTON CITY
 LANDSCAPE PLAN
 AT NODE 12
 (650 W TRAILHEAD)

FILE: 55-22-054_C-SP
 JUB PROJ. #: 55-22-054
 DRAWN BY: DF & KR
 DESIGN BY: TS
 CHECKED BY: AN
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 6/9/2023
 SHEET NUMBER:
LS-112



Plot Date: 6/9/2023 2:11 PM
 Plotted By: Tyler Smithson
 Date Created: 6/9/2023
 File Path: C:\Users\tylsm\OneDrive\Documents\55-22-054 - FARMINGTON LANDSCAPE MASTER PLANNING\WEST DAVIS CORRIDOR DESIGN\CAD\NODE12\55-22-054_C-SP.DWG



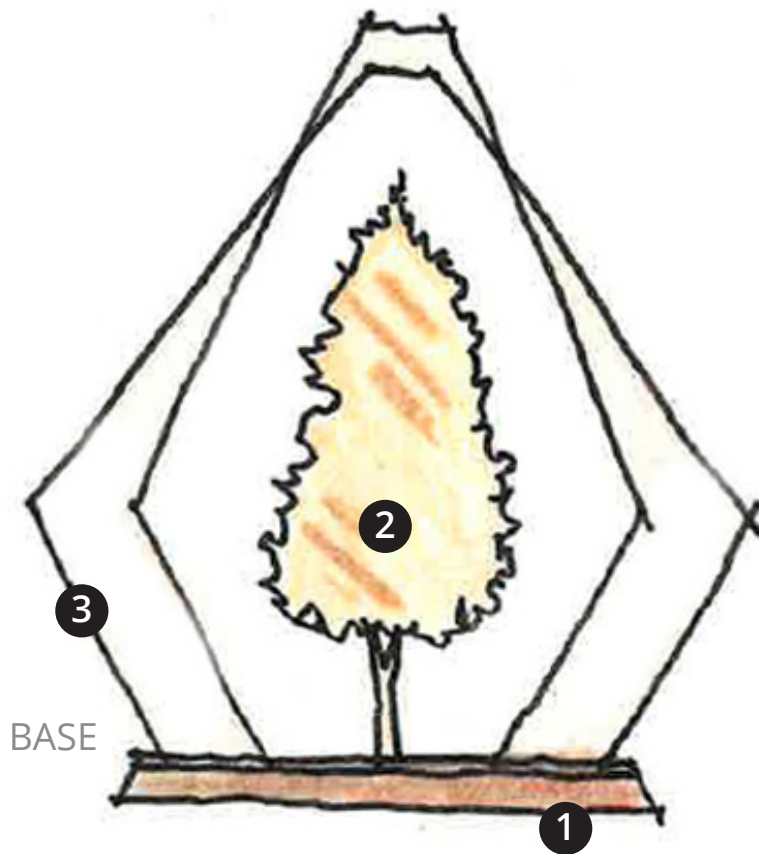
ELEVATION

- 1 JUXTAPOSED WOOD & METAL ROOF
- 2 MAP AND TRAIL INFO

1 KIOSK

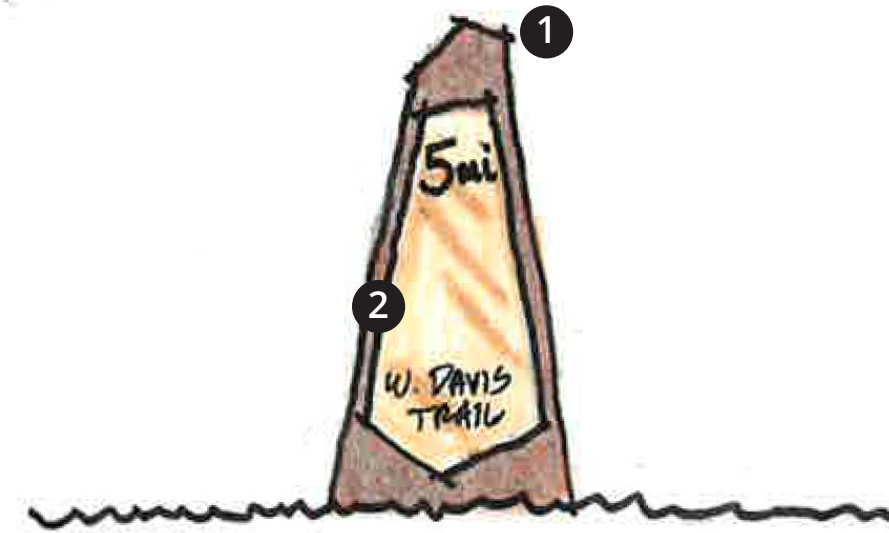


SECTION



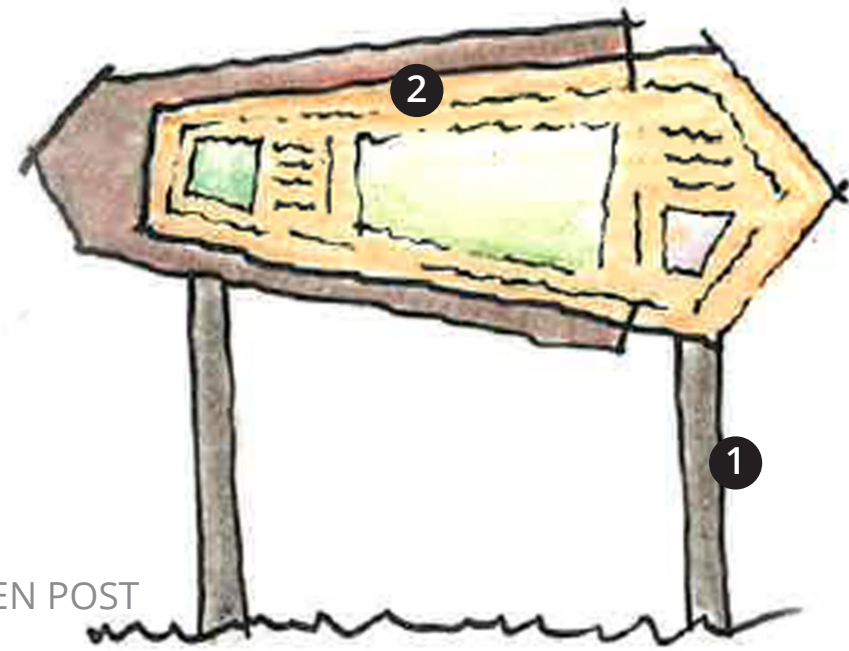
- 1 STONE BASE
- 2 METAL TREE
- 3 STEEL PRISM

2 ROUNDABOUT ART



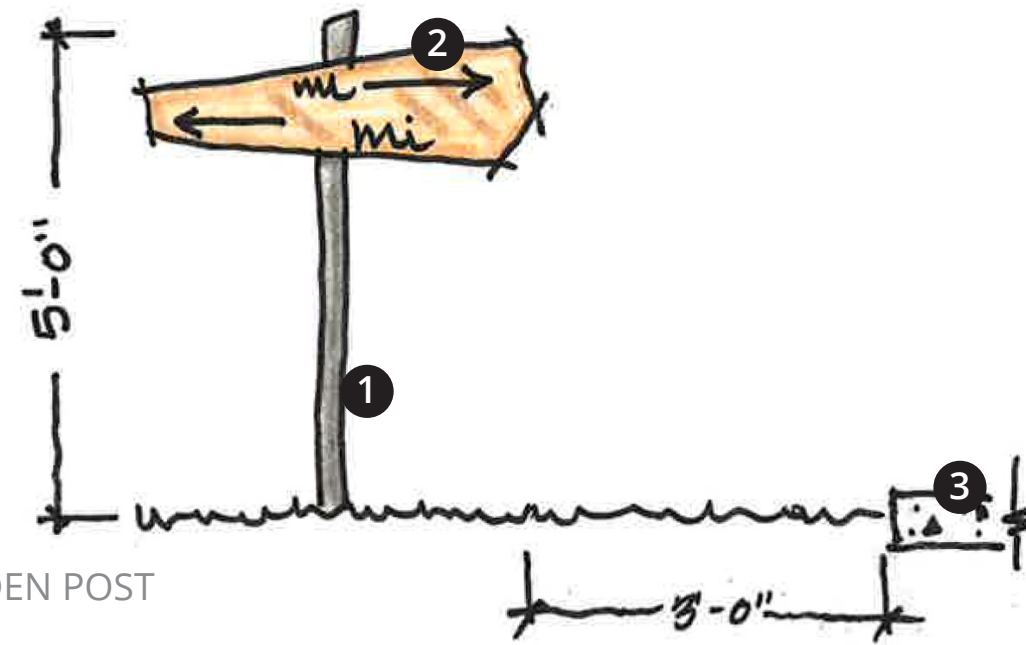
- 1 CONCRETE PILASTER
- 2 DISTANCE (IN MILES FROM START)

3 MILE MARKER BOLLARD



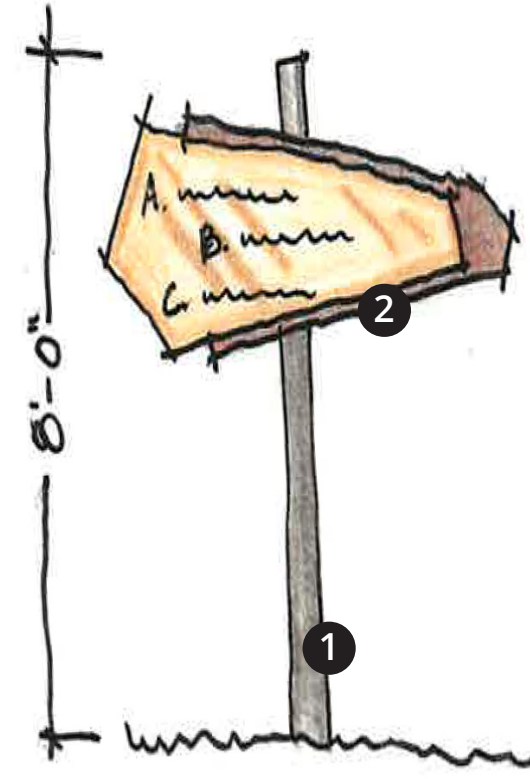
- 1 WOODEN POST
- 2 EDUCATIONAL SIGN

5 EDUCATIONAL SIGNAGE



- 1 WOODEN POST
- 2 W. DAVIS TRAIL IDENTIFIER
- 3 ASPHALT TRAIL

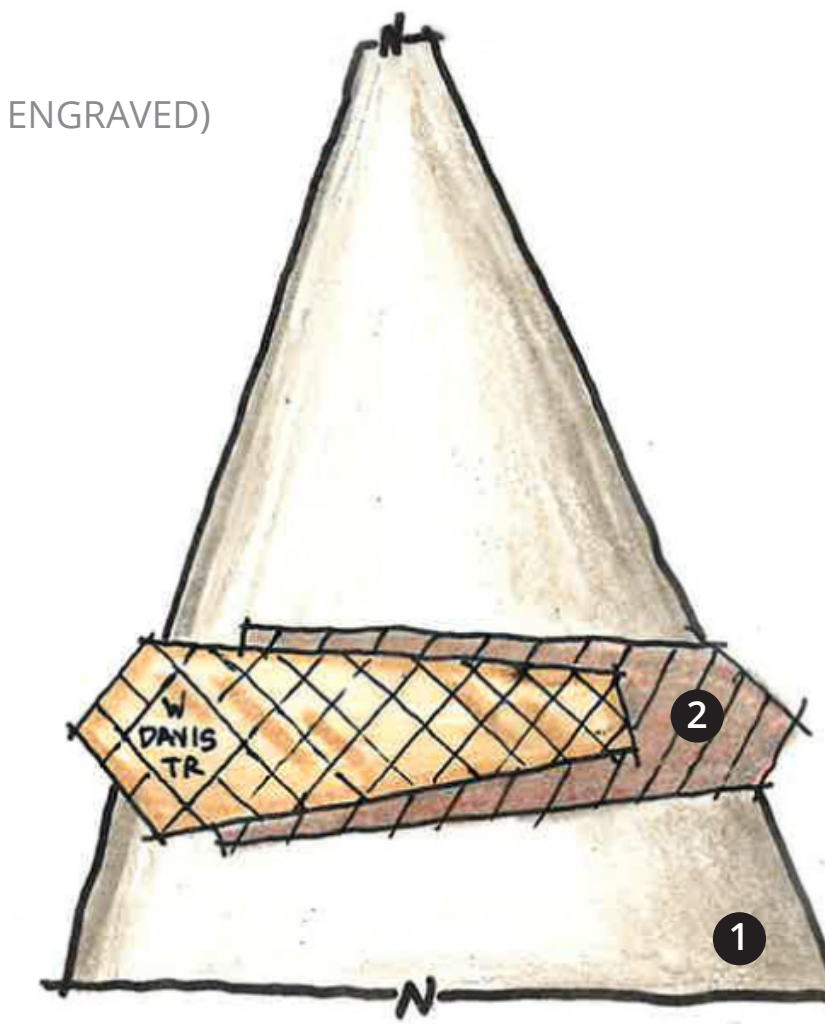
6 W. DAVIS TRAIL SIGN



- 1 WOODEN POST
- 2 DISTANCES & ARROWS

7 WAYFINDING SIGN

- 1 ASPHALT TRAIL
- 2 (PAVERS, ENGRAVED)



4 GATEWAY (ENGRAVED THRESHOLD)

- 1 BOULDERS
- 2 ENGRAVED LOGO

8 ENGRAVED BOULDER



J-U-B ENGINEERS, INC.

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466 North 900 West
Kaysville, UT 84037
Phone: 801.547.0393
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PRELIMINARY PLANS

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| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
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W. DAVIS CORRIDOR - AT NODES
FARMINGTON CITY

SITE DETAILS

FILE: 55-22-054_LS-501
JUB PROJ. #: 55-22-054
DRAWN BY: DF & KR
DESIGN BY: TS
CHECKED BY: AN

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 5/29/2023

SHEET NUMBER:
LS-501

CITY COUNCIL AGENDA

For Council Meeting:
February 6, 2024

BUSINESS: **Bella Vista Drive Extension Interlocal Agreement**

GENERAL INFORMATION:

See staff report prepared Chad Boshell P.E., Assistant City Manager

CITY COUNCIL STAFF REPORT

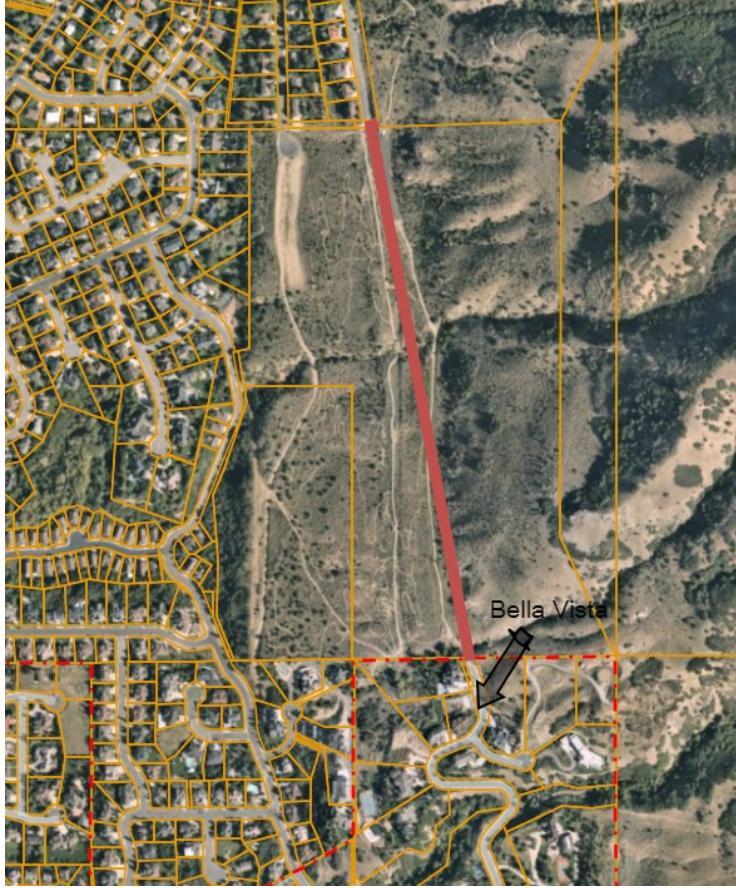
To: Mayor and City Council
From: Chad Boshell
Date: 2-6-24
Subject: Bella Vista Drive Extension Interlocal Agreement

RECOMMENDATION(S)

Approve the Interlocal Agreement with Fruit Heights for the extension of Bella Vista Drive with the cost to be paid from street maintenance funds.

BACKGROUND

Fruit Heights will be constructing a road that connects 1800 West in Fruit Heights to Bella Vista in Farmington as shown below. This connection improves emergency access, provides a second point of access for residents on Bella Vista, and gives access to the Fruit Loops mountain bike park.



The project is funded through various sources for the Fruit Heights portion. There is approximately 40 feet of road that needs to be constructed in Farmington to extend Bella Vista to the City boundary. Fruit Heights has asked Farmington to cover this cost which is estimated at \$14,000. Staff recommends approving the agreement, payment of the costs will come from street maintenance funds.

SUPPLEMENTAL INFORMATION

1. Interlocal Agreement

Respectfully submitted,

Chad Boshell, P.E.
Assistant City Manager

Review and concur,

Brigham Mellor
City Manager

**AN INTERLOCAL AGREEMENT BY AND BETWEEN
FRUIT HEIGHTS CITY AND FARMINGTON CITY
FOR 1800 EAST IMPROVEMENTS PROJECT**

This Interlocal Agreement is made by and between Fruit Heights City, a body politic and political subdivision of the State of Utah, having its principal business address as 910 South Mountain Road, Fruit Heights, Utah (hereinafter "Fruit Heights"), and Farmington City, a body politic and political subdivision of the State of Utah, having its principal business address as 160 South Main Street, Farmington, Utah (hereinafter "Farmington"), individually referred to as "Party" or collectively referred to as "Parties."

RECITALS

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended, permits public agencies to enter into agreements with one another for the purpose of exercising, on a joint and cooperative basis, powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, the Parties are public agencies as defined by the Interlocal Cooperation Act;

WHEREAS, Fruit Heights is a municipal corporation duly organized under Title 10 of the Utah Code Annotated, as amended;

WHEREAS, Farmington is a municipal corporation duly organized under Title 10 of the Utah Code Annotated, as amended;

WHEREAS, Fruit Heights will be completing utility infrastructure, asphalt, and concrete work as part of the 1800 East Improvements Project;

WHEREAS, Farmington intends to install new asphalt, curb and gutter, sidewalk, and relocate an existing fence south of the Fruit Heights City limits on 1800 East (Bella Vista Circle) (See Exhibits A and B – hereinafter "Farmington Items");

WHEREAS, the Parties desire to work cooperatively to increase efficiency and uniformity and possibly decrease costs by combining their respective projects into one project (hereinafter "Project");

NOW, THEREFORE, for the reasons cited above, and in consideration of the mutual covenants and agreements contained herein, Fruit Heights and Farmington do mutually agree and undertake as follows:

Section One

Scope of Agreement

Intent. The Parties intend by this Agreement to combine their respective projects into one (1) for the purposes of bidding and construction.

Specifically, this Agreement addresses the obligations of Fruit Heights and Farmington in relation to preparing, bidding, awarding, and managing the Project. Fruit Heights shall be the lead agency with each Party's responsibilities defined in Sections Two and Three.

Section Two

Fruit Height's Responsibilities

Fruit Heights agrees to:

1. Provide engineering and design of the Project.
2. Oversee and manage the administration of the Project from bidding to completion, including:
 - a. Advertise Project in accordance with current Utah noticing laws;
 - b. Prepare Project bidding and construction documents in accordance with the Engineer's Joint Contract Documents Committee (EJCDC) documents (hereinafter "Project Manual");
 - c. Conduct a public bid opening;
 - d. In compliance with current Fruit Height's policies and procedures, select and award the Project to the contractor (hereinafter "Contractor");
 - e. Collect required performance bonds, payment bonds, and insurance from the Contractor;
 - f. Conduct a pre-construction meeting with the Parties and the Contractor;
 - g. Issue the Notice to Proceed to the Contractor;
 - h. Process and pay all of the Contractor's pay requests;
 - i. Issue Project Change Order(s) to the Contractor, where necessary;
 - j. Issue Project Certificate of Substantial Completion to the Contractor; and
 - k. Issue Project Notice of Final Acceptance to the Contractor.
3. Coordinate with Farmington in the selection of the Contractor.
4. Provide inspections of all Project work completed.

5. Coordinate Project inspections with Farmington by providing notification to the Farmington Public Works Director at least one (1) working day prior to the work being done in Farmington.
6. Notify Farmington of all the Contractor's payment requests that contain Farmington Items and obtain concurrence from Farmington of pay request prior to approving pay request and issuing payment.
7. Notify Farmington of all the Contractor's change order(s) that contain Farmington Items and obtain concurrence from Farmington of any change order prior to approving.
8. Maintain and oversee Project records and provide electronic versions (e.g. the Project Manual, record drawings, etc.) to Farmington.
9. If requested by Farmington, assign to Farmington any rights or interests it may have relating to Farmington Items under a contract with the Contractor relating to the Project.

Section Three
Farmington's Responsibilities

Farmington agrees to:

1. Coordinate with Fruit Heights and provide necessary design input and information for the preparation of the Project Manual.
2. Provide a representative to attend all Project related meetings.
3. Coordinate with Fruit Heights on the selection of the Contractor (Fruit Heights is permitted up to two (2) representatives to participate in the selection of the Contractor and each Fruit Heights representative's selection authority will be equal to each Farmington representative who participates in the selection of the Contractor).
4. Provide and coordinate inspections of all Project work related to Farmington Items.
5. Within ten (10) business days of request from Fruit Heights:
 - a. Provide written approval or comments for pay requests related to Farmington Items; and
 - b. Provide written approval or denial of change order requests related to Farmington Items.

**Section Four
Payment**

Fruit Heights and Farmington will establish and maintain their own budgets for expenses related to this Agreement. For the Project, Fruit Heights shall make payment in full to the Contractor and request reimbursement from Farmington.

1. Fruit Heights will pay engineering fees directly to Jones & Associates through their existing Contract.
2. The Parties will equally share the actual cost of the Project advertisement in the local newspaper. Fruit Heights shall invoice Farmington for one-quarter (1/4) of the advertising cost.
3. Farmington will pay the actual costs of construction work for Farmington Items. For this Agreement, a construction cost based on the unit prices from the selected Contractor will be used.
4. Within ten (10) days after issuing payment(s) to the Contractor, Fruit Heights shall issue an invoice along with the Contractor's pay request to Farmington for Farmington Items.
5. Within thirty (30) days of receipt of an invoice from Fruit Heights, Farmington shall submit payment to Fruit Heights.

**Section Five
General Provisions**

1. **Limitations.** Except as outlined by this Agreement or by an agreement separate from this Agreement, neither Party assumes any responsibility to inspect, install, operate, or otherwise maintain the other Party's property. Further, this Agreement does not impose on either Party any duty, fees, inspections, or any other types of activity outside the scope of this Agreement.
2. **Official Representative.** The Parties respectively designate the following persons to act as their authorized representative in matters and decisions pertaining to the timely performance of this Agreement. Farmington's representative, however, is not authorized to bind Farmington in any way as to payments, deadlines, or changes in the scope of the Project.

Fruit Heights

Darren Frandsen, City Manager

801-546-0861 ext. 4.

dfrandsen@fruitheightscity.com

Farmington

Chad Boshell, Assist. City Manager

801-939-9287

cboshell@farmington.utah.gov

3. **Term and Renewal.** This Agreement shall be for a period of twelve (12) months beginning upon the effective date in Section Five, Subsection 5, or until such time as the construction of Project as described herein is complete, including the one-year warranty period, whichever comes first.

4. **Termination.** This Agreement may be terminated by either Party upon ninety (90) days written notice from the Fruit Heights Mayor or a Farmington Mayor provided to the City Recorder. Upon termination of this Agreement, Farmington shall have thirty (30) days to pay any outstanding balance owed to Fruit Heights.
5. **Effective Date.** This Agreement shall become effective upon compliance with state law governing interlocal cooperation agreements and upon ratification by the Parties as provided in U.C.A. Title 11, Chapter 13, Part 2, as amended.
6. **Amendment.** This Agreement may be changed, modified, or amended by written agreement of the participants, upon adoption of appropriate resolutions from each Party, along with being approved as to form by the Fruit Heights Attorney and Farmington Attorney, and upon meeting all other applicable requirements of the Interlocal Cooperation Act.
7. **Entire Agreement.** This Agreement, together with any written amendments, shall constitute the entire agreement between the Parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either Party except for the resolutions of each Party herein attached and incorporated by reference.
8. **Indemnification.** Each Party agrees to indemnify, defend, and save and hold the other Party and its respective officers, trustees, agents, employees, and permitted assigns harmless against and in respect of the following:
 - a. all claims, losses, liabilities, damages, costs, deficiencies, and expenses affecting any persons or property as a result of the indemnifying party's actions;
 - b. any misrepresentation, material omission, breach of warranty, or non-fulfillment of any covenant or agreement by the indemnifying party, relating to this Agreement; and
 - c. any and all actions, suits, proceedings, demands, assessments, judgments, costs, legal and accounting fees, and other expenses incident to any of the foregoing.
9. **Governmental Immunity.** The Parties recognize and acknowledge that each Party is covered by the Governmental Immunity Act of Utah, codified at Section 63G-7-101, et seq., Utah Code Annotated, as amended, and nothing herein, including Section Five, Subsection 8 of this Agreement, is intended to waive or modify any and all rights, defenses or provisions provided therein. Officers and employees performing services pursuant to this Agreement shall be deemed officers and employees of the Party employing their services, even if performing functions outside of the territorial limits of such Party and shall be deemed officers and employees of such Party under the provisions of the Utah Governmental Immunity Act.
10. **Hired Consultant Status.** It is understood and agreed by the Parties that any consultant, including but not limited to the person, firm, or entity serving as City Engineer, Project Engineer, or the Contractor, shall not represent themselves as employees of the respective Parties.

11. **Warranties.** Each Party represents and warrants that it is a public agency within the meaning of the Interlocal Cooperation Act, is authorized to execute and deliver this Agreement and there is no litigation, legal action or investigation between the Parties that would adversely affect this Agreement.
12. **Documents on File.** Executed copies of this Agreement shall be placed on file in the offices of Fruit Heights and Farmington and shall remain on file for public inspection for the duration of this Agreement.
13. **Governing Law.** It is understood and agreed by the Parties that this Agreement shall be governed by the laws of the State of Utah as to interpretation and performance.
14. **Non-transferable.** The rights, duties, powers, and obligations of this Agreement may not be transferred, assigned or delegated without the consent of the Parties.
15. **Rules of Construction and Severability.** Standard rules of construction, as well as the context of this Agreement, shall be used to determine the meaning of the provisions herein, except as follows: If any of the provisions herein are different from what is normally allowed or required by law, every effort shall be made to construe the clauses to be legally binding and to infer voluntary arrangements which are in addition to what is normally allowed or required by law. If any provision, article, sentence, clause, phrase, or portion of this Agreement, including but not limited to any written amendments, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Agreement, unless the invalidation of the provision materially alters the Agreement by interfering with the purpose of this Agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters this Agreement, then the Parties shall negotiate in good faith to modify this Agreement to match, as closely as possible, the original intent of the Parties. It is thus the intention of the Parties that each provision of this Agreement shall be deemed independent of all other provisions herein, as long as the overall purpose of this Agreement is preserved.
16. **Additional Interlocal Cooperation Act provisions.** In satisfaction of the requirements of the Interlocal Cooperation Act, the Parties agree as follows:
 - a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party, pursuant to Section 11-13-202.5.
 - b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5.
 - c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209.

- d. This Agreement shall become effective upon (a) its approval and execution by each Party and (b) the filing of an executed copy of this Agreement with the keeper of records of each of the Parties.
- e. Immediately after execution of this Agreement by both Parties, each Party shall cause to be published notice regarding this Agreement pursuant to Section 11-13-219.
- f. The Parties agree that they do not, by this Agreement, create an interlocal entity or any separate entity.

(continued on next page)

**AN INTERLOCAL AGREEMENT BY AND BETWEEN
FRUIT HEIGHTS CITY AND FARMINGTON CITY
FOR THE 1800 EAST IMPROVEMENTS PROJECT**

DATED this ____ day of _____, 2024

FRUIT HEIGHTS CITY

Mayor, Fruit Heights City

ATTEST:

City Recorder

APPROVED AS TO FORM AND COMPLIANCE
WITH APPLICABLE LAW:

City Attorney

DATED this ____ day of _____, 2024

FARMINGTON CITY

Mayor, Farmington City

ATTEST:

City Recorder

APPROVED AS TO FORM AND COMPLIANCE
WITH APPLICABLE LAW:

City Attorney

EXHIBIT "A"

**FARMINGTON ITEMS
PROJECT LOCATION AND DESIGN DRAWING**



FRUIT HEIGHTS CITY CORPORATION
 1800 EAST IMPROVEMENTS PROJECT
**FARMINGTON CITY
 QUANTITY EXHIBIT**

| REV. | DATE | APPR. |
|------|------|-------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| SCALE: | Z-JOB DESIGNED | TWE | Z-JOB DRAWN | Z-JOB CHECKED |
|------------------------|----------------|-----|-------------|---------------|
| 24" x 36" #1" = 10' | | | | |
| 11" x 17" #1" = 20' | | | | |

EXHIBIT "B"

**FARMINGTON ITEMS
PROJECT COST ESTIMATE***

**Provided as an estimation only, actual costs from selected contractor to be used
(as noted in the Agreement).*

1800 East Improvements Project

Exhibit B - Cost Estimate

Date: 01/15/2024

| Item | Description | Qty | Unit | Unit Price | Total |
|--------------------------------|--------------------------|-------|------|------------|--------------------|
| FARMINGTON CITY | | | | | |
| 1 | Saw cut existing asphalt | 40 | lf | \$ 2.25 | \$ 90.00 |
| 2 | Import UTBC for Roadway | 42 | ton | \$ 25.00 | \$ 1,050.00 |
| 3 | Finegrade Roadway | 1,120 | sf | \$ 0.18 | \$ 201.60 |
| 4 | New Curb and Gutter | 75 | lf | \$ 30.00 | \$ 2,250.00 |
| 5 | New Sidewalk | 55 | sf | \$ 6.90 | \$ 379.50 |
| 6 | New Asphalt (4" thick) | 30 | ton | \$ 105.00 | \$ 3,150.00 |
| 7 | Relocate Existing Fence | 100 | lf | \$ 65.00 | \$ 6,500.00 |
| FARMINGTON CITY TOTAL = | | | | | \$13,621.10 |

| Item | Description | Qty | Unit | Unit Price | Total |
|-----------------------------------|---|---------|------|--------------|-----------------------|
| FRUIT HEIGHTS CITY | | | | | |
| 1 | Mobilization | 1 | ls | \$ 20,000.00 | \$ 20,000.00 |
| 2 | UPDES SWPPP | 1 | ls | \$ 5,600.00 | \$ 5,600.00 |
| 3 | Saw cut existing asphalt | 1,305 | lf | \$ 2.25 | \$ 2,936.25 |
| 4 | Remove existing curb | 20 | lf | \$ 15.00 | \$ 300.00 |
| 5 | Remove concrete flatwork | 150 | sy | \$ 1.70 | \$ 255.00 |
| 6 | Remove existing Asphalt | 835 | sy | \$ 10.00 | \$ 8,350.00 |
| 7 | Connect to existing Water System | 2 | ea | \$ 6,500.00 | \$ 13,000.00 |
| 8 | New PRV components and Vault | 1 | ls | \$ 65,000.00 | \$ 65,000.00 |
| 9 | New 10" PVC Water Line | 3,687 | lf | \$ 115.00 | \$ 424,005.00 |
| 10 | New 10" Gate Valve | 3 | ea | \$ 3,500.00 | \$ 10,500.00 |
| 11 | New Fire Hydrant | 5 | ea | \$ 9,500.00 | \$ 47,500.00 |
| 12 | Cross BOR Aqueduct with Casing, Joint restraints, and pipe spacers | 1 | ls | \$ 65,000.00 | \$ 65,000.00 |
| 13 | Import Fill material | 750 | ton | \$ 30.00 | \$ 22,500.00 |
| 14 | Clear and grub site - Cut/Fill Net 260 CY | 3 | acre | \$ 7,800.00 | \$ 23,400.00 |
| 15 | Excavate for and place lightweight cellular concrete over aqueduct (3.5' deep x 12' each side of CL - 35 PCF) | 450 | cy | \$ 165.00 | \$ 74,250.00 |
| 16 | Site Excavation (Net Fill 260 CY) | 1 | ls | \$ 15,000.00 | \$ 15,000.00 |
| 17 | Import UTBC for Roadway | 9,210 | ton | \$ 25.00 | \$ 230,250.00 |
| 18 | Import Granular Borrow/Structural Fill | 750 | ton | \$ 18.00 | \$ 13,500.00 |
| 19 | Finegrade Roadway | 126,763 | sf | \$ 0.18 | \$ 22,817.39 |
| 20 | New Curb and Gutter | 5,605 | lf | \$ 30.00 | \$ 168,150.00 |
| 21 | New Sidewalk | 14,145 | sf | \$ 6.90 | \$ 97,600.50 |
| 22 | New ADA Ramp | 2 | ea | \$ 3,200.00 | \$ 6,400.00 |
| 23 | New City Standard Drive Approach (6" thick) | 240 | sf | \$ 13.00 | \$ 3,120.00 |
| 24 | New Asphalt (4" thick) | 2,394 | ton | \$ 105.00 | \$ 251,370.00 |
| 25 | New Storm Drain Catch Basin - Single Inlet | 1 | ea | \$ 3,500.00 | \$ 3,500.00 |
| 26 | New Storm Drain Catch Basin - Double Inlet | 2 | ea | \$ 5,600.00 | \$ 11,200.00 |
| 27 | New 18" RCP - Replace 12" CMP culvert | 82 | lf | \$ 105.00 | \$ 8,610.00 |
| 28 | New 15" RCP | 40 | lf | \$ 80.00 | \$ 3,200.00 |
| 29 | Import 12"-24" Rip Rap | 98 | ton | \$ 85.00 | \$ 8,330.00 |
| 30 | Remove or Relocate Swing Gate | 2 | ea | \$ 2,800.00 | \$ 5,600.00 |
| 31 | Relocate Existing Fence | 100 | lf | \$ 65.00 | \$ 6,500.00 |
| 32 | New Concrete Collar for Valve Box | 8 | ea | \$ 650.00 | \$ 5,200.00 |
| 33 | Furnish and install Native Seed Mixture on disturbed slopes | 85,000 | sf | \$ 0.25 | \$ 21,250.00 |
| 34 | 12" Crosswalk Striping | 65 | lf | \$ 55.00 | \$ 3,575.00 |
| 35 | Paint Curb Red | 2,840 | lf | \$ 3.75 | \$ 10,650.00 |
| FRUIT HEIGHTS CITY TOTAL = | | | | | \$1,678,419.14 |

PROJECT TOTAL = \$1,692,040.24



FRUIT HEIGHTS CITY CORPORATION
RESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT
FRUIT HEIGHTS CITY AND FARMINGTON CITY
FOR THE 1800 EAST IMPROVEMENTS PROJECT

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Title 11, Chapter 13 of the Utah Code Annotated, 1953 as amended, requires that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements become effective; and

WHEREAS, Fruit Heights City and Farmington City have negotiated an Agreement for the purposes of completing the 1800 East Improvements Project as one combined project;

WHEREAS, Fruit Heights City and Farmington City find that mutual benefit and cost effective government can be achieved through this interlocal agreement for services entailed herein;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Fruit Heights the attached interlocal agreement is entered with Farmington City for the purposes of the 1800 East Improvements Project as authorized in the Interlocal Agreement, and the Interlocal Agreement is hereby approved and incorporated by this reference. The Council hereby authorizes and directs the Mayor to execute the Interlocal Agreement for and on behalf of Fruit Heights City.

PASSED AND APPROVED by the Fruit Heights City Council this _____ day of _____, 2024.

Mayor John Pohlman

ATTEST: _____
City Recorder

| Roll Call Vote | | |
|----------------|----|---------------------------|
| Yes | No | Councilmember D. Anderson |
| Yes | No | Councilmember G. Anderson |
| Yes | No | Councilmember Moss |
| Yes | No | Councilmember Ray |
| Yes | No | Councilmember Sadler |

FARMINGTON CITY CORPORATION
RESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT
FRUIT HEIGHTS CITY AND FARMINGTON CITY
FOR THE 1800 EAST IMPROVEMENTS PROJECT

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Title 11, Chapter 13 of the Utah Code Annotated, 1953 as amended, requires that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements become effective; and

WHEREAS, Fruit Heights City and Farmington City have negotiated an agreement for the purposes of completing the 1800 East Improvements Project as one combined project; and

WHEREAS, Fruit Heights City and Farmington City find that mutual benefit and cost effective government can be achieved through this Interlocal Agreement for services entailed herein.

NOW, THEREFORE, BE IT RESOLVED by the Farmington City Council that the attached Interlocal Agreement is entered with Fruit Heights for the purposes of the 1800 East Improvements Project as authorized in the Interlocal Agreement, and the Interlocal Agreement is hereby approved and incorporated by this reference. The Council hereby authorizes and directs the Mayor to execute the Interlocal Agreement for and on behalf of Farmington City.

PASSED AND APPROVED by the Farmington City Council this _____ day of _____, 2024.

Mayor Brett Anderson

ATTEST: _____

City Recorder

| Roll Call Vote | | |
|----------------|----|------------------------|
| Yes | No | Councilmember Child |
| Yes | No | Councilmember Isaacson |
| Yes | No | Councilmember Layton |
| Yes | No | Councilmember Leeman |
| Yes | No | Councilmember Shumway |

CITY COUNCIL AGENDA

For Council Meeting:
February 6, 2024

BUSINESS: **Award Contract to FFKR for Comprehensive General Plan Update**

GENERAL INFORMATION:

See staff report prepared Shannon Hansell, Planner and GIS Specialist

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Shannon Hansell – Planner and GIS Specialist
Date: February 6, 2024
Subject: Award Contract to FFKR for Comprehensive General Plan Update

RECOMMENDATION(S)

Move that the City Council approve the contract and proposal from FFKR for the Comprehensive General Plan update for up to \$99, 975.

BACKGROUND

The City Council has previously allocated up to \$100,000 to update the General Land Use Plan in the FY 24 budget. After distributing a request for proposals to a wide range of land use planning consultants and firms, the City received seven proposals for services to complete a Comprehensive General Plan update. Bids for these seven proposals were received as shown below:

| Bidder | Bid |
|---------------------------------|------------------|
| Downtown Redevelopment Services | \$ 99,880 |
| PSOMAS | \$ 100,000 |
| CITI Design | \$ 100,000 |
| FFKR | \$ 99,975 |
| GSBS | \$ 100,000 |
| Landmark Design | \$ 99,990 |
| Planning Outpost | \$ 96, 750 |

The Farmington Comprehensive Plan was amended in 1993 and was most recently updated in 2008. The General Plan is essential to guiding the growth and development of the community. The General Plan is separated into sub-documents which address components like Parks, Trails, Downtown, Transportation, and others. Many of these components have been updated more recently, namely the Farmington Station Area Plan and Moderate-Income Housing Plan. Additionally, updates are planned or ongoing for the Parks Master Plan and Transportation Master Plan. The purpose of this General Plan update is to review, rewrite and refresh the main document itself, as well as create a more user-friendly iteration of the plan. Additional objectives are listed in the RFP.

After receiving proposals, a Selection Committee was formed. The Committee members included: Councilmember Amy Shumway, Planning Commissioner Frank Adams, City Planner Shannon Hansell, Planning Director Lyle Gibson, Community Development Director David Petersen and City Engineer Chad Boshell. The Committee selected FFKR as the preferred consultant to assist in the update. Deciding factors included experience with similar projects and qualifications of the proposed team, adherence to proposed budget, and project understanding and approach.

Supplemental Information

1. FFKR Consultant Agreement / Contract
2. FFKR Proposal

Respectfully submitted,

Shannon Hansell

Shannon Hansell
Planner and GIS Specialist

Review and concur,



Brigham Mellor
City Manager

CONSULTANT AGREEMENT

EFFECTIVE DATE:

1. **CONTRACTING PARTIES:** This agreement (“Agreement”) is between Farmington City referred to as the “CITY” and the Consultant shown below, referred to as “CONSULTANT.”

Consultant Name: FFKR Architects

Address: 730 Pacific Avenue, SLC, UT 84104

Phone Number: 801-521-6186

Fed ID No:

2. **REASON FOR CONTRACT:** The CITY desires to supplement the work of its staff by engaging additional qualified assistance to complete the work required in the suggested time frame and the CONSULTANT is professionally qualified and willing to assist the CITY with the work outlined in **Attachment B**. This contract is to complete work toward the Farmington General Plan Update.

3. **PROJECT / CONTRACT PERIOD:** The project / Agreement will terminate on 12/31/2024 unless otherwise extended or canceled in accordance with the terms and conditions of this Agreement.

4. **CONTRACT COSTS:** The CONSULTANT will be compensated a maximum amount for costs authorized by the Agreement as described in **Attachment C**.

5. **ATTACHMENTS:** Included as part of this contract are the following attachment

Attachment A – Standard Terms and Conditions

Attachment B – Scope of Work and Services [Includes text from RFP and Proposal from FFKR]

Attachment C – Consultant Budget

The parties below hereto agree to abide by all the provisions of this Agreement.

IN WITNESS WHEREOF, the parties sign and cause this Agreement to be executed.

FFKR PRINCIPAL

FARMINGTON CITY

By:

By:

Date:

Date:

ATTACHMENT A

Standard Terms and Conditions

1. Employment of CONSULTANT.

The CITY hereby agrees to engage CONSULTANT, and CONSULTANT hereby agrees to perform the services identified in Attachment B based on the budget in Attachment C.

2. Scope of Services by CONSULTANT.

Consultant shall perform these services at the direction of the CITY in accordance with commonly accepted professional standards and to the CITY's satisfaction without increase or decrease in cost or fee payable to Consultant. The CITY reserves the right to refine or amend these work tasks, as necessary.

3. Contract Changes.

Changes to this Contract may be made at any time with the written approval of both parties. In the event that a proposed change in scope proposed by either party will result in an increase or decrease in the agreed contract price, Consultant will notify the CITY before performing or amending such work. The parties will negotiate an appropriate price adjustment and will execute a modification to this contract before commencing or amending such work.

4. Personnel.

Consultant represents that it has, or will obtain at its own expense, all personnel required to perform the services under this Agreement and all personnel engaged in the work shall be fully qualified and shall be authorized under State and local laws to perform such services.

5. Time Performance.

The services of Consultant are to commence immediately after the execution of this Agreement and shall be completed by the date of this Agreement unless this date is extended by contract amendment. In the event Consultant's services are suspended, delayed, or interrupted for the convenience of the CITY, no additional cost shall accrue, and no additional compensation shall be made as a result of such suspension, delay or interruption.

6. Compensation.

It is hereby understood and agreed that CONSULTANT will complete the scope of work in Attachment B for a **lump sum not to exceed \$99,975** as indicated in the Fee Proposal included as Attachment C.

7. Method of Payment.

Consultant shall submit an electronic copy of the monthly invoice to the CITY. For all services and materials pertinent hereto, CONSULTANT shall bill the CITY monthly for the completed percentage of the tasks outlined in the scope of work.

8. Products.

This contract is for such time and materials as may be necessary to complete the tasks identified in Attachment B.

9. Disputes.

It is the CITY's desire and intent to resolve any issues arising during the Project through informal means rather than through a formal process. If CONSULTANT and the CITY's project manager are unable to satisfactorily resolve an issue, it shall be referred to the CITY's Community Development Director for resolution prior to commencing any formal disputes resolution.

The federal Contract Disputes Act of 1978, as amended (41 U.S.C. 7101-7109) will govern all formal disputes. Formal disputes or claims will be submitted in writing to the CITY. All disputes will be adjudicated by the CITY. After exhausting these steps, CONSULTANT may proceed with litigation.

10. Termination of Agreement.

The CITY shall have the right to terminate this Agreement by giving written notice to CONSULTANT of such termination and specifying the effective date thereof. In the event of termination or upon completion of contractual obligation, all finished documents, data, studies, surveys, drawings, maps, photographs, and records prepared by CONSULTANT shall become the CITY'S property, and CONSULTANT shall be entitled to receive just and equitable compensation for any work completed to CITY'S satisfaction on such documents and other materials.

11. Law Abiding.

CONSULTANT shall observe and comply with all federal, state, and local laws, ordinances or regulations affecting their employees, or those engaged by CONSULTANT on the project for the materials or equipment used or for the conduct of the work, and will procure all necessary licenses, permits and claims arising out of any acts of CONSULTANT occurring during this agency relationship.

12. Trust.

CONSULTANT represents that it has not employed or retained any company or person and that it has not paid, or agreed to pay, any company or person any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from award or making of this Agreement. For breach or violation of this warranty, the CITY shall have the right to annul this Agreement without liability.

13. Findings Confidential.

No reports, information, data, or other Project materials given to, prepared, or assembled by CONSULTANT shall be made available to any individual or organization by CONSULTANT without the prior written approval of the CITY, except as required by law or subpoena.

14. Publication, Reproduction and Use of Material.

No reports, maps or other documents produced under this Agreement shall be subject of an application for copyright by or on behalf of CONSULTANT. The CITY shall have the authority to publish, disclose, distribute, and otherwise use, in whole or in part, any reports, data, or other materials prepared under this Agreement for this project. All files associated with the completion of the scope must be provided to the CITY upon completion of the scope prior to the payment of the final invoice.

15. Limitation of Rights.

The services to be performed by CONSULTANT are intended solely for the benefit of the CITY. Nothing contained herein shall confer any rights upon, or create any duties on, the part of CONSULTANT toward any person or persons not a party to this Agreement, including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

16. Hold Harmless.

CONSULTANT shall indemnify and save harmless the CITY, and its employees, volunteers, agents, representatives, elected officials, and appointed officials, from and against damages to property or injuries to or death of any person or persons, including property and employees or agents of the CITY, for claims, demands, suits, actions, or proceedings, including workers' compensation claims, to the extent negligent acts, errors, or omissions of CONSULTANT, its officers and employees and others for whom the CONSULTANT is legally liable.

The CITY shall defend, indemnify and save harmless CONSULTANT, and its officers and employees, from and against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of CONSULTANT, for any and all claims, demands, suits, actions, or proceedings, including workers' compensation claims, to the extent they result from or arise out of the tortious or negligent acts, errors, or omissions of the CITY, its employees, volunteers, agents, representatives, elected officials, and appointed officials or subcontractors.

17. Insurance.

CONSULTANT maintains, at its own expense, workers compensation, commercial general liability (professional liability @ \$500,000 per occurrence), and automobile liability insurance policies with limits at or above that which is reasonably required in the industry for comparable planning studies and will, upon request, furnish certificates of insurance to the CITY.

18. Independent Contractor.

CONSULTANT shall be an independent contractor in the performance of services herein.

19. Representative of the CITY.

The CITY's representative in the performance, implementation, and administration of this Contract shall be Shannon Hansell, the member of the CITY staff designated to act on behalf of the Director as Project Manager for this Project. All direction and official communication regarding scope, budget, and contract with the CONSULTANT from the CITY shall be from such single source.

ATTACHMENT B

Scope of Services

SCOPE OF WORK

The scope of work for the selected consultant includes, but is not limited to:

1. Stakeholder Engagement: Conduct community engagement to gauge how residents and businesses would like to respond to ever-demanding growth. Identify and engage key community players like local leaders and landowners. Input should also be considered from City Committees, such as Historic Preservation, the Planning Commission and City Council. Perform demographic analysis and the public as they are the largest stakeholder
2. Research: Conduct a thorough review of the existing comprehensive general plan and supporting elements, including analysis of environmental conditions, residential and commercial uses, and public facilities and services.

Perform a review on existing elements of the General Plan, including, but not limited to, the following plans:

- a. Comprehensive General Plan
 - b. Moderate Income Housing
 - c. Resource and Site Analysis
 - d. Annexation Policy
 - e. Downtown Master Plan
 - f. Mixed Use General Plan
 - g. Station Area Plan
3. Create a Comprehensive General Plan that complies with requirements from the State of Utah. This plan should clearly describe and show the vision for future growth of the City outlining recommended goals and strategies to achieve desired outcomes. Identify goals and strategies related to future land uses, redevelopment and infill. A special focus

should be taken on sustainability of quality of life and economic growth while respecting the City's history. A substantial amount of the Plan is expected to be comprised of existing plan information.

4. Produce a detailed and illustrative plan with supporting documents in a digital format that is readily accessible and easy to peruse for the public, City Council, City Staff, developers and other users.

Proposed Project Approach from CONSULTANT.

PROJECT APPROACH



PROJECT UNDERSTANDING

Farmington City has grown and evolved over the past 30+ years, with many changes through land development and transportation infrastructure investments. Home to both a well-defined historic core and one of the more successful commuter rail station areas, Farmington reflects an ongoing commitment to thoughtful planning for its diversity of neighborhoods and areas.

With a General Plan that has its origins in an update process from the early 1990s it is clear the plan has guided many decisions for the city's evolution. We understand the value of highlighting success and strive to communicate this during our community engagement process as well as in the final product. With many new residents in the city, the General Plan update process is a great opportunity to help them learn about past efforts as well as contribute ideas for refining the city's vision and direction for the future.

We understand the following key factors will anchor this process:

- Relying upon and consolidating current content into a streamlined narrative.
- Evaluating future possibilities and projections to update or expand the city's strategies and priorities on future land use – from infill and redevelopment to future annexation potentials.
- Creating a user-friendly plan that is easy to understand, access, and navigate.

The outcome will be a plan calibrated to Farmington City's context that reflects a clear understanding of the community, its evolution, and its opportunities for the future.

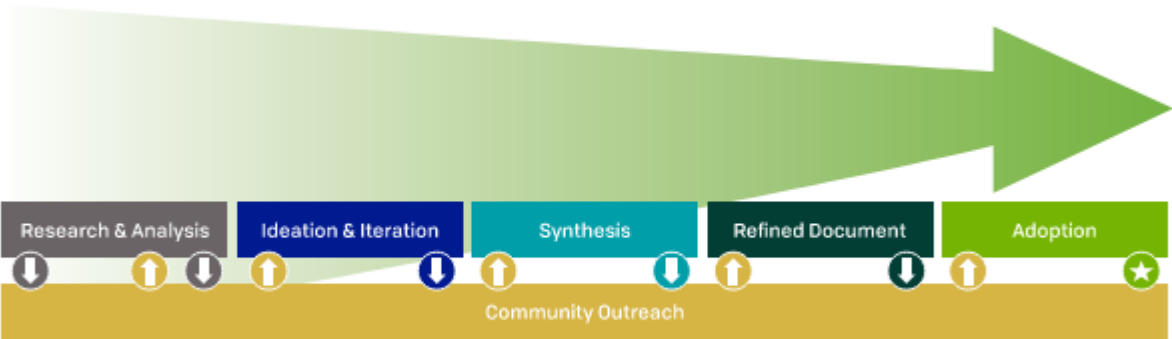
PROJECT APPROACH

Our team's approach is based on gaining a solid understanding of your city, its planning history, and the investments in creating a great quality of life for your residents and businesses. We look to identify and highlight your "success stories" as part of the planning process, which can help communicate and provide context to newer residents.

The outcome is geared towards making the information in the General Plan accessible and easy to evaluate. We strive to provide a graphically-rich and user-friendly plan that is organized in a streamlined layout, while still providing key data that tells the story of your community. We will collaborate with you to review your current plan and decide on a refined direction and structure that provides clear connections between the vision and guiding principles and policies.

PROJECT APPROACH

PLANNING PROCESS



PROCESS FOR FARMINGTON CITY

Task One Project Launch
Review Relevant Planning Documents & Develop a Draft Updated Plan Structure & Outline

Task Two Focus Session #1 (Visioning)
Identify and Confirm Key Themes and Community Priorities

Task Three Community Context & Profile (begin concurrent with Task One)
Getting to know Farmington City - Research and Analysis to develop a comprehensive understanding of Farmington City

Task Four Focus Session #2 (Deep Dives)
Conduct area-specific outreach activities and discussions; host focus group discussions on integrated topics

Task Five Draft Plan Update
Develop an updated Draft Plan that captures community priorities [and identifies Farmington City's policies and plan of action]

Task Six Focus Session #3 (Review & Refine)
Communicate and Solicit Input on the Draft Plan Content & Framework

Task Seven Final Plan & Adoption
Refine/Develop Final Plan for Planning Commission & City Council Review and Adoption Process

PROJECT APPROACH

Task One Project Launch

Review Relevant Planning Documents & Develop a Draft Updated Plan Structure & Outline

- Identify and Review all relevant existing planning documents and information
- Assess the “usability” of the city’s current General Plan and related planning documents; identify any areas of potential improvement and opportunities to streamline the plan
- Develop a draft outline structure for the updated General Plan
- Build an annotated outline with relevant existing information and content from existing planning documents, reorganized into the new plan structure as applicable.
- Project Team/City Staff Meeting

Task Two Focus Session #1 (Visioning)

Identify and Confirm Key Themes and Community Priorities

- Work with City Staff, Stakeholders/Steering Committee, the Planning Commission, and the Community to confirm key themes and priorities for Farmington City.
 - **Part One:** Engage the Community via online survey methods
 - City Staff to collaborate on messaging, noticing, and communication via City platforms
 - FFKR to develop online survey series
 - **Part Two:** Engage the Planning Commission & Stakeholders/Steering Committee
 - **Planning Commission Meeting:**
 - Review results and key themes from survey series;
 - Identify any additional key themes and priorities;
 - Evaluate and rank options
 - **Stakeholder Focus Group/Steering Committee:**
 - Repeat process taken with the Planning Commission – modify as needed/applicable

- **Part Three:** Refine and Apply to the Plan
 - **Project Team/City Staff Meeting:**
 - Assess Community, Planning Commission, and Stakeholder/Steering Committee input;
 - Identify and prioritize components to feature in Focus Session #2 (Deep Dives) and to integrate into the Draft Plan Update



GETTING THE WORD OUT

While social media is a great resource for getting the word out to the community about the planning process and opportunities for input, FFKR looked for strategies to capture people’s attention and engage them “in the moment.”

Using yard signs with links and QR codes—to a online survey, idea board, and town hall style meetings—placed both around the park itself and at key areas in the County led to participation numbers that were nearly 20-fold higher than the in-person opportunities.

PROJECT APPROACH

Task Three Community Context & Profile (begin concurrent with Task One)

Getting to know Farmington City - Research and Analysis to develop a comprehensive understanding of Farmington City

- Identify additional data and details helpful to know for planning the future of Farmington City
- Merge new data with relevant data and content from recent planning efforts/documents (e.g., MH Plan, Station Area Plan, Parks Plan Update, etc.)
- Develop Draft Community Profile Report (to be an Appendix of the main General Plan document and/or separate report document, allowing for periodic updates by the City)
- Key Statistics and Findings to be integrated into the updated General Plan structure

Task Four Focus Session #2 (Deep Dives)

Conduct area-specific outreach activities and discussions; host focus group discussions on integrated topics (identified as key priorities from Focus Session #1)

- Work with City Staff, Stakeholders/Steering Committee, the Planning Commission, and the Community to conduct outreach and dive into the details of key priorities for specific areas/neighborhoods and specific topics, such as downtown, historic preservation, moderate-income housing, eco-districts, etc.
 - › **Part One:** Engage the Community via neighborhood meetings and focus groups.
 - › **Part Two:** Engage the Planning Commission & Stakeholders/Steering Committee
 - Planning Commission Meeting:
 - Review input from neighborhood meetings and focus groups and link back to overarching themes and city-wide priorities. Understand and identify commonalities and differences.
 - Stakeholder Focus Group/Steering Committee:
 - Repeat process taken with the Planning Commission - modify as needed/applicable.
 - › **Part Three:** Refine and Apply to the Plan
 - Project Team/City Staff Meeting:
 - Assess Community, Planning Commission, and Stakeholder/Steering Committee input;
 - Identify and prioritize components to integrate into the Draft Plan Update

Task Five Draft Plan Update

Develop an updated Draft Plan that captures community priorities [and identifies Farmington City's policies and plan of action]

- Develop first draft of the updated General Plan - 50% Draft
- Project Team/City Staff Meeting:
 - › Work Session to develop, review, and refine 50% Draft Plan content
 - › Confirm community outreach methods and materials for Focus Session #3
- Update Draft Plan for Focus Session #3 process - 75% Draft



AVANTI ASSISTED LIVING, FARMINGTON, UTAH

PROJECT APPROACH

Task Six Focus Session #3 (Review & Refine)

Communicate and Solicit Input on the Draft Plan Content & Framework

Work with City Staff, Stakeholders, the Planning Commission, and the Community to communicate the overall vision, policies, and implementation framework of the Draft Plan and gather feedback and input.

- **Part One:** Engage the Community via an online Town Hall (or alternative method, if identified in Project Team/City Staff Meetings)
 - City of Farmington City to collaborate on messaging, noticing, and communication
 - FFKR to develop structure and content for online Town Hall (or alternative method, as applicable)
- **Part Two:** Engage the Planning Commission or Stakeholders
 - Planning Commission Meeting/Stakeholder Meeting:
 - Review and evaluate feedback and ideas from the Community Engagement process
 - Identify any additional policies, action items, or other draft plan content
- **Part Three:** Refine and Apply to the Plan
 - Project Team/City Staff Meeting:
 - Assess Community, Planning Commission input;
 - Identify and prioritize components to integrate into the Final Plan (90% Draft)

Task Seven Final Plan & Adoption

Refine/Develop Final Plan for Planning Commission & City Council Review and Adoption Process

- Merge feedback, comments, and edits into the Final Draft Plan for Planning Commission and City Council work session(s) – 90% Draft
- Planning Commission Meeting:
 - Work Session to review Final Draft Plan*
- Summarize feedback and comments from the Planning Commission

- City Council Meeting:
 - Work Session to review Final Draft Plan*
- Summarize feedback and comments from the City Council
- *Optional Work Session Formats:
 - One Joint Planning Commission and City Council work session
 - Small group work session series (shorter sessions with no more than 2 commissioners and 2 council members present at each)
 - Summarize feedback and comments from the joint work session/series
- Project Team/City Staff Meeting:
 - Review and evaluate Planning Commission and City Council work session feedback and comments.
 - Identify final edits to integrate into the Final Plan for the public hearing and adoption process.
- Planning Commission Meeting:
 - Public Hearing on the updated General Plan
- City Council Meeting:
 - Public Hearing on the updated General Plan
 - Resolution to Adopt General Plan (at this meeting or the following council meeting)
- Final edits, as needed, to the General Plan based on the Public Hearing and Adoption motion

Final Deliverables:

- Final Plan – InDesign Package (Plan Document, Images/Links, Document Fonts) OR ArcGIS Hub Site
- Final Plan Narrative Content – Microsoft Word File(s)
- Maps/Data – ArcGIS shapefiles and/or map layer packages as applicable

PUBLIC ENGAGEMENT STRATEGY

COMMUNITY PROFILE

FFKR prides itself on taking the time to understand the context and community of projects we pursue. By gaining an understanding of the community, we can better tailor our methods and planning and engagement processes. This sets the framework for working to develop a customized engagement plan for each project.

PUBLIC OUTREACH

Public engagement is the foundation of a successful planning initiative. Working with the various representatives, including the public and private and civic stakeholders throughout the process helps guide the project. Our overall goal for public engagement and relations is to engage members in a meaningful way that contributes to the direction, content, and outcome of the planning process.

We are confident our team can guide Farmington City through a collaborative, iterative process from project kick-off to completion and ensure a comprehensive document or plan that works for you and reflects your voice. Our goal is to keep everyone informed and involved from start to finish, so the process proceeds as efficiently as possible.

We start by collaborating with the Client project team and thinking about staging the planning process within a context that defines the timeline, what's needed from the public and participants, and the expected outcomes from each step. From there, we define an overall approach in strategy, tools, and tactics for engaging the public and stakeholders. These are designed and implemented to result in equitable, innovative, and convenient participation across the participant segments.

KICK OFF MEETING – IDENTIFY OBJECTIVES

The first and critical step to any endeavor involving multiple contributors and stakeholders is a well-planned Kick-off Meeting. The FFKR team coordinates this meeting with the client and other key project team members to outline the priorities and objectives for the community engagement process, understand who we want to engage and why, and confirm the schedule. By holding this meeting at the start, we can collaborate with the client on developing a Community Engagement Plan that is tailored to the population of stakeholders.



FOCUS GROUPS



SOCIAL MEDIA



VIDEOS

COLLABORATION & ENGAGEMENT

Communication and engagement are central to our design process. To gain an understanding and insight into the project and context, we first listen, gather data, engage participants, and discuss the project with a wide range of stakeholders. It is our job to listen, understand, and evaluate this information in such a way that we can communicate our understanding back to you. Some of the strategies that we use include meetings, interviews, focus groups, charrettes, workshops, and researching similar projects. We have found that the more we can work together and collaborate as a team, the better the project outcome will be.

Just a few examples of tools that can be effective include visual preference surveys using Mentimeter, a variety of video-conferencing options such as Zoom and Teams, informative "Plan 101" video creation, ArcGIS Dashboards, Survey123, StoryMaps, and Experience websites, and other tools to capture map-based input.

PUBLIC ENGAGEMENT STRATEGY

VARIOUS VENUES AND TAILORED MESSAGING

We have found through experience that a combination of methods and venues is just as important as the message being conveyed. We strive to provide innovative outreach methods and engage with the community at THEIR events, not just waiting for them to come to us. While online methods can help reach diverse groups, we find it is critical to partner with social service providers and existing networks of support to reach people less likely to participate in civic projects online.

-  Advertising meetings in the right places and platforms to reach different groups
-  Bring technology to the event (instead of expecting it to be there)
-  Multi-media outlets for collecting information; i.e. posters at open houses and online feedback boards with the same content
-  Take information to the community (pop up events) instead of expecting them to come to us
-  Consider the diversity of community member schedules and consider hosting events past 7:00 pm
-  Compelling invitations to participate so the public understands why their voice is important
-  Reporting information back! Reporting findings and input to the community shows diversity of opinions and leads to greater understanding and consensus
-  Provide information materials and messaging in multiple languages per the demographics

We have successfully applied our public, community, and inclusive engagement in the following projects:

- Clearfield City General Plan, Clearfield City, Utah
- Vivian Park Master Plan, Provo, Utah
- Vineyard Waterfront Master Plan, Vineyard, Utah
- Herriman City General Plan, Herriman, Utah
- Ogden School District Land Use Planning, Ogden, Utah
- Bonds for School Districts: Ogden City School District and Provo City School District
- Work with Native Tribes: Alabama Coushatta, Shoshone-Bannock, and Miwok



MESSAGING

We have found through experience that a combination of methods and venues is just as important as the message being conveyed. We strive to provide innovative outreach methods and engage with the community at THEIR events, not just waiting for them to come to us.

TOOLS WE USE



DASHBOARDS



HUB



SURVEY123



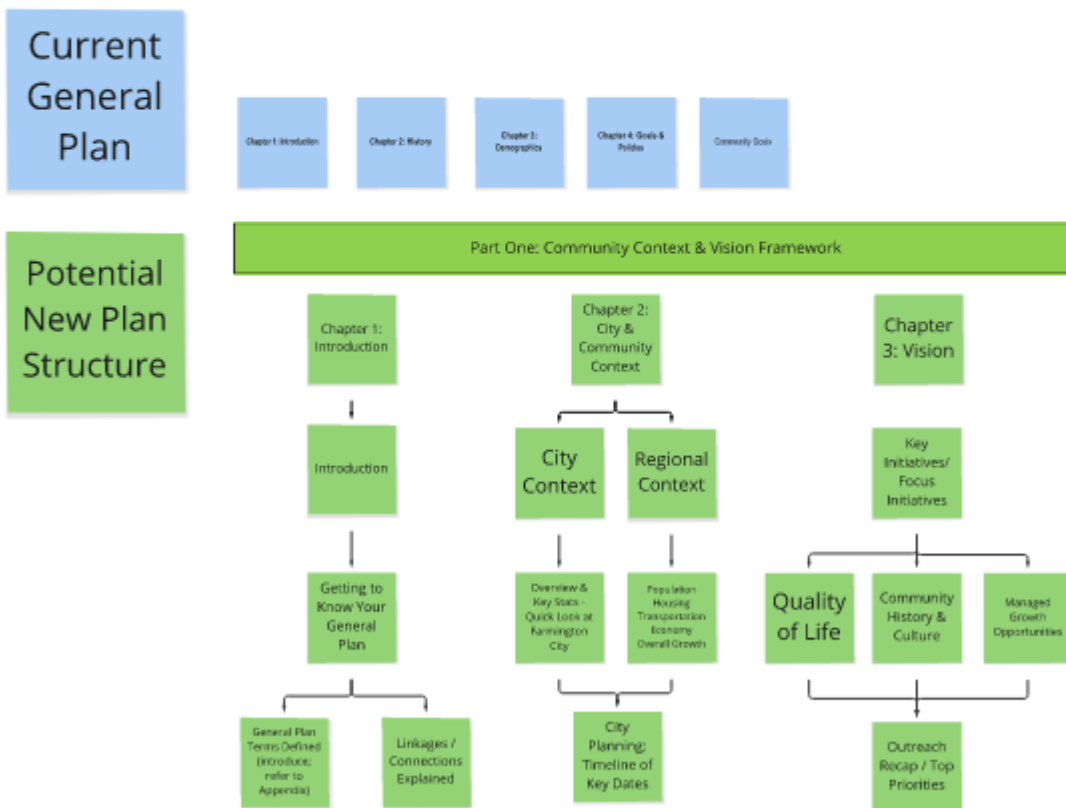
POTENTIAL PRODUCT

The Potential Document Structure is formulated to incorporate and apply the relevant content from the existing General Plan and additional related planning documents (e.g., Active Transportation Plan, Downtown Plan, Scenic By-ways; Shorelands Plan, etc.).

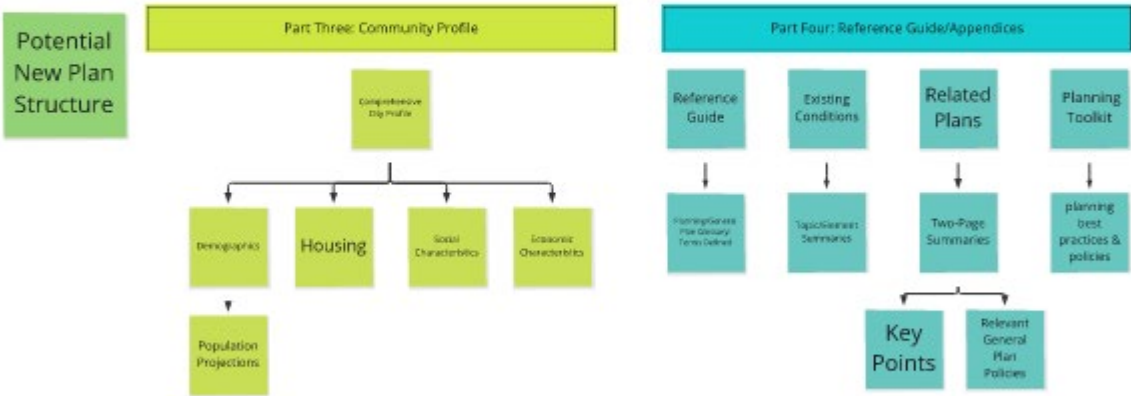
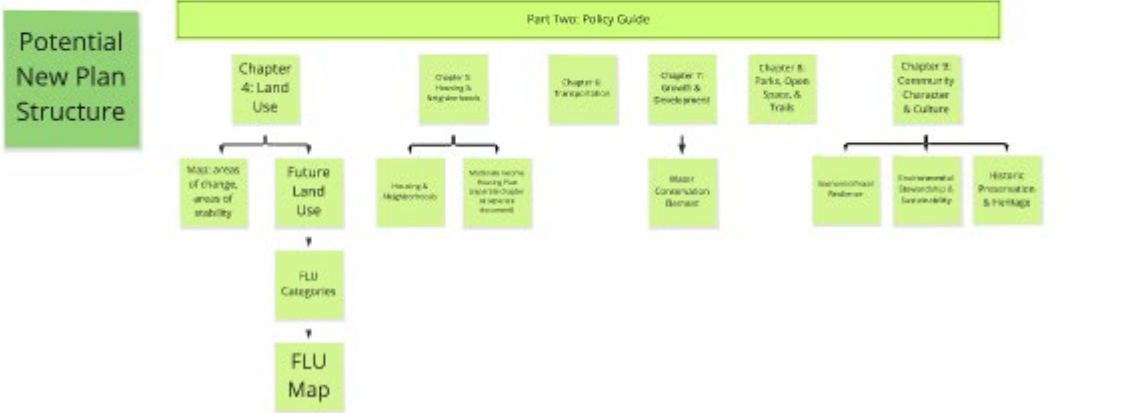
An example of how we envision this could occur was crafted using Miro. The blue sticky notes identify Farmington’s current General Plan structure, while our green sticky notes outline a potential new General Plan structure.

We will collaborate with you using Miro to arrive at a final preferred document outline structure.

Created using



POTENTIAL PRODUCT



PROPOSED SCHEDULE

| PROJECT TASKS | DURATION | 2024 | | | | | | |
|--|----------|------|-----|-----|-----|-----|-----|-----|
| | | Jan | Feb | Mar | Apr | May | Jun | Jul |
| TASK ONE Project Launch: Review Draft Content and Establish Updated Plan Structure and Layout | 4 weeks | | | | | | | |
| TASK TWO Focus Session #1: Identify and Confirm Key Themes and Community Priorities | 3 weeks | | | | | | | |
| TASK THREE Community Context and Profile: Getting to Know Farmington City Research and Analysis | 12 weeks | | | | | | | |
| TASK FOUR Focus Session #2: Topic Deep Dive Engagement | 4 weeks | | | | | | | |
| TASK FIVE Updated Draft Plan: Develop an Updated Draft Plan that Captures Community Priorities | 8 weeks | | | | | | | |
| TASK SIX Focus Session #3: Communicate and Solicit Input on the Draft Plan Content and Framework | 4 weeks | | | | | | | |
| TASK SEVEN Final Plan and Adoption: Develop Final Plan for Planning Commission and City Council Review Process | 8 weeks | | | | | | | |

MEETINGS

Task One **Project Launch**
Review Relevant Planning Documents & Develop a Draft Updated Plan Structure & Outline

- Project Team/City Staff Meeting

Task Two **Focus Session #1 (Visioning)**
Identify and Confirm Key Themes and Community Priorities

- Planning Commission Meeting
- Project Team/City Staff Meeting

Task Three **Community Context & Profile (begin concurrent with Task One)**
Getting to know Farmington City - Research and Analysis to develop a comprehensive understanding of Farmington City

Task Four **Focus Session #2 (Deep Dives)**
Conduct area-specific outreach activities and discussions; host focus group discussions on integrated topics

- Planning Commission Meeting
- Project Team/City Staff Meeting

Task Five **Draft Plan Update**
Develop an updated Draft Plan that captures community priorities [and identifies Farmington City's policies and plan of action]

- Project Team/City Staff Meeting

Task Six **Focus Session #3 (Review & Refine)**
Communicate and Solicit Input on the Draft Plan Content & Framework

- Project Team/City Staff Meeting
- Planning Commission Meeting/Stakeholder Meeting
- Project Team/City Staff Meeting

Task Seven **Final Plan & Adoption**
Refine/Develop Final Plan for Planning Commission & City Council Review and Adoption Process

- Planning Commission Meeting
- City Council Meeting
- Project Team/City Staff Meeting
- Planning Commission Meeting
- City Council Meeting

ATTACHMENT C

Consultant Budget

FEE PROPOSAL

| | Project Task | FFKR Architects | Tech Team (Transportation/ Infrastructure/ Economy) | M&N (Environmental/ Ecology) | Task Subtotal |
|----------|-------------------------------------|-----------------|---|------------------------------|-----------------|
| 1 | Project Kick Off & Management | \$8,625 | \$3,000 | \$500 | \$9,875 |
| 2 | Focus Session #1 | \$12,500 | \$4,500 | \$1,000 | \$15,000 |
| 3 | Community Profile: Research/Analyze | \$10,000 | \$7,500 | \$750 | \$14,350 |
| 4 | Focus Session #2 | \$13,250 | \$4,500 | \$1,500 | \$17,750 |
| 5 | Create the Plan | \$14,750 | \$5,400 | \$1,500 | \$18,050 |
| 6 | Focus Session #3 | \$10,250 | \$3,600 | \$1,000 | \$13,050 |
| 7 | Refine/Adopt the Plan | \$10,250 | \$2,400 | \$750 | \$11,900 |
| | Firm Subtotal | \$79,625 | \$30,900 | \$7,000 | |
| | | | | Project Total | \$99,975 |

8 DECEMBER 2023

COMPREHENSIVE GENERAL PLAN – LAND & PLANNING SERVICES

FARMINGTON CITY

FFKR ARCHITECTS

CAPTION

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PRINCIPALS

Roger P. Jackson, FAIA, LEED AP
Richard K. Frerichs, AIA, ACHA
J. David Giles, AIA
Russ L. Bachmeier, AIA
Steven A. Goodwin, AIA
Kevin Mass, AIA
David R. Rees, AIA
Eric Thompson, AIA
Jackson Ferguson, AIA
David Brenchley, AIA
Greta Anderson, AIA, ALEP
Mike Leishman, AIA, LEED AP
Elizabeth Morgan, AIA, ALEP
Larry Curtis, AIA, LEED AP BD+C
Michael Dolan, AIA, ACHA, EDAC, LEED AP
Christina Haas, AIA, EDAC, LEED AP
Arrin Holt, AIA, LEED AP
Abram Nielsen, PLA, ASLA, AICP, LEED AP
Jake Bodell, AIA, LEED AP

COLLABORATING PRINCIPALS

Kenneth E. Louder, AIA
Jeffrey L. Fisher, AIA
James W. Lewis, AIA, LEED AP
Kip K. Harris, AIA
Mark R. Wilson, AIA, LEED AP
James B. Lohse, AIA

FOUNDING PRINCIPALS

Robert A. Fowler, AIA
Franklin T. Ferguson, FAIA
M. Ray Kingston, FAIA
(1934-2022)
Edward Joe Ruben, AIA
(1935-1993)

December 8, 2023

Shannon Hansell
Project Manager and City Planner
E: shansell@farmington.utah.gov

RE: Request for Proposals (RFP): Land and General Planning Services Farmington Comprehensive Plan

Dear Dave, Lyle, Shannon, and Farmington City Selection Committee Members,

Successful projects are based on a collaborative working relationship and partnership. The city's enthusiasm and commitment to the success of planning and this General Plan update is evident! We look forward to capturing and reflecting that in our process and embarking on a great working relationship and partnership.

Our approach to helping you craft an updated Comprehensive General Plan begins with gaining a solid understanding of the community, your priorities, and top issues, as well as your position in the broader regional context.

Our team has the skills, experience, and collective expertise to help meet your goal of adopting and implementing a graphically rich plan that is easy to comprehend. **We excel at helping communities sift through their existing planning documents to capture key points and goals and translating that into an updated, streamlined General Plan.** Susie will be our team's project manager and your main point of contact in coordinating and facilitating the plan development process. With nearly two decades of experience, her focus on General Plans is making them more integrated, strategic, and streamlined, resulting in a plan that cities rely upon for their decision-making processes.

We understand the focus of this effort is on updating the General Plan and we will handle the majority of this work in-house. For specific topics, we will rely on a tech team of trusted local partners and will collaborate with you to find the right fit. From FFKR, the following will assist Susie and be part of our core team:

- Julia Surkis will lead the planning data analysis, GIS, and mapping components, with support from Jenna Ely.
- Heidi Nielsen will lead and coordinate the community engagement efforts.
- Roxy Christensen will direct the document layout and formatting, and work to create an engaging, user-friendly document combining text, graphics, and charts for quick reference.
- Additionally, we have a "tech team" of in-house experts on hand to provide detailed research and analysis on required elements, such as housing, historic preservation and urban design, and as needed, ecology, economics, transportation and infrastructure.

We look forward to beginning this endeavor with Farmington City. We love what we do! This shows in our process and our product. We believe you will enjoy working with us to create a compelling General Plan! Please feel free to contact Susie or Abe if any additional information or clarification is needed.

Kind regards,



Abram Nielsen, PLA, AICP, ASLA, LEED AP
Principal Landscape Architect
anielsen@ffkr.com



Susan Petheram, AICP
Senior Planner and Project Manager
spetheram@ffkr.com 801-534-4240

COMPANY OVERVIEW

METHODOLOGY

FFKR's Planning and Landscape Studio collaborates with communities and clients to arrive at strategies that express the project's vision and goals, with the best options articulated and integrated into a context-sensitive solution. We take pride in combining data and design to create a compelling narrative and inspiring graphics to communicate your story.



1. Consistent + Experienced Team:

We value the work experience and trust gained from working with communities of all sizes. Abram and Susie have worked with several communities in Davis County, assisting in efforts to master plan for mixed-use, conducting positive community engagement, and creating unique places reflective of their community culture and context. Our proposed core team members will be engaged with Farmington City from kick-off through the final general plan delivery.

2. Creating an Identity:

Identity cannot be forced; it requires dedicated stakeholders and community members to reinforce the vision and goals on a continual basis over the course of years. These efforts are enhanced and made easier through a well thought out General Plan created through a collaborative effort with a common purpose. With multiple champions of the project, the likelihood of success is exponentially greater than when created in a silo without the input of multiple voices. With communities like yours, where a solid direction is captured in the current General Plan, we focus on weaving new voices and new knowledge into the plan without unraveling past efforts.

3. Client Engagement:

Communication and engagement are central to our planning and design process. To gain an understanding and insight into the project and context, we listen, gather data, engage participants, and discuss the project with a wide range of stakeholders. It is our job to listen, understand, and evaluate this information in such a way that we can communicate our understanding back to you and your community. Ultimately, our goal is to have the community's voice reflected in the final General Plan.

TEAM COMPOSITION



Abram Nielsen
PLA, AICP, ASLA, LEED AP
Planning and Urban Design



Susan Petheram
AICP
Project Manger and Planner

Urban Planning



Julia Surkis
Planner and GIS Specialist



Jenna Ely
ASLA
Planning and Urban Design

Urban Design



Nick Tanner
PLA, ASLA
Sustainable Site Design and Small Area Plans

Community Outreach



Heidi Nielsen
AIGA
Community Engagement

Historic Preservation



Steve Cornell
AIA
Historic Preservation

Documentation



Roxy Christensen
CPSM, LEED GREEN ASSOCIATE
Document Coordinator and Designer

Consultants

Tech Team

ECOLOGY & ENVIRONMENTAL



Brian Nicholson
M&N ENVIRONMENTAL
Lead for Sustainability and Environmental Planning



Spencer Martin
M&N ENVIRONMENTAL
Lead for Sustainability and Environmental Planning

Housing – Preston Dean, FFKR Architects
Urban Architectural Design – Pierre Fagerlund, FFKR Architects
Economic – Leland Consulting Group, CBRE, or Kimley-Horn
Transportation & Infrastructure – Kimley-Horn or CRS Engineers

TEAM COMPOSITION

FFKR ARCHITECTS

Susan Petheram is the project team leader. With a history of helping communities create more strategic and streamlined General Plans, Susie will help ensure the data, outreach, and analysis are translated into a compelling story representing the Farmington City vision for the future.

Julia Surkis will lead the planning data analysis, GIS, and mapping components. She will create and update the General Plan project website, including community surveys, dashboards, and maps that reflect the planning and outreach process. She will assist with visuals for the Community Profile and integrating results of community outreach into policy initiatives.

Heidi Nielsen is a skilled facilitator with years of experience working with communities, Heidi will skillfully translate the input we receive into key themes and help Susie translate them into policy statements.

Abram Nielsen brings over 15 years of planning and landscape architecture for communities. Abe recently was a Planning Commissioner for Lehi City and brings this perspective of planning to our process.

Nick Tanner has a background in planning, landscape architecture, and urban design. He is ready to integrate data and planning principles into appealing graphics and maps for the plan. Nick specializes in park and open space and small area planning. He will assist Susie and Heidi in community engagement efforts.

Jenna Ely brings a wide range of experience and knowledge in planning, urban design, landscape architecture, and architecture. Her skills in quickly analyzing data and details and applying it to both narrative and graphics will support our team as we develop the General Plan.

Steve Cornell has devoted his career to working with historic buildings. He brings to the project a unique technical expertise and knowledge and understanding of material science, and a deep-seated understanding of preservation best practices. His experience in historic buildings is unmatched in this region and he understands the necessary iterative nature of the design process with the entire team, including the city and stakeholders, to arrive at the best possible solution for Farmington City.

Roxy Christensen is the document production specialist with an eye to creative layouts, Roxy will assist Susie in developing an easy-to-read document that engages the reader and makes it easy to navigate. Roxy also specializes in sustainable practices and will offer insights regarding low-impact strategies as the city grows.

IN-HOUSE TECH TEAM

Preston Dean has spent his architectural career in the living environment sector and has extensive knowledge of every range of housing. His insight will be helpful as we address and summarize the City's Moderate Income Housing strategy.

Pierre Fagerlund translates words and ideas into architectural concepts, forms, and materials. He will assist with bringing urban design ideas to visual form to urban design and also to help us craft a comprehensive and engaging document.

Ability to Draw on other Personnel

FFKR's overall firm size creates staffing efficiencies that are of great value to our clients and will greatly benefit the schedule for a multitude of projects. Our capacity for rapid deployment of technically skilled personnel is a differentiator that supports maintaining an aggressive schedule when needs arise.

CONSULTANT TEAM

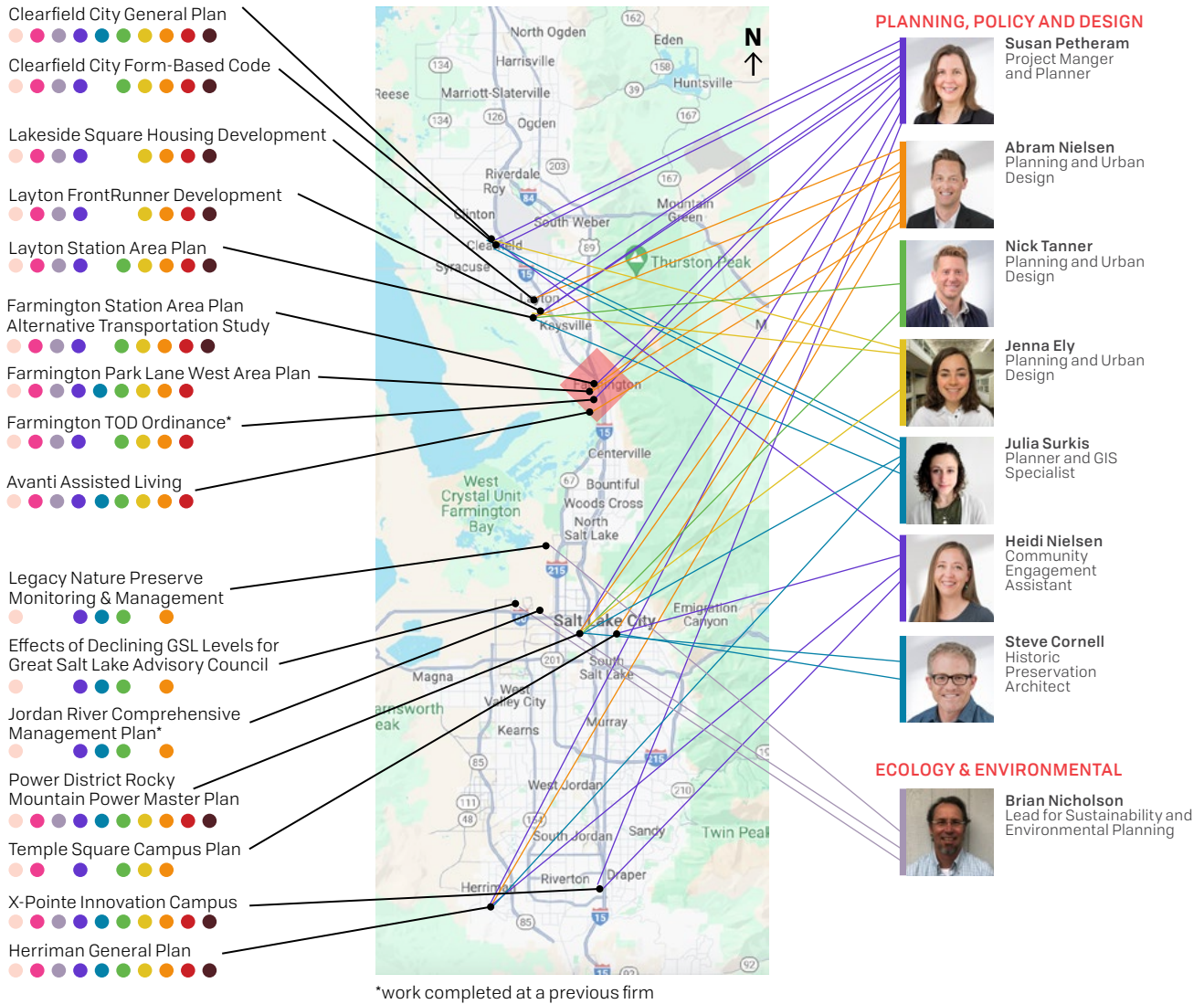


M&N ENVIRONMENTAL

Brian Nicholson is the point of contact for M&N Environmental with over 20 years of experience in environmental impact mitigation services. His insights on water resource conservation, renewable energy, transportation, transmission, and land development strategies will help guide the General Plan direction.

Spencer Martin will focus his contributions on community and landscape ecology, wildlife/habitat relationships, and environmental planning and helping us integrate these perspectives into the General Plan.

TEAM SUCCESS WITH SIMILAR PROJECTS



SCOPE OF SERVICES

- Policy Planning & Visioning
- Urban Design and Development & Small Area Planning
- Mixed-Use & Multi-family Housing
- Research, Analysis & Community Profile
- Ecology and Environmental
- Parks, Recreation, Trails & Open Space
- Multi-modal Transportation Planning
- Land Use
- Affordable Housing & Moderate Income Housing
- Retail Assessment

SUSIE PETHERAM, AICP

Senior Associate | Senior Planner and
Project Manager



RELEVANT EXPERIENCE

- Power District, Rocky Mountain Power Headquarters Master Plan, Salt Lake City, Utah
- Clearfield City General Plan, Clearfield, Utah
- Clearfield Form-Based Code Update, Clearfield, Utah
- Ogden School District Land Use Master Plan, Ogden, Utah
- Bountiful High School Master Plan, Bountiful, Utah
- Vineyard Waterfront Master Plan, Vineyard, Utah
- Herriman City General Plan, Herriman, Utah
- Herriman City Moderate Income Housing Plan & Annual Reports, Herriman, Utah
- Eagle Mountain General Plan, Eagle Mountain, Utah*
- Murray General Plan, Murray, Utah*
- Taylorsville General Plan, Taylorsville, Utah*
- Cooperative County Plan, Salt Lake County, Utah*
- Salt Lake County Townships General Plan, Salt Lake County, Utah*

*work completed prior to joining FFKR Architects

EDUCATION

University of Utah,
Ph.D. Studies (ABD) in
Metropolitan Planning,
Policy, and Design

University of Utah, Master
of City and Metropolitan
Planning

University of Utah, Graduate
Certificate in Historic
Preservation

Grinnell College, Bachelor of
Arts, Mathematics

LICENSES & REGISTRATIONS

American Institute of
Certified Planners, 2010,
AICP #024247

PROFESSIONAL AFFILIATIONS

American Planning
Association (APA)

Utah APA Programs
Committee Chair

Utah – Vernacular
Architecture Forum

TWENTY-ONE YEARS OF EXPERIENCE

With FFKR Architects since
2019

ABRAM NIELSEN, PLA, AICP, ASLA, LEED AP

Principal | Planning and Urban Design



RELEVANT EXPERIENCE

- Power District, Rocky Mountain Power Headquarters Master Plan, Salt Lake City, Utah
- X-Pointe Innovations Master Plan, Draper, Utah
- Homestead Resort, Midway, Utah
- Vineyard Waterfront Master Plan, Vineyard, Utah
- Oakley City Center Masterplan, Oakley, Utah
- Salt Lake Temple Master Plan, Salt Lake City, Utah
- Provo Downtown Redevelopment Study, Provo, Utah
- Valley Fair Mall Redevelopment Study, West Valley City, Utah
- Layton TOD Study, Layton, Utah
- Monument Park, Lehi, Utah
- Park City Parking Study, Park City, Utah
- Pioneer Park UDAT, Salt Lake City, Utah
- Miwok Tribal Administration Building Site Design, Shingle Springs, California
- Thanksgiving Point Master Plan, Lehi, Utah
- Dixon Building Master Plan, Salt Lake City, Utah

EDUCATION

Utah State University,
Bachelors of Landscape
Architecture and
Environmental Planning,
2003

LICENSES & REGISTRATIONS

Licensed Landscape
Architect – Utah 2007,
Florida 2007, Colorado 2022,
and Alaska 2023

AICP Certified 2015

CLARB Certified 2009

LEED® Accredited, US Green
Building Council 2007

PROFESSIONAL AFFILIATIONS

Member, American Society
of Landscape Architects
(ASLA)

Member, American Institute
of Certified Planners (AICP)

Member, American Planners
Association (APA)

Member, U.S. Green Building
Council

Member, The Congress for
the New Urbanism, CNU
Utah Chapter

**WITH FFKR
ARCHITECTS
SINCE 2014**

NICK TANNER, PLA, ASLA

Sustainable Site Design and Small Area Plans



RELEVANT EXPERIENCE

- Power District, Rocky Mountain Power Headquarters Master Plan, Salt Lake City, Utah
- Clearfield Form-Based Code Update, Clearfield, UT
- Park Lane West, Evans Development Master Plan, Farmington, Utah
- Ecker Hill Park and Ride, Summit Park, Utah
- Vivan Park Master Plan, Provo, Utah
- Salt Lake City Water Reclamation Facility Landscape Site Plan, Salt Lake City, Utah
- Salt Lake Temple Seismic Upgrade, Salt Lake City, Utah
- Evermore Park, Pleasant, Grove, Utah*
- Cedar Hills City Parks Master Plan Study, Cedar Hills, Utah*

*work completed prior to joining FFKR Architects

EDUCATION

Utah State University,
Masters of Landscape
Architecture and
Environmental Planning

Brigham Young University,
Bachelor of Science,
Landscape Management

LICENSES & REGISTRATIONS

Licensed Landscape
Architect –
Utah

PROFESSIONAL AFFILIATIONS

Member, American Society
of Landscape Architects
(ASLA)

COMMUNITY INVOLVEMENT

Builders without Borders

Youth Soccer Coach

WITH FFKR ARCHITECTS SINCE 2022

JULIA SURKIS

Planner and GIS Specialist



RELEVANT EXPERIENCE

- Power District, Rocky Mountain Power Headquarters Master Plan, Salt Lake City, Utah
- Clearfield General Plan, Clearfield City, Utah
- Vineyard Waterfront Master Plan Wetland Analysis, Vineyard, Utah
- Herriman City General Plan, Herriman, Utah
- Utah Search and Rescue Advisory Board Submission, Review and Approval Process with Survey 123 and ESRI Dashboards*
- Utah Critical Infrastructure Dashboard with Tiered Editing Capabilities*
- COVID-19 Vaccine Accessibility Dashboard for UDOH*
- COVID-19 Public Facing Story Map Timeline*
- COVID-19 Treatment Demographics Web Map*
- Utah Search and Rescue Public Information Dashboard*

*work completed prior to joining FFKR Architects

EDUCATION

University of Utah, Master
of Science Geographic
Information Systems, Fall
2020 – Present

University of Utah, Bachelor
of Science, Environmental
and Sustainability Studies,
2019

SOFTWARE

Geospatial Analysis, Data
Communication, Interactive
Dashboard and Web App
Design (ESRI Software),
Programming (Python,
Excel, R, Arcade, Spark, SQL)

WITH FFKR ARCHITECTS SINCE 2022

JENNA ELY, ASLA

Planner and Landscape Architect



RELEVANT EXPERIENCE

- Power District, Rocky Mountain Power Headquarters Master Plan, Salt Lake City, Utah
- Clearfield General Plan, Clearfield City, Utah
- Sandy City Historic Neighborhood Plan, Sandy, Utah
- Rocky Mountain Power Jordan Valley Service Center Feasibility Study, Draper, Utah
- HMHI Crisis Care Center, Salt Lake City, Utah
- Kona Hawaii Temple, Kona, Hawai'i
- Oakley City Center Master Plan, Oakley, Utah
- Salt Lake Temple Master Plan, Salt Lake City, Utah
- Wasatch Elementary, Provo, Utah
- Village at Deer Valley, Park City, Utah
- Utah City Pool, Vineyard, Utah

EDUCATION

University of Tennessee
Bachelor of Architecture
2022

University of Tennessee
Master of Landscape
Architecture 2023

COMMUNITY INVOLVEMENT

Centro Hispano of East Tennessee

Habitat for Humanity

Humane Society of East Tennessee

Keep Knoxville Beautiful

WITH FFKR ARCHITECTS SINCE 2021

HEIDI NIELSEN, CPSM, SEGD

Senior Associate | Community Outreach Assistant



RELEVANT EXPERIENCE

- Ogden School District Land Use Master Plan, Ogden Utah: facilitated steering committee meetings to establish fiduciary responsibilities and develop policy and decision tree
- Vineyard Waterfront Master Plan, Vineyard, Utah: facilitated public input meetings
- Power District, Rock Mountain Power Headquarters, Utah: facilitated public input meetings
- Vivian Park Master Plan, Provo, Utah: facilitated public input meetings
- Ogden City School District Bond Campaign 2017, Ogden, Utah: Graphic Design
- Provo City School District Bond, Provo, Utah: Public meeting collateral designer (print, PowerPoint, Website information, Information Graphics, etc.)
- University Neuropsychiatric Institute, Salt Lake City, Utah: Ribbon Cutting Tour Collateral
- Olympus High School, Holladay, Utah: Ribbon Cutting Tour Collateral

EDUCATION

Utah State University,
Bachelors of Fine Arts,
Graphic Design, 2003

University of Utah,
Architectural Studies, 1999-
2000

PROFESSIONAL AFFILIATIONS

Member, Society for
Experiential Design (SEGD)

Member, Society for
Marketing Professional
Services (SMPS) 2014 -
Present

LICENSES & REGISTRATIONS

Certified Professional for
Services Marketer—2014

Open Water SCUBA
Certified—2017

COMMUNITY INVOLVEMENT

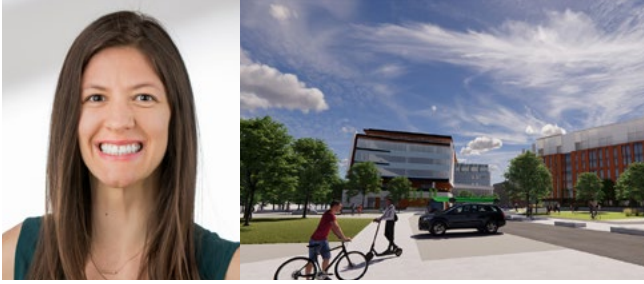
Utah State University Guest
Lecturer 2018

AIGA SLC Design Week
Committee Member 2017
-2018

WITH FFKR ARCHITECTS SINCE 2006

ROXY CHRISTENSEN, CPSM, LEED GREEN ASSOCIATE

Associate | Document Designer



RELEVANT EXPERIENCE

- General Plan Document: Clearfield General Plan Update, Clearfield City, Utah
- Document Update: Sandy City Historic Neighborhood Plan, Sandy City, Utah
- UTA Strategic Facility Master Plan, Salt Lake City, Utah: Document design and production for Master Plan
- Salt Lake Public Works Space Needs Assessment, Salt Lake City, Utah : Document design and production for Master Plan
- Power District, Rocky Mountain Power Headquarters Master Plan, Salt Lake City, Utah: Document design and production for Master Plan
- Timpanogos Aquatics Facility, Lehi, Utah: Lead client visioning sessions to develop foundations for program document. Document design and production for program document

EDUCATION

Full Sail University,
Bachelors of Science in
Digital Art and Design,
20102

LICENSES & REGISTRATIONS

200 hr Certified Yoga
Instructor

PROFESSIONAL AFFILIATIONS

Member, Society for
Marketing Professionals
Services Utah Chapter

COMMUNITY TEACHING

Corporate Yoga Instructor

WITH FFKR ARCHITECTS SINCE 2018

STEVE CORNELL, AIA, LEED AP

Senior Associate | Historic Preservation



RELEVANT EXPERIENCE

- State Historical Architect, Utah Division of State History, 2018 to 2021
- West Jordan Cultural Arts Facility, West Jordan, Utah*
- Ogden High School Auditorium Renovation, Ogden Utah*
- Thomas S. Monson Center Renovation, Salt Lake City, Utah*
- Alpine Tabernacle Renovation, American Fork, Utah*
- Ogden High School Renovation, Ogden Utah*
- Bank of American Fork Renovation, American Fork, Utah*
- American Fork City Hall Renovation, American Fork, Utah*
- Major Downey Mansion Renovation, Salt Lake City, Utah*
- Lear & Lear Law Offices Renovation, Salt Lake City, Utah*
- McPolin Barn Renovation, Park City, Utah*
- Sugar House Streetcar and Greenway, Salt Lake City, Utah*

EDUCATION

University of Virginia, Master
of Architectural History,
2009

University of Virginia, Master
of Architecture, 2005

University of Virginia,
Certificate in Historic
Preservation, 2005

Brigham Young University,
Bachelor of Science, 1999

LICENSES & REGISTRATIONS

Licensed Architect—Utah

NCARB Certificate

LEED® Accredited US Green
Building Council

PROFESSIONAL AFFILIATIONS

Member, American Institute
of Architects

Member, US Green Building
Council

WITH FFKR ARCHITECTS SINCE 2021

BRIAN NICHOLSON

Lead for Sustainability, Environment, Conservation, and Renewable Energy



RELEVANT EXPERIENCE

- Assessment of Potential Costs of Declining Water Levels of Great Salt Lake. The Great Salt Lake Advisory Council
- Jordan River and Bear River Comprehensive Management Plans
- Bear River Comprehensive Management Plan, State of Utah*

*work completed prior to M & N

SPENCER MARTIN

Sustainability, Environment, and Conservation Planning



RELEVANT EXPERIENCE

- Midvalley Highway Wetland Mitigation Plan, UDOT Region 2, Tooele County, UT
- Aquatic Resource Inventory for I-80 Auxiliary Lane Improvements, UDOT Region 2, Tooele County, UT
- Confidential Photovoltaic Project, Tooele County, UT

FFKR Architects Experience in Farmington



UTAH FIRST CREDIT UNION, FARMINGTON, UTAH



FARMINGTON TOWNHOME DEVELOPMENT, FARMINGTON, UTAH

PROJECT APPROACH



PROJECT UNDERSTANDING

Farmington City has grown and evolved over the past 30+ years, with many changes through land development and transportation infrastructure investments. Home to both a well-defined historic core and one of the more successful commuter rail station areas, **Farmington reflects an ongoing commitment to thoughtful planning for its diversity of neighborhoods and areas.**

With a General Plan that has its origins in an update process from the early 1990s it is clear the plan has guided many decisions for the city's evolution. We understand the value of highlighting success and strive to communicate this during our community engagement process as well as in the final product. With many new residents in the city, the General Plan update process is a great opportunity to help them learn about past efforts as well as contribute ideas for refining the city's vision and direction for the future.

We understand the following key factors will anchor this process:

- Relying upon and consolidating current content into a streamlined narrative.
- Evaluating future possibilities and projections to update or expand the city's strategies and priorities on future land use – from infill and redevelopment to future annexation potentials.
- Creating a user-friendly plan that is easy to understand, access, and navigate.

The outcome will be a plan calibrated to Farmington City's context that reflects a clear understanding of the community, its evolution, and its opportunities for the future.

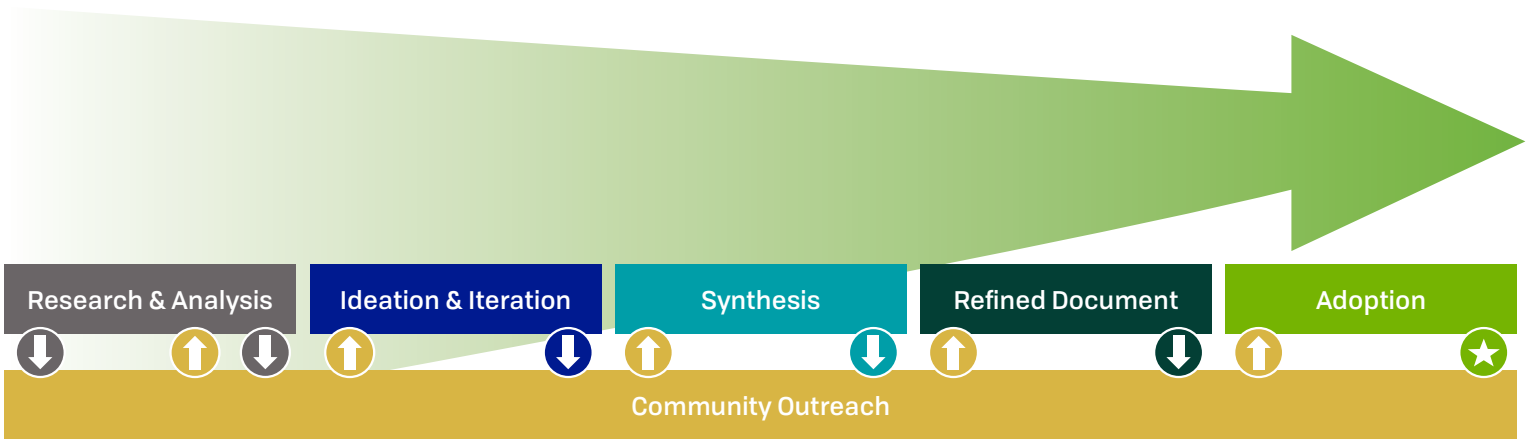
PROJECT APPROACH

Our team's approach is based on gaining a solid understanding of your city, its planning history, and the investments in creating a great quality of life for your residents and businesses. We look to **identify and highlight your "success stories" as part of the planning process**, which can help communicate and provide context to newer residents.

The outcome is geared towards making the information in the General Plan accessible and easy to evaluate. We strive to provide a graphically-rich and user-friendly plan that is organized in a streamlined layout, while still providing key data that tells the story of your community. We will **collaborate with you to review your current plan and decide on a refined direction and structure that provides clear connections between the vision and guiding principles and policies.**

PROJECT APPROACH

PLANNING PROCESS



PROCESS FOR FARMINGTON CITY

Task One **Project Launch**
 Review Relevant Planning Documents & Develop a Draft Updated Plan Structure & Outline

Task Two **Focus Session #1 (Visioning)**
 Identify and Confirm Key Themes and Community Priorities

Task Three **Community Context & Profile (begin concurrent with Task One)**
 Getting to know Farmington City - Research and Analysis to develop a comprehensive understanding of Farmington City

Task Four **Focus Session #2 (Deep Dives)**
 Conduct area-specific outreach activities and discussions; host focus group discussions on integrated topics

Task Five **Draft Plan Update**
 Develop an updated Draft Plan that captures community priorities [and identifies Farmington City’s policies and plan of action]

Task Six **Focus Session #3 (Review & Refine)**
 Communicate and Solicit Input on the Draft Plan Content & Framework

Task Seven **Final Plan & Adoption**
 Refine/Develop Final Plan for Planning Commission & City Council Review and Adoption Process

PROJECT APPROACH

Task One Project Launch

Review Relevant Planning Documents & Develop a Draft Updated Plan Structure & Outline

- Identify and Review all relevant existing planning documents and information
- Assess the “usability” of the city’s current General Plan and related planning documents; identify any areas of potential improvement and opportunities to streamline the plan
- Develop a draft outline structure for the updated General Plan
- Build an annotated outline with relevant existing information and content from existing planning documents, reorganized into the new plan structure as applicable.
- Project Team/City Staff Meeting

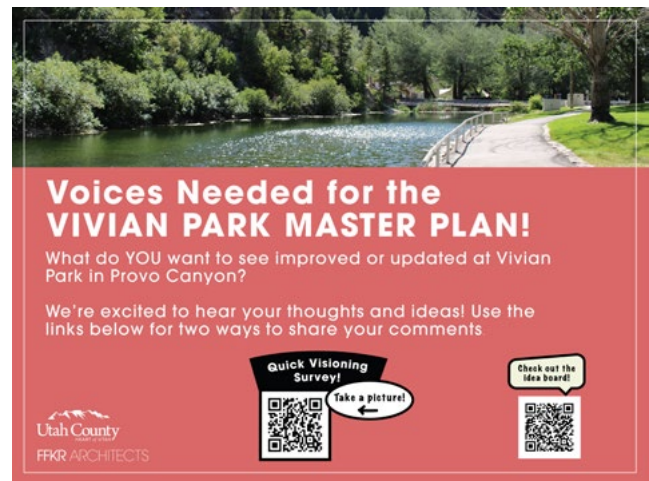
Task Two Focus Session #1 (Visioning)

Identify and Confirm Key Themes and Community Priorities

- Work with City Staff, Stakeholders/Steering Committee, the Planning Commission, and the Community to confirm key themes and priorities for Farmington City.
 - › **Part One:** Engage the Community via online survey methods
 - City Staff to collaborate on messaging, noticing, and communication via City platforms
 - FFKR to develop online survey series
 - › **Part Two:** Engage the Planning Commission & Stakeholders/Steering Committee
 - » Planning Commission Meeting:
 - Review results and key themes from survey series;
 - Identify any additional key themes and priorities;
 - Evaluate and rank options
 - » Stakeholder Focus Group/Steering Committee:
 - Repeat process taken with the Planning Commission – modify as needed/applicable

› Part Three: Refine and Apply to the Plan

- » Project Team/City Staff Meeting:
 - Assess Community, Planning Commission, and Stakeholder/Steering Committee input;
 - Identify and prioritize components to feature in Focus Session #2 (Deep Dives) and to integrate into the Draft Plan Update



GETTING THE WORD OUT

While social media is a great resource for getting the word out to the community about the planning process and opportunities for input, FFKR looked for strategies to capture people’s attention and engage them “in the moment.”

Using yard signs with links and QR codes—to a online survey, idea board, and town hall style meetings—placed both around the park itself and at key areas in the County led to participation numbers that were nearly 20-fold higher than the in-person opportunities.

PROJECT APPROACH

Task Three Community Context & Profile (begin concurrent with Task One)

Getting to know Farmington City - Research and Analysis to develop a comprehensive understanding of Farmington City

- Identify additional data and details helpful to know for planning the future of Farmington City
- Merge new data with relevant data and content from recent planning efforts/documents (e.g., MIH Plan, Station Area Plan, Parks Plan Update, etc.)
- Develop Draft Community Profile Report (to be an Appendix of the main General Plan document and/or separate report document, allowing for periodic updates by the City)
- Key Statistics and Findings to be integrated into the updated General Plan structure

Task Four Focus Session #2 (Deep Dives)

Conduct area-specific outreach activities and discussions; host focus group discussions on integrated topics (identified as key priorities from Focus Session #1)

- Work with City Staff, Stakeholders/Steering Committee, the Planning Commission, and the Community to conduct outreach and dive into the details of key priorities for specific areas/neighborhoods and specific topics, such as downtown, historic preservation, moderate-income housing, eco-districts, etc.
 - › **Part One:** Engage the Community via neighborhood meetings and focus groups.
 - › **Part Two:** Engage the Planning Commission & Stakeholders/Steering Committee
 - » Planning Commission Meeting:
 - Review input from neighborhood meetings and focus groups and link back to overarching themes and city-wide priorities. Understand and identify commonalities and differences.
 - » Stakeholder Focus Group/Steering Committee:
 - Repeat process taken with the Planning Commission – modify as needed/applicable.
 - › **Part Three:** Refine and Apply to the Plan
 - » Project Team/City Staff Meeting:
 - Assess Community, Planning Commission, and Stakeholder/Steering Committee input;
 - Identify and prioritize components to integrate into the Draft Plan Update

Task Five Draft Plan Update

Develop an updated Draft Plan that captures community priorities [and identifies Farmington City's policies and plan of action]

- Develop first draft of the updated General Plan – 50% Draft
- Project Team/City Staff Meeting:
 - › Work Session to develop, review, and refine 50% Draft Plan content
 - › Confirm community outreach methods and materials for Focus Session #3
- Update Draft Plan for Focus Session #3 process – 75% Draft



AVANTI ASSISTED LIVING, FARMINGTON, UTAH

PROJECT APPROACH

Task Six

Focus Session #3 (Review & Refine)

Communicate and Solicit Input on the Draft Plan Content & Framework

Work with City Staff, Stakeholders, the Planning Commission, and the Community to communicate the overall vision, policies, and implementation framework of the Draft Plan and gather feedback and input.

- › **Part One:** Engage the Community via an online Town Hall (or alternative method, if identified in Project Team/City Staff Meetings)
 - » City of Farmington City to collaborate on messaging, noticing, and communication
 - » FFKR to develop structure and content for online Town Hall (or alternative method, as applicable)
- › **Part Two:** Engage the Planning Commission or Stakeholders
 - » Planning Commission Meeting/Stakeholder Meeting:
 - Review and evaluate feedback and ideas from the Community Engagement process
 - Identify any additional policies, action items, or other draft plan content
- › **Part Three:** Refine and Apply to the Plan
 - » Project Team/City Staff Meeting:
 - Assess Community, Planning Commission input;
 - Identify and prioritize components to integrate into the Final Plan (90% Draft)

Task Seven

Final Plan & Adoption

Refine/Develop Final Plan for Planning Commission & City Council Review and Adoption Process

- Merge feedback, comments, and edits into the Final Draft Plan for Planning Commission and City Council work session(s) – 90% Draft
- Planning Commission Meeting:
 - › Work Session to review Final Draft Plan*
- Summarize feedback and comments from the Planning Commission

- City Council Meeting:
 - » Work Session to review Final Draft Plan*
- Summarize feedback and comments from the City Council
- *Optional Work Session Formats:
 - › One Joint Planning Commission and City Council work session
 - › Small group work session series (shorter sessions with no more than 2 commissioners and 2 council members present at each)
 - › Summarize feedback and comments from the joint work session/series
- Project Team/City Staff Meeting:
 - › Review and evaluate Planning Commission and City Council work session feedback and comments.
 - › Identify final edits to integrate into the Final Plan for the public hearing and adoption process.
- Planning Commission Meeting:
 - › Public Hearing on the updated General Plan
- City Council Meeting:
 - › Public Hearing on the updated General Plan
 - › Resolution to Adopt General Plan (at this meeting or the following council meeting)
- Final edits, as needed, to the General Plan based on the Public Hearing and Adoption motion

Final Deliverables:

- Final Plan – InDesign Package (Plan Document, Images/Links, Document Fonts) OR ArcGIS Hub Site
- Final Plan Narrative Content – Microsoft Word File(s)
- Maps/Data – ArcGIS shapefiles and/or map layer packages as applicable

PUBLIC ENGAGEMENT STRATEGY

COMMUNITY PROFILE

FFKR prides itself on taking the time to understand the context and community of projects we pursue. By gaining an understanding of the community, we can better tailor our methods and planning and engagement processes. This sets the framework for working to develop a customized engagement plan for each project.

PUBLIC OUTREACH

Public engagement is the foundation of a successful planning initiative. Working with the various representatives, including the public and private and civic stakeholders throughout the process helps guide the project. Our overall goal for public engagement and relations is to engage members in a meaningful way that contributes to the direction, content, and outcome of the planning process.

We are confident our team can guide Farmington City through a collaborative, iterative process from project kick-off to completion and ensure a comprehensive document or plan that works for you and reflects your voice. Our goal is to keep everyone informed and involved from start to finish, so the process proceeds as efficiently as possible.

We start by collaborating with the Client project team and thinking about staging the planning process within a context that defines the timeline, what's needed from the public and participants, and the expected outcomes from each step. From there, we define an overall approach in strategy, tools, and tactics for engaging the public and stakeholders. These are designed and implemented to result in equitable, innovative, and convenient participation across the participant segments.

KICK OFF MEETING – IDENTIFY OBJECTIVES

The first and critical step to any endeavor involving multiple contributors and stakeholders is a well-planned Kick-off Meeting. The FFKR team coordinates this meeting with the client and other key project team members to outline the priorities and objectives for the community engagement process, understand who we want to engage and why, and confirm the schedule. By holding this meeting at the start, we can collaborate with the client on developing a Community Engagement Plan that is tailored to the population of stakeholders.



FOCUS GROUPS



SOCIAL MEDIA



VIDEOS

COLLABORATION & ENGAGEMENT

Communication and engagement are central to our design process. To gain an understanding and insight into the project and context, we first listen, gather data, engage participants, and discuss the project with a wide range of stakeholders. It is our job to listen, understand, and evaluate this information in such a way that we can communicate our understanding back to you. Some of the strategies that we use include meetings, interviews, focus groups, charrettes, workshops, and researching similar projects. We have found that the more we can work together and collaborate as a team, the better the project outcome will be.

Just a few examples of tools that can be effective include visual preference surveys using Mentimeter, a variety of video-conferencing options such as Zoom and Teams, informative “Plan 101” video creation, ArcGIS Dashboards, Survey123, StoryMaps, and Experience websites, and other tools to capture map-based input.

PUBLIC ENGAGEMENT STRATEGY

VARIOUS VENUES AND TAILORED MESSAGING

We have found through experience that a combination of methods and venues is just as important as the message being conveyed. We strive to provide innovative outreach methods and engage with the community at THEIR events, not just waiting for them to come to us. While online methods can help reach diverse groups, we find it is critical to partner with social service providers and existing networks of support to reach people less likely to participate in civic projects online.

-  Advertising meetings in the right places and platforms to reach different groups
-  Bring technology to the event (instead of expecting it to be there)
-  Multi-media outlets for collecting information; i.e. posters at open houses and online feedback boards with the same content
-  Take information to the community (pop up events) instead of expecting them to come to us
-  Consider the diversity of community member schedules and consider hosting events past 7:00 pm
-  Compelling invitations to participate so the public understands why their voice is important
-  Reporting information back! Reporting findings and input to the community shows diversity of opinions and leads to greater understanding and consensus
-  Provide information materials and messaging in multiple languages per the demographics

We have successfully applied our public, community, and inclusive engagement in the following projects:

- Clearfield City General Plan, Clearfield City, Utah
- Vivian Park Master Plan, Provo, Utah
- Vineyard Waterfront Master Plan, Vineyard, Utah
- Herriman City General Plan, Herriman, Utah
- Ogden School District Land Use Planning, Ogden, Utah
- Bonds for School Districts: Ogden City School District and Provo City School District
- Work with Native Tribes: Alabama Coushatta, Shoshone-Bannock, and Miwok



MESSAGING

We have found through experience that a combination of methods and venues is just as important as the message being conveyed. We strive to provide innovative outreach methods and engage with the community at THEIR events, not just waiting for them to come to us.

TOOLS WE USE


DASHBOARDS


HUB


SURVEY123




POTENTIAL PRODUCT

The Potential Document Structure is formulated to incorporate and apply the relevant content from the existing General Plan and additional related planning documents (e.g., Active Transportation Plan, Downtown Plan, Scenic By-ways; Shorelands Plan, etc.).

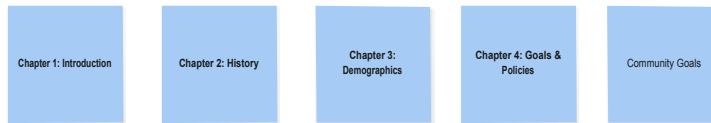
An example of how we envision this could occur was crafted using Miro. The blue sticky notes identify Farmington’s current General Plan structure, while our green sticky notes outline a potential new General Plan structure.

We will collaborate with you using Miro to arrive at a final preferred document outline structure.

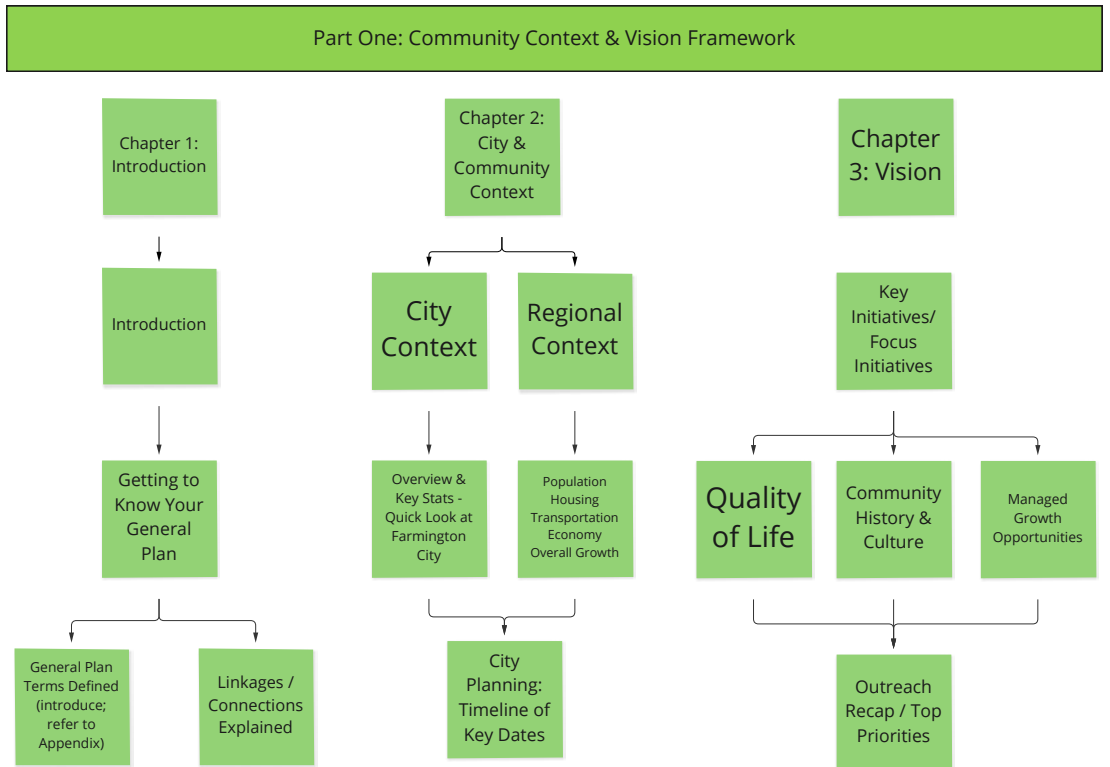
Created using



Current
General
Plan



Potential
New Plan
Structure

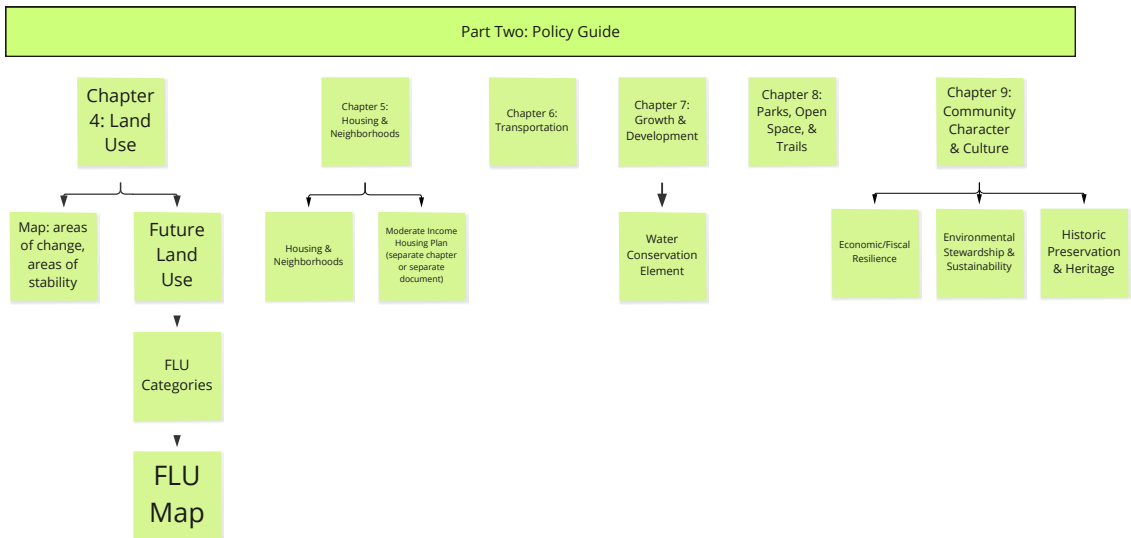


POTENTIAL PRODUCT

Current General Plan



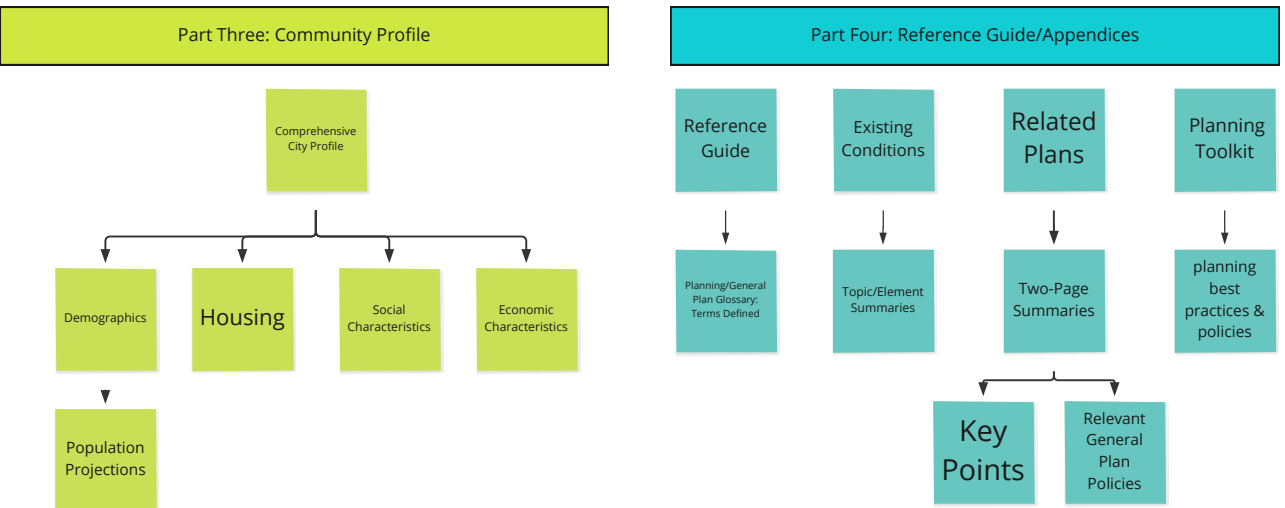
Potential New Plan Structure



Current General Plan



Potential New Plan Structure



PROPOSED SCHEDULE

| PROJECT TASKS | | DURATION | 2024 | | | | | | | |
|-------------------|---|----------|------|-----|-----|-----|-----|-----|-----|--|
| | | | Jan | Feb | Mar | Apr | May | Jun | Jul | |
| TASK ONE | Project Launch: Review Draft Content and Establish Updated Plan Structure and Layout | 4 weeks | | | | | | | | |
| TASK TWO | Focus Session #1: Identify and Confirm Key Themes and Community Priorities | 3 weeks | | | | | | | | |
| TASK THREE | Community Context and Profile: Getting to Know Farmington City Research and Analysis | 12 weeks | | | | | | | | |
| TASK FOUR | Focus Session #2: Topic Deep Dive Engagement | 4 weeks | | | | | | | | |
| TASK FIVE | Updated Draft Plan: Develop an Updated Draft Plan that Captures Community Priorities | 8 weeks | | | | | | | | |
| TASK SIX | Focus Session #3: Communicate and Solicit Input on the Draft Plan Content and Framework | 4 weeks | | | | | | | | |
| TASK SEVEN | Final Plan and Adoption: Develop Final Plan for Planning Commission and City Council Review Process | 8 weeks | | | | | | | | |

MEETINGS

Task One **Project Launch**
 Review Relevant Planning Documents & Develop a Draft Updated Plan Structure & Outline

- Project Team/City Staff Meeting

Task Two **Focus Session #1 (Visioning)**
 Identify and Confirm Key Themes and Community Priorities

- Planning Commission Meeting
- Project Team/City Staff Meeting

Task Three **Community Context & Profile (begin concurrent with Task One)**
 Getting to know Farmington City - Research and Analysis to develop a comprehensive understanding of Farmington City

Task Four **Focus Session #2 (Deep Dives)**
 Conduct area-specific outreach activities and discussions; host focus group discussions on integrated topics

- Planning Commission Meeting
- Project Team/City Staff Meeting

Task Five **Draft Plan Update**
 Develop an updated Draft Plan that captures community priorities [and identifies Farmington City’s policies and plan of action]

- Project Team/City Staff Meeting

Task Six **Focus Session #3 (Review & Refine)**
 Communicate and Solicit Input on the Draft Plan Content & Framework

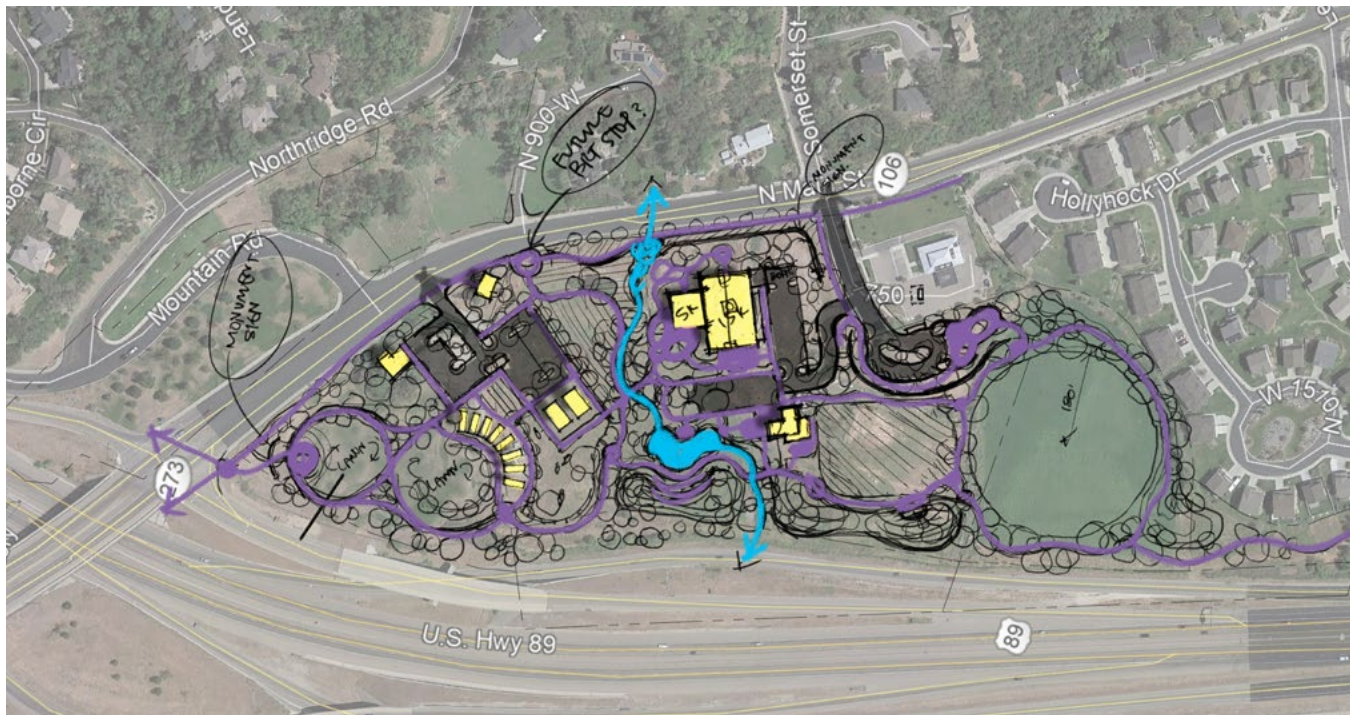
- Project Team/City Staff Meeting
- Planning Commission Meeting/Stakeholder Meeting
- Project Team/City Staff Meeting

Task Seven **Final Plan & Adoption**
 Refine/Develop Final Plan for Planning Commission & City Council Review and Adoption Process

- Planning Commission Meeting
- City Council Meeting
- Project Team/City Staff Meeting
- Planning Commission Meeting
- City Council Meeting

FEE PROPOSAL

| | Project Task | FFKR Architects | Tech Team (Transportation/ Infrastructure/ Economy) | M&N (Environmental/ Ecology) | Task Subtotal |
|----------------------|-------------------------------------|-----------------|---|------------------------------|-----------------|
| 1 | Project Kick Off & Management | \$8,625 | \$3,000 | \$500 | \$9,875 |
| 2 | Focus Session #1 | \$12,500 | \$4,500 | \$1,000 | \$15,000 |
| 3 | Community Profile: Research/Analyze | \$10,000 | \$7,500 | \$750 | \$14,350 |
| 4 | Focus Session #2 | \$13,250 | \$4,500 | \$1,500 | \$17,750 |
| 5 | Create the Plan | \$14,750 | \$5,400 | \$1,500 | \$18,050 |
| 6 | Focus Session #3 | \$10,250 | \$3,600 | \$1,000 | \$13,050 |
| 7 | Refine/Adopt the Plan | \$10,250 | \$2,400 | \$750 | \$11,900 |
| Firm Subtotal | | \$79,625 | \$30,900 | \$7,000 | |
| Project Total | | | | | \$99,975 |



FARMINGTON FARMS CONCEPT, FARMINGTON, UTAH

CASE STUDY #1



CLEARFIELD CITY GENERAL PLAN

Clearfield, Utah

Project Goal: FFKR is collaborating with Clearfield City to update the city’s General Plan. Working from a previously developed draft plan, the focus is to transform the plan to be more representative of Clearfield City’s context and vision in an easy to read, understandable format.

Project Approach: FFKR is leading a community outreach process that is structured to gather detailed input and direction, allowing us to calibrate the plan to reflect a clear understanding of the Clearfield community, its evolution, and be a framework for the future.

Working closely with planning staff and the planning commission, our team has reviewed community input from an online survey and identified key priorities for the community. Next steps are to translate these into integrated initiatives that provide a framework for all the required plan elements and tools – from land use and moderate-income housing to water conservation and transportation.

Project Results: The general plan is in process with completion expected summer 2024.



ARCGIS DASHBOARD FOR CLEARFIELD CITY

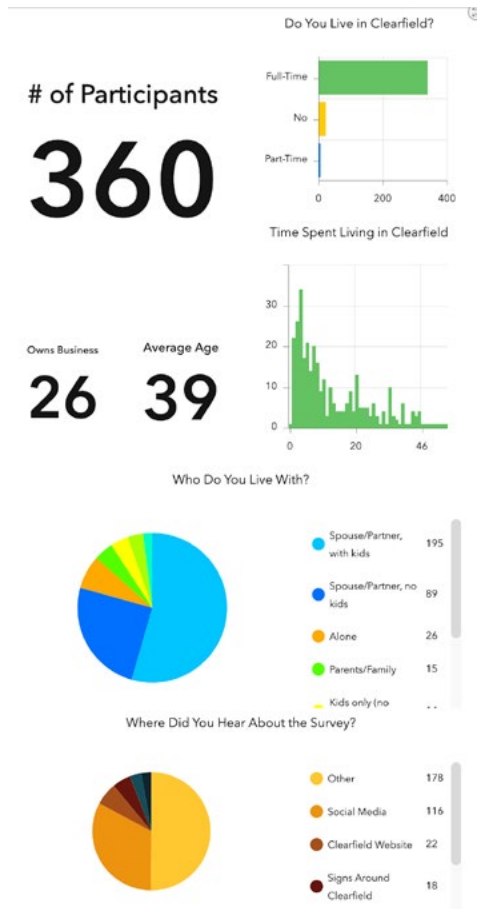
TESTIMONIAL

“Thanks for the amazing work by you and your team! We appreciate the time and effort FFKR put into the survey Hub Site. It presents well and it is easy to navigate; it is great! Thanks again for all you are doing on the general plan update!”

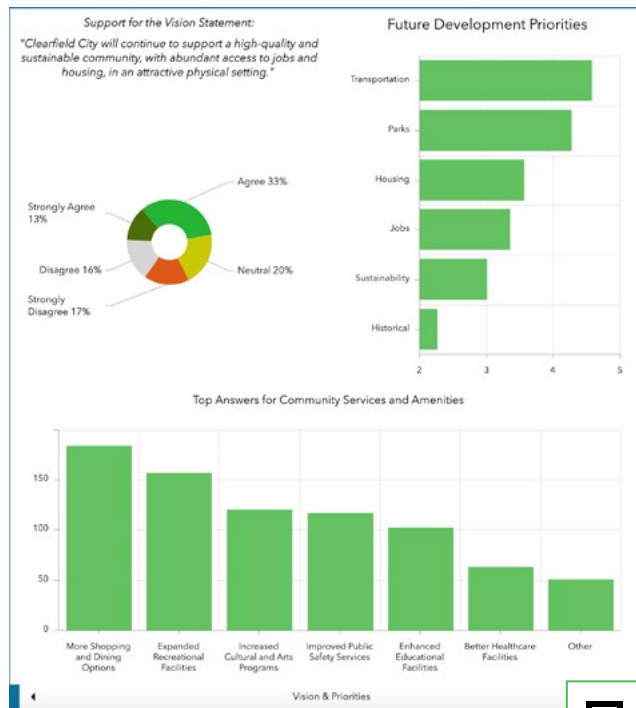
*– Brand McIlrath, AIP
Senior Planner, Clearfield City, Utah*

| | |
|--|---|
| ROLES Susie Petheram: Project Manager Jenna Ely: Planner + LA Julia Surkis: Planner/GIS Mapping and Analysis Roxy Christensen: Document Creator | SERVICES Plan and Policy Development, Research and Analysis, and Engagement |
| YEAR Summer 2024 | CLIENT Clearfield City |
| TYPE OF PROJECT Comprehensive General Plan Update | CONTACT Brad McIlrath brad.mcilrath@clearfieldcity.org |
| SIZE N/A | TELEPHONE 801-525-2784 |
| BUDGET \$50,000 | |

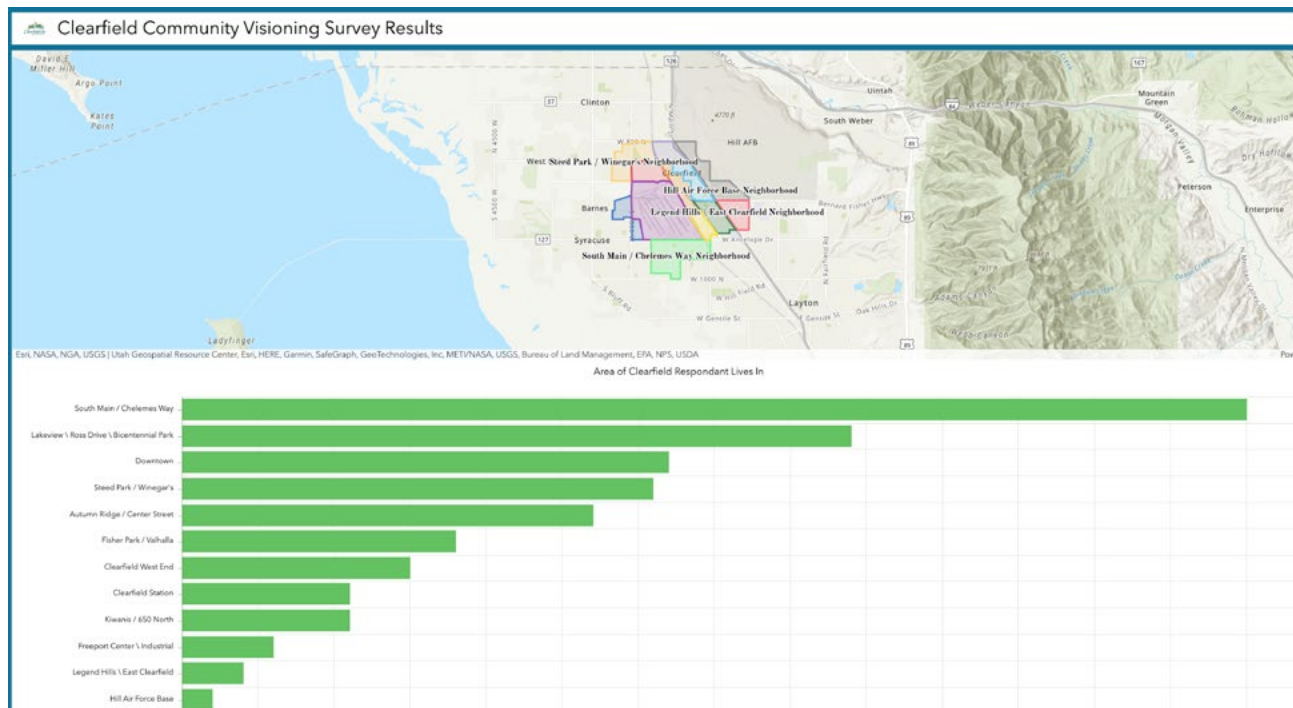
Clearfield City General Plan



SURVEY RESULTS PROFILE

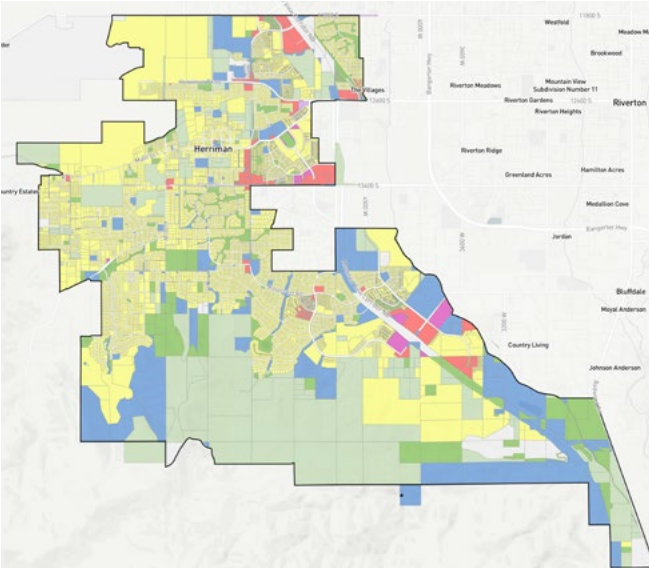


FUTURE DEVELOPMENT PRIORITIES



AREA RESPONDENT LIVES IN

CASE STUDY #2



LEGEND

- Mixed use
- Residential
- Commercial
- Industrial/Warehouse
- Civic/Institutional
- Transportation/Utilities
- Open space
- Vacant/Other
- Agriculture

TESTIMONIAL

“The plan is beautiful and was developed using extensive and creative outreach. Even the production of unique Herriman graphics and the careful selection of photographs is impressive. The plan was also adopted following the rejection of a previously complete General Plan update and developed through the complexity of a historic worldwide pandemic. In addition to the new plan, the project corrected and rectified deficient GIS data, which significantly improved existing and future land use mapping for the city.”

– Michael Maloy, AICP
Herriman City Planning Director

HERRIMAN CITY GENERAL PLAN

Herriman, Utah

Project Goal: FFKR worked with Herriman City to update their General Plan. As a fast-growing community on the southwest corner of Salt Lake County, Herriman has been leveraging regional growth into local opportunities while also feeling burdened with its impacts.

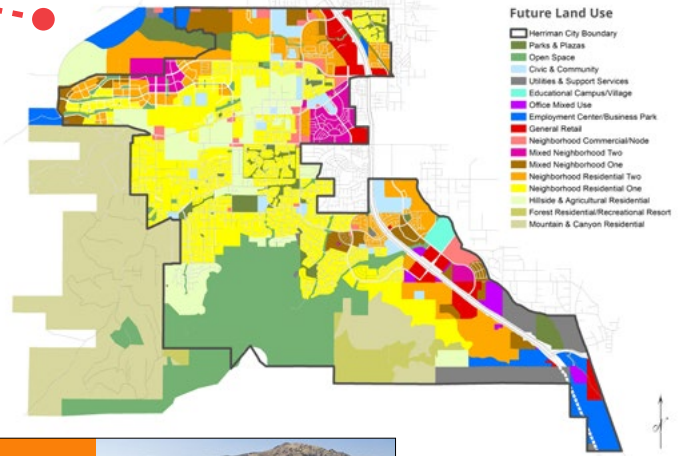
Project Approach: To help the community understand the impacts related to alternative scenarios for undeveloped land within city boundaries as well as areas adjacent, FFKR has utilized the Urban Footprint scenario software. Knowing that Herriman, like many cities, is a community with a diverse range of views, FFKR has utilized a range of outreach platforms. By having a table at several different community events throughout the year, we have heard from many voices. Conducting “pop-up” events at local stores and activity centers were successful in getting a range of opinions on controversial issues like housing density and mixed use. A key component of the process has been educating the community on the role of master development agreements and helping them understand which areas of the city are not yet built, but already planned out.

Project Results: Plan was unanimously adopted in July 2022

| | |
|--|--|
| <p>ROLES Susie Petheram: Project Manager, Urban Planning & Design Abram Nielsen: Planner + LA Nick Tanner: Planner + LA Julia Surkis: Planner /GIS Mapping and Analysis</p> | <p>SERVICES General Plan, Land Use Policy, Visioning, Public and Community Engagement, Scenario Planning, Graphics/ Mapping, Moderate-Income Housing Plan and Reporting</p> |
| <p>YEAR Adopted 2022</p> | <p>CLIENT Herriman City</p> |
| <p>TYPE OF PROJECT General Plan</p> | <p>CONTACT Michael Maloy Herriman City</p> |
| <p>SIZE ~40 acres</p> | <p>TELEPHONE 801-285-9717</p> |
| <p>BUDGET \$125,000</p> | |

User-Friendly, Graphically-Rich Documents

FFKR specializes in translating community ideas and visions into graphically rich, user-friendly documents to help cities achieve future outcomes for both the physical and cultural contexts. For Herriman, highly detailed and illustrated future land use category pages helped the community feel that the plan communicated the vision to development partners.



NEIGHBORHOOD RESIDENTIAL TWO

The Neighborhood Two residential areas of Herriman offer expanded opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent a traditional neighborhood design, with smaller yards and houses. Neighborhoods may utilize clustered development patterns to help protect sensitive areas, scenic resources, and offer shared open spaces. Some animal rights are allowed.

OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Housing density (above) includes offering a range of housing on smaller lots in order to provide opportunities throughout Herriman for detached and attached homes that fill the gap between conventional suburban homes and multi-story homes. Housing styles will primarily be detached single-family units and duplexes, but may include triplexes, fourplexes, and townhomes. Neighborhood Two areas may be integrated amid lower density residential areas but can also provide a buffer between lower density residential areas and commercial, office, and mixed-use areas.

WHERE IS THIS CATEGORY USED?

These areas are located throughout Herriman and represent a secondary residential neighborhood type in the community. Predominantly used in the north, central, and south quadrants of the city and adjacent to key activity areas and educational/employment campuses, these areas must be located near or adjacent to major transportation and transit corridors, with convenient access to the regional transportation system. Nearby services are mixed-use areas with a range of amenities, as well as community services and amenities, including schools, parks, retail, open spaces and neighborhood-scaled commercial services and amenities.

DEVELOPMENT PATTERN

Max gross density: 8.0 DU/AC
 Typical lot size: 0.15 acres
 Building form: 1 to 3 stories
 Automobile: Detached, 2- or 3-car
 ADUs: detached or attached

CORRESPONDING ZONES

Residential
 R-1, LR-1, LR-2, LR-2-10

FUTURE LAND USE ELEMENT



HERRIMAN NEXT: OUTREACH RECAP

The vision for Herriman's future was created through a multi-staged process of outreach events, meetings with City staff and elected and/or appointed officials, discussions with regional entities, detailed research and analysis, and four community online surveys.

- 2 STATISTICALLY-VALID SURVEYS**
- COMMUNITY WELL-BEING SURVEYS: 2**
- 11+ OUTREACH LOCATIONS**
- EVENT OPPORTUNITIES: 23+**
- 3,200+ PEOPLE OPINIONS: 27,000+**

Community Surveys

Working with local research experts Y2 Analytics, FFKR developed two statistically valid surveys which were instrumental in identifying and confirming the community's priorities, rather than relying only on more informal feedback methods.

CASE STUDY #3



TESTIMONIAL

The design of the new Rocky Mountain Power facilities at the Power District is a challenging project and FFKR has been great to work with. Their responsive and problem-solving culture has been key to the progress of our project. As the project manager for Rocky Mountain Power, I appreciate the detail-oriented, creativity, flexibility, candor and professionalism that the FFKR team exhibits while working through complex items throughout the design.

*– Mike Jensen,
Planning/Economic Analysis*

POWER DISTRICT MASTER PLAN, ROCKY MOUNTAIN POWER CAMPUS PLAN AND DESIGN Salt Lake City, Utah

Project Goal: FFKR has been assisting Rocky Mountain Power (RMP) with master planning the redevelopment of the 100-acre Power District. The site is located along the North Temple corridor west of downtown Salt Lake City. The first phase of master planning and development includes 13 acres located adjacent to the Jordan River on the northeast quadrant of the property.

Project Approach: The catalyst project consists of a new corporate headquarters for RMP, a regulated public utility, that will house and park approximately 800 employees. The facility is operational 24 hours a day, seven days a week. In addition to master planning the Power District, FFKR is designing the new headquarters campus for RMP, which includes three separate structures: the RMP headquarters office building, an essential services/ operations building, and a parking structure.

Project Results: FFKR developed a master plan to leverage the RMP parking structure as a centrally located, residential-wrapped structure that will provide parking for RMP employees as well as adjacent future development. This strategy allows for the development of mixed-use buildings that are not reliant on integrating podium or structured parking into each building. The residential and retail wrap and adjacent mixed-use development will occur via a land lease arrangement with the selected development partners.

| |
|---|
| ROLES Susie Petheram: Project Manager, Urban Planning & Design Abram Nielsen: Planner + LA Nick Tanner: Planner + LA Julia Surkis: Planner /GIS Mapping and Analysis |
| YEAR Ongoing |
| TYPE OF PROJECT Master Plan, Small Area Plan, Station Area Plan |
| SIZE ~100 acres |

| |
|--|
| BUDGET Confidential |
| SERVICES Master Plan, Visioning, Scenario Planning, Graphics/Mapping |
| CLIENT Rocky Mountain Power |
| CONTACT Mike Jensen, PacifiCorp |
| TELEPHONE mike.jensen@pacificorp.com |



Zoning & Design Guidelines

Using the city's Transit Station Area zoning as a starting point, FFKR is developing detailed Design Standards and a Regulating Plan for the city and RMP to have a consistent design framework for the phased development of the Power District, which is expected to occur over the next two decades.



Transit Station Area Zoning

The headquarters and parking structure are part of a rezone request to change from a manufacturing designation to a transit-oriented designation, allowing the initial development to be a catalyst for future adjacent development by incorporating taller buildings with smaller footprints.

Multi-Modal Development

With two transit stations nearby and a planned pedestrian-first urban form, parking ratios for the Power District are targeted to transition over time. Parking for RMP employees will be located in a new adjacent eight story parking garage. Currently programmed for 890 stalls, the parking garage will be wrapped by residential and retail space at a later date. Electric car charging spaces will be included for RMP employees. As more RMP employees transition to using other modes of transportation to access the headquarters campus, parking can be made available for adjacent uses and development.



REFERENCES



POWER DISTRICT MASER PLAN, ROCKY MOUNTAIN POWER CAMPUS PLAN AND DESIGN – SALT LAKE CITY, UTAH

Clearfield City General Plan

Brad McIlrath, AICP
Senior Planner

brad.mcilrath@clearfieldcity.org

801-525-2784

Herriman City General Plan

Michael Maloy, AICP
Planning Director

mmaloy@herriman.org

801-285-9717

Power District Master Plan, Rocky Mountain Power Camps Plan and Design

Mike Jenson
Rocky Mountain Power Planning & Economic Analysis

mike.jenson@pacificcorp.com

801-220-4309

FFKR ARCHITECTS | 730 Pacific Ave South,
Salt Lake City, Utah 84104

ARCHITECTURE • INTERIORS • LANDSCAPE • PLANNING

CITY COUNCIL AGENDA

For Council Meeting:
February 6, 2024

SUMMARY ACTION:

1. Plat Amendment - Segoe Homes at Station Park Phase 2 - 1st Amended
2. UTA Lagoon Trolley Service Agreement 2024
3. Surplus Vehicles
4. Historic Preservation Commission Term Length Code Amendment
5. Resolution appointing new Planning Commissioner
6. Approval of Minutes for 01.16.24

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Assistant Community Development Director
Date: 02/06/2024
Subject: Plat Amendment – Segoe Homes at Station Park Phase 2 – 1st Amended

RECOMMENDATION

Move the City Council approve the plat amendment for Segoe Homes at Station Park Phase 2 – 1st Amended.

Findings:

1. The plat is consistent with previous approvals for the subdivision.
2. The proposed changes do not increase the number or lots or layout of the subdivision.
3. The amendment will accommodate units which work better under applicable building code provisions.

BACKGROUND

Segoe Homes still controls all the property and lots in phase 2 of their project at approximately 1400 West on the south side of Burke Lane. As the sole owner, no public hearing is required for the amendment.

During the construction of units in phase 1 of the project, Segoe has encountered complications related to building code requirements and some of their desired rooftop elements.

In light of this, Segoe Homes is planning to build a similar but different unit type on a limited number of units to better meet building code. This requires that the buildable area be enlarged slightly to accommodate the larger unit type being proposed.

Sego has also determined their preference in mirroring 4 units (106, 109, 112, 115) from their original orientation (same unit, same location, doors/windows in left side instead of right).

Supplemental Information

1. **Sego Homes at Station Park Phase 2 – 1st Amended plat**
2. **Redline version of plat showing changes from original**
3. **Architectural drawings showing change in unit type.**

Respectfully submitted,



Lyle Gibson
Assistant Community Development Director

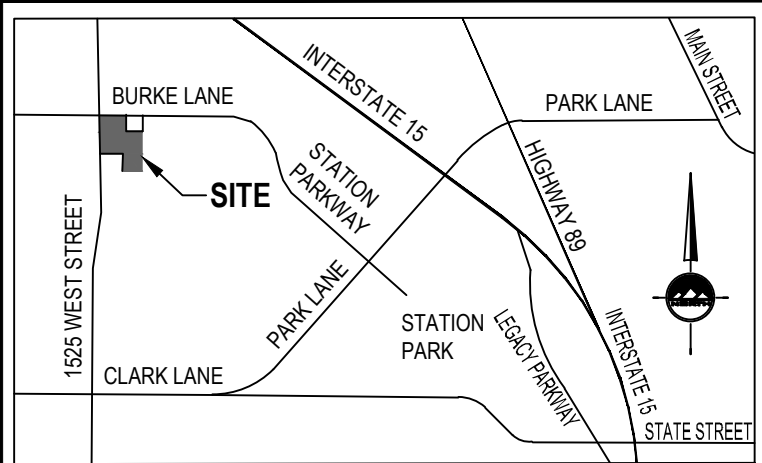
Review and concur,



Brigham Mellor
City Manager

SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED

AMENDING UNITS 106, 109, 112, 115, 130 AND 131, LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH JANUARY 2024



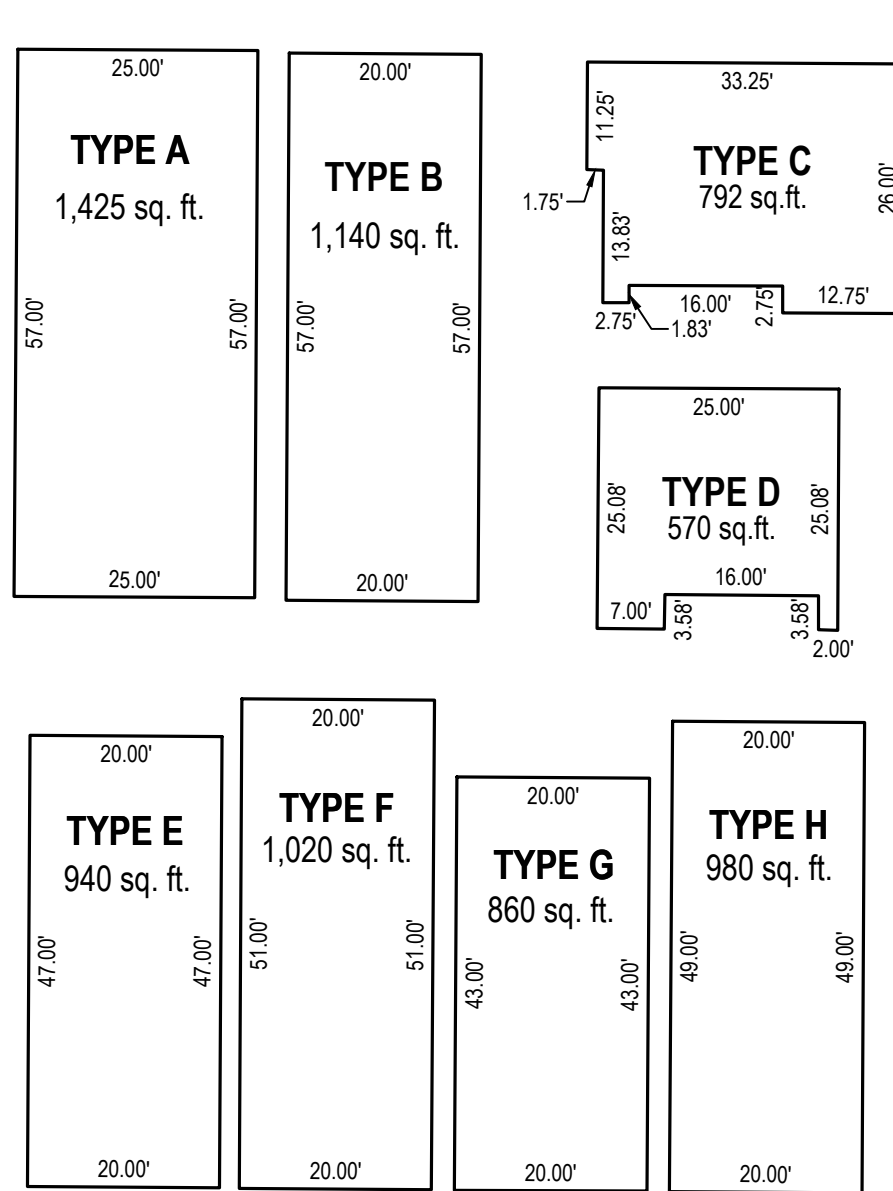
VICINITY MAP SCALE FARMINGTON, DAVIS COUNTY UTAH

- LEGEND: SECTION CORNER, PROPOSED STREET MONUMENT, SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED 'ENSIGN ENG. & LAND SURV.' AT ALL LOT CORNERS...

Table with 2 columns: Unit#, Full Address. Lists units 101 through 222 with corresponding addresses.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Lists curves C1 through C23.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists line L1.



TYPICAL TOWNHOME DIMENSIONS NOT TO SCALE

SURVEYOR'S CERTIFICATE: Trent R. Williams do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679...

BOUNDARY DESCRIPTION: A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows...

Contains 156,172 square feet or 3,585 acres, 43 Townhome Units and 1 Parcel.

DATE: Trent R. Williams, PLS NO. 8034679

OWNER'S DEDICATION: Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat as intended for public use under the authority and auspices of the Farmington City and other applicable state and federal laws and regulations.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT: On the ___ day of ___, A.D. 20___ personally appeared before me the signer (s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of ___ as ___ of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, them) having authority from said LLC for the purposed described hereon.

HOA OWNER'S DEDICATION AND CONSENT TO RECORD: Know all men by these presents that NORTH FARMINGTON STATION TOWNHOMES HOA, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT: On the ___ day of ___, A.D. 20___ personally appeared before me the signer (s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of ___ as ___ of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, them) having authority from said LLC for the purposed described hereon.

SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED: LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH. DAVIS COUNTY RECORDER: ENTRY NO., FEE, PAID, FILED FOR RECORD AND RECORDED THIS DAY OF ___, 20___ AT ___ IN BOOK ___ OF OFFICIAL RECORDS.

ENSIGN: SALT LAKE CITY, TOOELE, CEDAR CITY, RICHFIELD. Phone: 801.255.0529, Fax: 801.255.4449, www.ensigneng.com

DEVELOPER SEGO HOMES: 1028 EAST 140 NORTH LINDON, UTAH 84042 801.850.2040

CENTRAL DAVIS SEWER DISTRICT: APPROVED THIS ___ DAY OF ___, 20___ BY THE CENTRAL DAVIS SEWER DISTRICT.

WEBER BASIN WATER CONSERVANCY DISTRICT: APPROVED THIS ___ DAY OF ___, 20___ BY THE BENCHLAND IRRIGATION.

CITY ATTORNEY'S APPROVAL: APPROVED THIS ___ DAY OF ___, 20___ BY THE FARMINGTON CITY ATTORNEY.

PLANNING COMMISSION APPROVAL: APPROVED THIS ___ DAY OF ___, 20___ BY THE CITY PLANNING COMMISSION APPROVAL.

CITY ENGINEER'S APPROVAL: APPROVED THIS ___ DAY OF ___, 20___ BY THE FARMINGTON CITY ENGINEER.

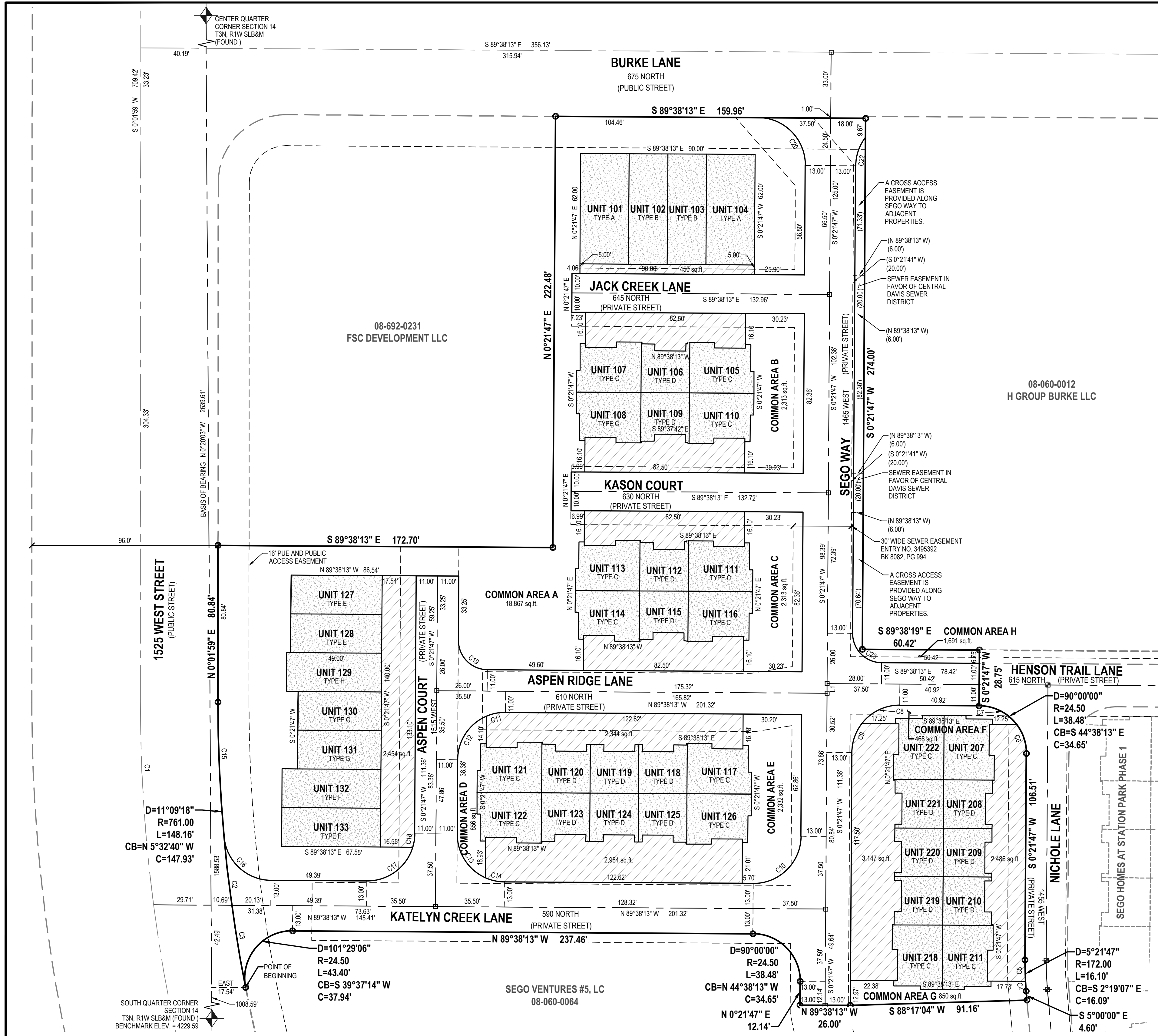
CITY COUNCIL APPROVAL: APPROVED THIS ___ DAY OF ___, 20___ BY THE FARMINGTON CITY COUNCIL.

SHEET 1 OF 2: PROJECT NUMBER: 9030, MANAGER: BDM, DRAWN BY: SJL, CHECKED BY: PMH, DATE: 11/22/22

DAVIS COUNTY RECORDER: DAVIS COUNTY RECORDER, DEPUTY RECORDER

SEGO HOMES AT STATION PARK PHASE 2 - 1ST AMENDED

AMENDING UNITS 106, 109, 112, 115, 130 AND 131, LOCATED IN THE THE
SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



- LEGEND**
- SECTION CORNER
 - PROPOSED STREET MONUMENT
 -
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENTS
 - SECTION LINE
 - PRIVATE AREA
 - LIMITED COMMON AREA & PUE
 - COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

DEVELOPER
CW MANAGEMENT CORPORATION
9071 S 1300 W
WEST JORDAN, UTAH 84088
801.984.5770

SEGO HOMES AT STATION PARK PHASE 2 - 1ST AMENDED

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

| DAVIS COUNTY RECORDER | |
|---------------------------------------|-----------------------------------|
| ENTRY NO. _____ | FEE _____ |
| PAID _____ | FILED FOR RECORD AND |
| RECORDED THIS _____ DAY OF _____ 20__ | |
| AT _____ | IN BOOK _____ OF OFFICIAL RECORDS |
| DAVIS COUNTY RECORDER | |
| BY _____ | DEPUTY RECORDER |

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOKOLE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.863.1643
RICHFIELD
Phone: 435.896.2863

SHEET 2 OF 2

PROJECT NUMBER: 9030
MANAGER: BDM
DRAWN BY: SJL
CHECKED BY: PIWH
DATE: 11/22/22

SOUTH QUARTER CORNER SECTION 14
T3N, R1W SLB&M (FOUND)
BENCHMARK ELEV. = 4229.59

SEGO VENTURES #5, LC
08-060-0064

D=101°29'06"
R=24.50
L=43.40'
CB=S 39°37'14" W
C=37.94'

D=90°00'00"
R=24.50
L=38.48'
CB=N 44°38'13" W
C=34.65'

D=5°21'47"
R=172.00
L=16.10'
CB=S 2°19'07" E
C=16.09'

NORTH FARMINGTON STATION TOWNHOMES

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

- LEGEND**
- SECTION CORNER
 - PROPOSED STREET MONUMENT
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENTS
 - SECTION LINE
 - PRIVATE AREA
 - LIMITED COMMON AREA & PUE
 - COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

REVISED PARCEL PER NEW OWNERSHIP?

PARCEL A
38,298 sq. ft.
0.879 acres
PROPERTY MAY BE FURTHER DEVELOPED AND WILL BE MAINTAINED BY PROPERTY OWNER

FLIP INTERIOR UNITS

ROMNEY, MICHAEL H
08-060-0012

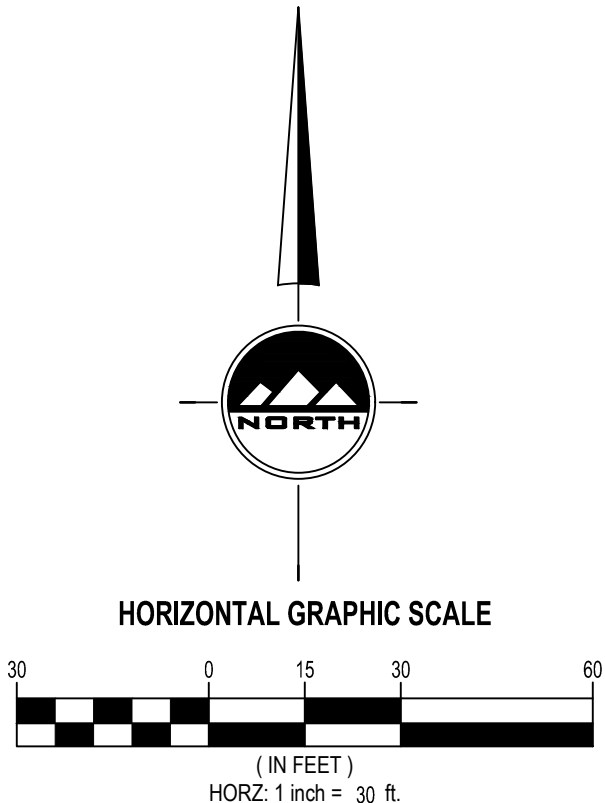
ROMNEY, MICHAEL H & ROBYN F
08-060-0013

FSC DEVELOPMENT, LLC
08-060-0049

A CROSS ACCESS EASEMENT IS PROVIDED ALONG SEGO WAY TO ADJACENT PROPERTIES.

30' WIDE SEWER EASEMENT
ENTRY NO. _____
BK. _____ PG. _____

D=9°15'47"
R=268.50
L=43.41'
CB=S 4°16'07" E
C=43.36'



NORTH FARMINGTON STATION TOWNHOMES

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

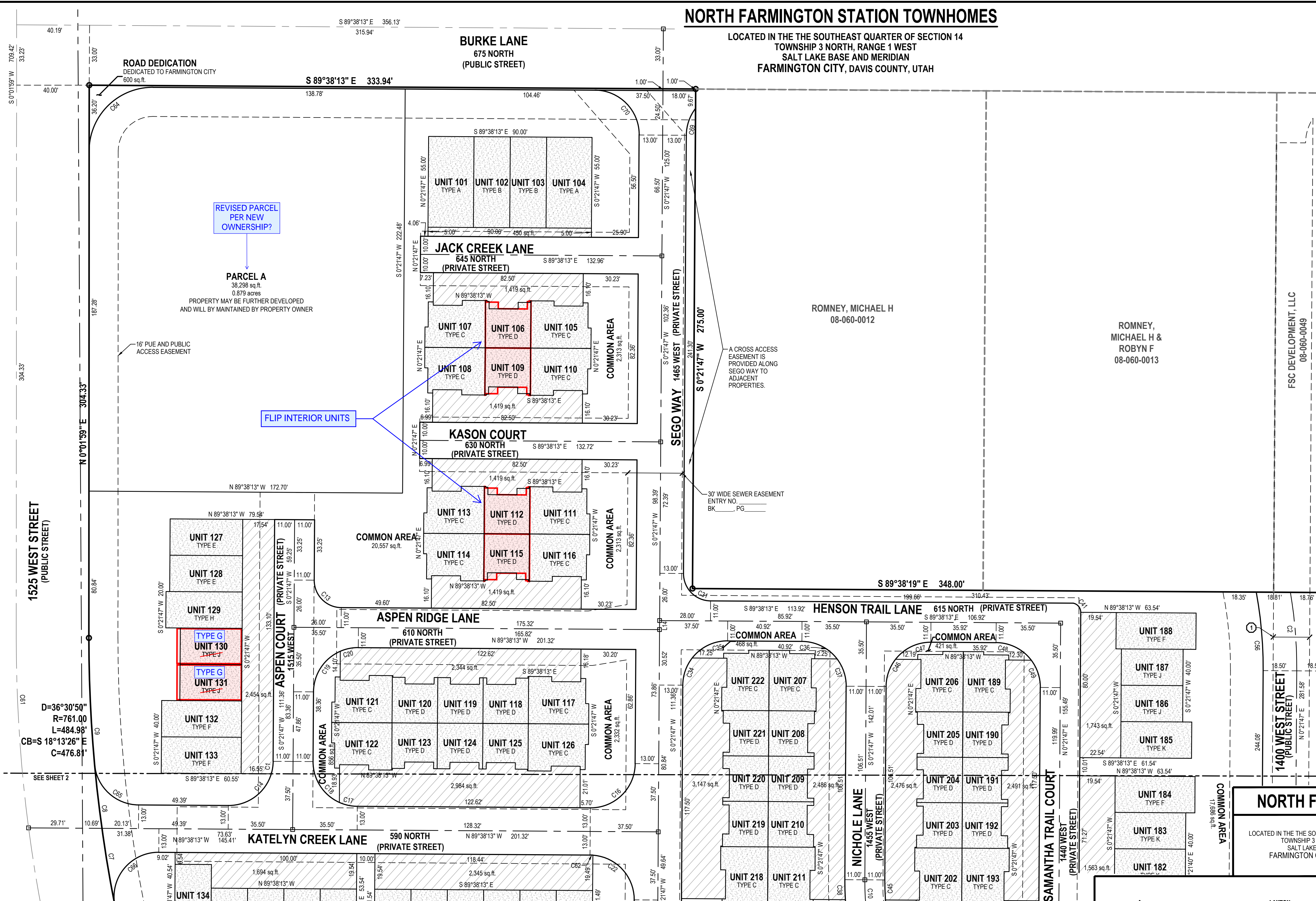
SHEET 3 OF 3

PROJECT NUMBER : 9030
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 09/01/21

DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

ENSGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

DEVELOPER
CW MANAGEMENT CORPORATION
9071 S 1300 W
WEST JORDAN, UTAH 84088
801.984.5770



1525 WEST STREET
(PUBLIC STREET)

D=36°30'50"
R=761.00
L=484.98'
CB=S 18°13'26" E
C=476.81'

SEE SHEET 2

SEE SHEET 2

KATELYN CREEK LANE
(PRIVATE STREET)

590 NORTH
(PRIVATE STREET)

NICHOLE LANE
1455 WEST
(PRIVATE STREET)

SAMANTHA TRAIL COURT
1440 WEST
(PRIVATE STREET)

1400 WEST
(PRIVATE STREET)

1400 WEST STREET
(PUBLIC STREET)

SEE SHEET 2

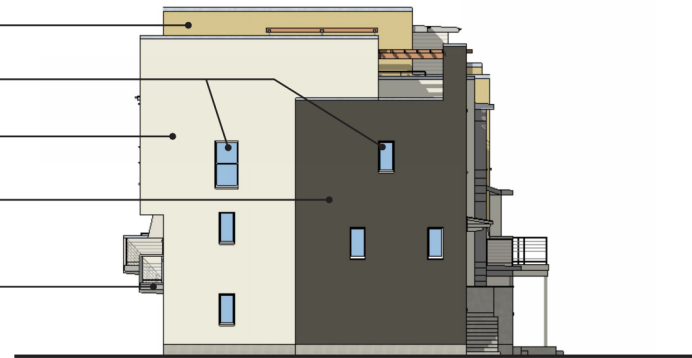


- Trim and Details
Fiber Cement Siding 5" Exposure
SW 6385 Dover White
- Typical Window
Amsco White
- Smooth Stucco
SW 2834 Birdseye Maple
- Porch Details, Accent Bay
Siding and Paneling
SW 6385 Dover White

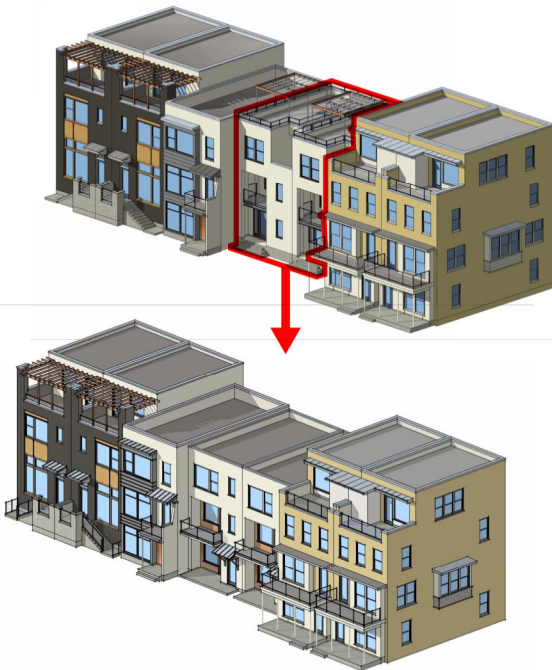


RIGHT ELEVATION

- Smooth Stucco
SW 2834 Birdseye Maple
- Typical Window
Amsco White
- Smooth Stucco
SW 6385 Dover White
- Smooth Stucco
SW 7048 Urbane Bronze
- Porch, Trim and Details
SW 6385 Dover White

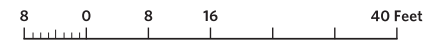


LEFT ELEVATION



BUILDING B

SEGO HOMES AT NORTH FARMINGTON STATION / FARMINGTON, UTAH / NOVEMBER 2022



REVISED UNIT TYPES



Accent Bay and Porch Details
SW 7670 Gray Shingle
With Amsco Bronze Windows



BUILDING B

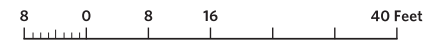
SEGO HOMES AT NORTH FARMINGTON STATION / FARMINGTON, UTAH / NOVEMBER 2022

REVISED UNIT TYPES



BUILDING B

SEGO HOMES AT NORTH FARMINGTON STATION / FARMINGTON, UTAH / NOVEMBER 2022



REVISED UNIT TYPES

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Brigham Mellor, *City Manager*
Date: 02.06.2024
Subject: UTA Lagoon Trolley Service Agreement 2024

RECOMMENDATION:

Approve this agreement with UTA for the Lagoon Trolley Service for 2024 CY

BACKGROUND

UTA services the Lagoon Shuttle, and we pay the fare to allow riders to ride for free; this facilitates access for visitors across I-15 - to and from the station park. In the absence of a pedestrian walkway across I-15 at Park Lane, the trolley is the only safe route for pedestrians to cross the freeway at this location.

The costs for the trolley have risen 19% this year (last half of FY 24 and the first half of FY 25) in response the County has provided a tentative letter stating that they are looking to provide 31% cost coverage beginning in CY 2025 (January 1, 2025) which more than makes up for the increased cost of the Trolley.

The average cost for each rider (to the City) will now be \$0.68 based on the ridership data provided by UTA. We are extremely grateful to the county and UTA for this continued partnership.

Respectfully Submitted,



Brigham Mellor
City Manager

FARMINGTON CITY TROLLEY SERVICE AGREEMENT

THIS AGREEMENT is effective on the 1st day of January, 2024, by and between UTAH TRANSIT AUTHORITY, a public transit district, hereinafter referred to as "UTA", and Farmington City Corporation, a municipal corporation of the State of Utah, hereinafter referred to as "City".

RECITALS:

Whereas UTA is a large public transit district organized under the provisions of the Utah Public Transit District Act and provides public transit service within the State of Utah, including regularly scheduled service in the City; and

Whereas the City desires that UTA provide additional service to certain areas of the City and is willing to help defray the costs of such service.

NOW, THEREFORE, in consideration of the mutual covenants, condition and promises as hereinafter set forth, it is mutually agreed as follows:

AGREEMENT:

- 1) Term. The term of this Agreement shall have an effective start date of January 1, 2024, and run through December 31, 2024.
- 2) Trolley Service.
 - a) UTA agrees to provide trolley service (the "Service") on the route as described on the rideuta.com public website. UTA agrees to publish information on the trolley route in the same way it publishes information on other UTA routes.
 - b) The trolley route shall be free to customers, and no transfer credit shall be provided. The provisions of this Agreement are intended to compensate UTA for anticipated farebox revenue.
 - c) The route shall be called "Lagoon/Station Park Shuttle". Any additional logo or branding activities shall be mutually developed and agreed upon by UTA and the City, with appropriate compliance with UTA's approved Customer Information Standards guide.
 - d) UTA will provide daily Service (Monday through Saturday) beginning January 1, 2024, and continuing through December 31, 2024. UTA will provide service as posted on the rideuta.com public website.
- 3) Payment for Service. UTA shall invoice the City for the Service in one instalment of \$94,980, ninety-four thousand, nine hundred and eighty, on November 1, 2024. Payment shall be due thirty days after the date on the invoice. UTA is entitled to one hundred percent (100%) of the advertising revenues generated from any advertising placed on any transit vehicles providing the Service.
- 4) Modification of Agreement. This Agreement may be supplemented, amended, or modified only

by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

- 5) Recognition of Sponsors. UTA agrees to identify the sponsors of the Service with 2 car-cards on the interior of the buses providing the Service. UTA and the City agree to work together to develop signage identifying the sponsors of the Service, but UTA retains sole discretion and decision-making authority regarding the content, size, design and placement of all signage.
- 6) Indemnification. Both the City and UTA are governmental entities under the Utah Governmental Immunity Act of the Utah Code, Section 63G-7-101 et seq. 1953 (as amended) (hereinafter, the "Act"). Nothing in this Agreement shall be construed to be a waiver by either UTA or the City of any protections, rights, or defenses applicable under the Act. It is not the intent of either party to incur by contract any liability for the negligent operations, acts, or omissions of the other party or any third party and nothing in this Agreement shall be so interpreted or construed.
- 7) Default. If either party fails to perform any of the terms and conditions of this Agreement, upon fifteen (15) days' notice of such failure to perform, the right of the defaulting party under this Agreement shall expire.
- 8) Attorney's Fees. The defaulting party agrees to pay the non-defaulting party's costs and reasonable attorney's fees in the event such are incurred to enforce any of the provisions of this Agreement.
- 9) Assignment. No party hereto shall have the right to assign its right and obligations hereunder without the express written consent of the other parties hereto.
- 10) Notice or Demands. Any notice or demand to be given by one party to the other shall be given in writing per personal service, telegram, express mail, Federal Express, or any other similar form of courier or delivery service, or mailing in the United States Mail, postage prepaid, certified, return receipt requested and addressed to such party as Follows:

| | | |
|------------------|--|----------------------------|
| Administrator | | Utah Transit Authority |
| Attn: | | Camille Glenn |
| Address | | 669 West 200 South |
| Address 2 | | Salt Lake City, Utah 84101 |
| City, State, Zip | | CGlenn@rideuta.com |
| Email | | (801)626-1200 |
| Phone | | |

Either party may change the address at which such party desires to receive notice on written notice of such change to any other party. Any such notice shall be deemed to have been given, and shall be effective, on delivery to the notice address then applicable for the party to which the notice is directed; provided, however, that refusal to accept delivery of a notice or the inability to deliver a notice because of an address change which was not properly communicated shall not defeat or delay the giving of a notice.

Signature Block Found on Following Page

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

UTAH TRANSIT AUTHORITY

CITY

By: _____ Date: _____

By: _____ Date: _____

Name: _____

Name: _____

Title: _____

Title: _____

By: _____ Date: _____

By: _____ Date: _____

Name: _____

Name: _____

Title: _____

Title: _____

Approved as to Form:

By: _____ Date: _____

Name: _____

Title: _____



Brigham Mellor <bmellor@farmington.utah.gov>

Lagoon Trolley

Kent Andersen <kenta@co.davis.ut.us>

Fri, Jan 26, 2024 at 9:53 AM

To: Brigham Mellor <bmellor@farmington.utah.gov>

Cc: Bob Stevenson <bstevenson@co.davis.ut.us>, Jeff Oyler <joyler@co.davis.ut.us>

Brigham,

As requested, here is my response regarding proposed funding for the Lagoon/Station Park Shuttle:

Consistent with financial partnerships with Layton City and UTA for the Midtown Trolley and the Snowbasin Ski Bus, I will request that the Davis County Commission budget \$30,000 of Prop 1 (4th Quarter) resources in the 2025 Calendar Year to partner with Farmington City for the Lagoon/Station Park Shuttle. This request meets the intended uses of the Prop 1 funding, and will further support Station Park and Lagoon as a quality destination with unique visitor amenities, while also supporting the investment the County is making into the Western Sports Park. I expect to make this budget request in subsequent calendar years as well.

Thanks,
Kent



Kent G. Andersen, Director
Community and Economic Development

61 S Main Street, Suite 304

P.O. Box 618

Farmington, Utah 84025-0618

801-451-3284

kenta@daviscountyutah.gov

Davis
COUNTY

Connects.You.

[Quoted text hidden]



Brigham Mellor <bmellor@farmington.utah.gov>

UTA/Farmington City Trolley Service

Glenn, Camille (Regional GM Mt. Ogden BU) <CGlenn@rideuta.com>

Thu, Jan 25, 2024 at 9:46 AM

To: Brigham Mellor <bmellor@farmington.utah.gov>

Cc: "Kunkel, Kensey (Manager of Fare Strategy)" <KKunkel@rideuta.com>, "Fox, Russell (Director of Planning)" <RFox@rideuta.com>

Please see the attached and the ridership data below. Let me know if you have any questions.

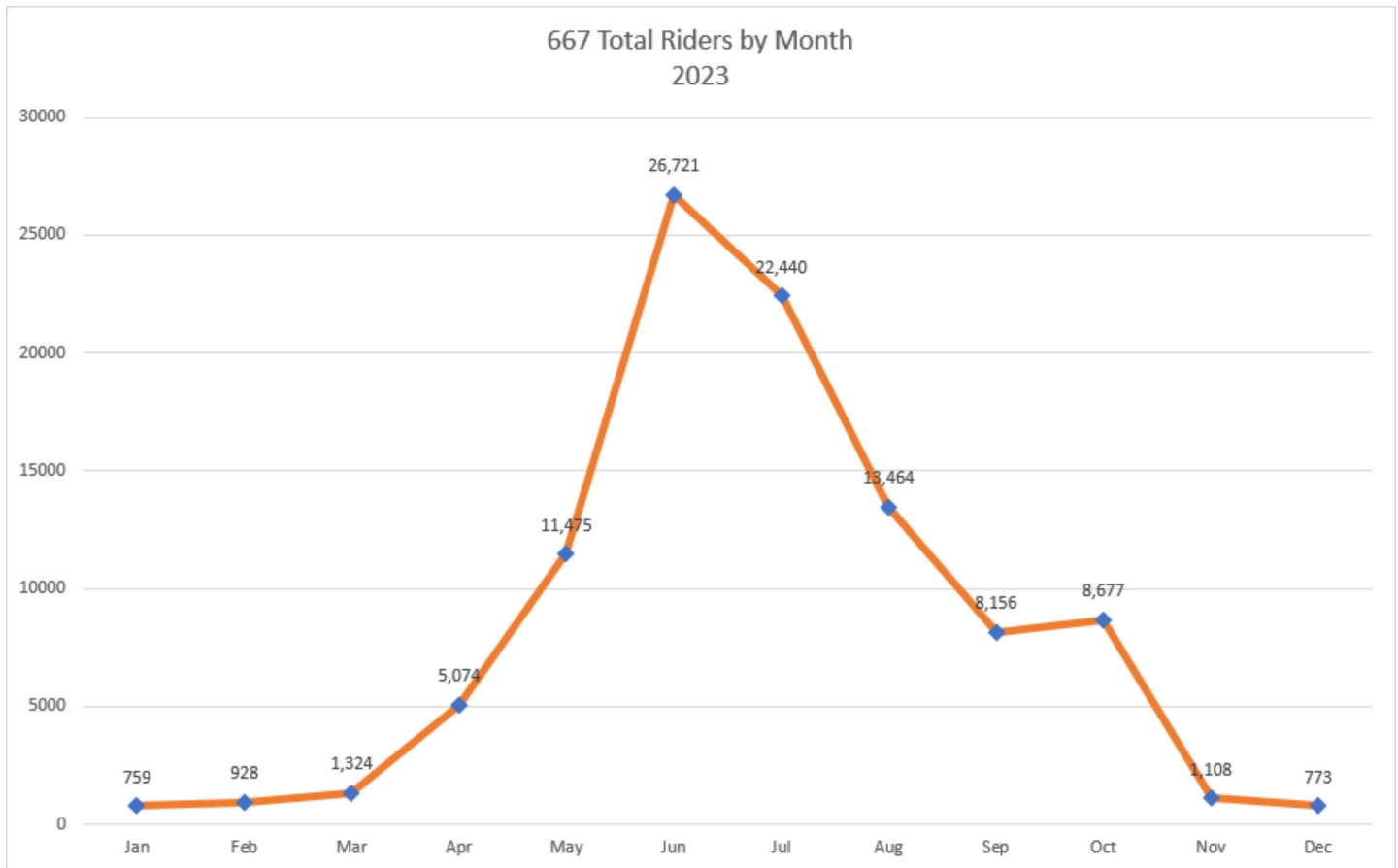
Camille

From: Platt, Greg (Business and Quality Analyst) <GPlatt@rideuta.com>

Sent: Monday, January 22, 2024 5:33 PM

To: Glenn, Camille (Regional GM Mt. Ogden BU) <CGlenn@rideuta.com>

Subject: RE: UTA/Farmington City Trolley Service



| Mon | Sum of TotalRiders | Year |
|-----|--------------------|------|
| Jan | 759 | 2023 |
| Feb | 928 | 2023 |

| | | |
|-----|-------|------|
| Mar | 1324 | 2023 |
| Apr | 5074 | 2023 |
| May | 11475 | 2023 |
| Jun | 26721 | 2023 |
| Jul | 22440 | 2023 |
| Aug | 13464 | 2023 |
| Sep | 8156 | 2023 |
| Oct | 8677 | 2023 |
| Nov | 1108 | 2023 |
| Dec | 773 | 2023 |

Camille,

Here's the overall picture of 667 ridership by month.

For the other question, no, we don't have a way of tracking where riders live, since we don't survey the riders for personal data. Fares may have some data that we could ask for based on pass type that would show if people are using a student pass, eco pass, employee pass, etc. However, since the shuttle is 0 fare, there will probably be very, very little data associated with passes.

I've attached a spreadsheet that shows the ridership by stop for all 667 stops. Ridership by stop **does not distinguish between routes**, meaning it doesn't show how many people are getting on a particular route at the stop; they could be accessing any route that serves the stop. Some 667 stops are also served by the routes 455 and 470. The sheet has two useful tabs, one for looking at ridership at each stop, with the ability to switch between months. The other shows the ridership for each month, and the user can switch between stops.

This data is measured in average riders per day.

That information is also available to the public [here](#).

Please let me know if there's anything else you'd like.

Thanks,

Greg

From: Glenn, Camille (Regional GM Mt. Ogden BU) <CGlenn@rideuta.com>
Sent: Monday, January 22, 2024 4:01 PM
To: Platt, Greg (Business and Quality Analyst) <GPlatt@rideuta.com>
Cc: Kunkel, Kensey (Manager of Fare Strategy) <KKunkel@rideuta.com>; Fox, Russell (Director of Planning) <RFox@rideuta.com>
Subject: FW: UTA/Farmington City Trolley Service



720 WEST 100 NORTH
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

City Council Staff Report

To: Honorable Mayor and City Council
From: Larry Famuliner, Public Works Director
Date: January 23, 2024

SUBJECT: SURPLUS PROPERTY

RECOMMENDATION:

Request that the City Council declare the following vehicles as surplus and allow us to sell them.

BACKGROUND:

| | | |
|------------|-------------------------|--------------------------|
| Unit # 839 | 2011 Dodge Charger | VIN # 2B3CL1CT6BH600652 |
| Unit # 851 | 2015 Ford Explorer | VIN # 1FM5K8AR0FGA78334 |
| Unit # 111 | 2005 Chevrolet Colorado | VIN # 1GCDDT136258282309 |

These vehicles have been replaced. We recommend that these vehicles be sold. These vehicles will go to TNT Auction at 2353 N. Redwood Road, Salt Lake City.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Larry Famuliner".

Larry Famuliner
Public Works Director

Review and Concur

A handwritten signature in black ink, appearing to be "Brigham Mellor".

Brigham Mellor
City Manager

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: David Petersen – Community Development Director
Date: 02/06/2024
Subject: Farmington City Historic Preservation Commission (FCHPC) Term Length – Code Amendment

RECOMMENDATION

Move the City Council approve the enclosed ordinance amending Section 3-3-040 B. of the Farmington City Code to increase the term length for FCHPC members from three years to four.

Findings:

1. As per Section 3-3-040 A. of the Farmington City Code and the current subparagraph B. of the same Section, the FCHPC is comprised of no less than seven members each serving three-year terms. A four-year term is better for a seven-member commission because it results in a rotation of no more than two members (not three) coming and going to and from the Commission in any given year.
2. The FCHPC recommended the change at its January 29, 2024 meeting.

Supplemental Information

1. Enabling Ordinance

David Petersen

David E. Petersen

Community Development Director

Brigham Mellor



City Manager

ORDINANCE NO: 2024-_____

AN ORDINANCE AMENDING SECTION 3-3-040 OF THE FARMINGTON CITY CODE REGARDING THE TERMS OF MEMBERS OF THE HISTORIC PRESERVATION COMMISSION

WHEREAS, the City Council has established the historic preservation commission to foster the preservation of the city's historical, architectural and archaeological resources; and

WHEREAS, the Farmington Historic Preservation Commission members serve as appointed officials, pursuant to chapter 3-3 of the Farmington Municipal Code; and

WHEREAS, the Historic Preservation Commission has considered and given a recommendation for approval of the proposed adjustment to the term of service for historic preservation commissioners,

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

Section 1: Amendment. Section 3-3-040 of the Farmington City Municipal Code is hereby amended as provided in Exhibit A.

Section 2: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3: Effective Date This Resolution shall become effective immediately upon publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 6TH DAY OF FEBRUARY 2024.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

EXHIBIT A

3-3-040

B. Term: The members of the commission shall be appointed to staggered terms of ~~three~~ **four** (34) years; provided, that members may be appointed to terms shorter **(or greater)** than ~~three~~ **four** (34) years when necessary to provide for staggered terms. These terms are renewable.

CITY COUNCIL RESOLUTION NO. 2024-__

A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY APPOINTING AN INDIVIDUAL TO SERVE AS A MEMBER OF THE FARMINGTON CITY PLANNING COMMISSION.

WHEREAS, the Mayor of Farmington City shall appoint members of the Planning Commission with the consent of the City Council; and

WHEREAS, George Kalakis has demonstrated their interest in serving the community and has been interviewed by the City Mayor and Planning Staff and found to be qualified to serve as a Planning Commission member; and

WHEREAS, the City Council desires now to appoint Mr. Kalakis to serve as Planning Commission member to complete the term of an existing vacant seat;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTO CITY, STATE OF UTAH, AS FOLLOWS

Section 1. Appointment. The following individual is hereby appointed to serve as a member of the Farmington City Planning Commission. The person appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules and regulations of Farmington City.

George Kalakis

Section 2. Term. In accordance with Section 11-3-020 of the Farmington City Ordinances, the appointment shall be to complete the term of the vacant seat effective the date of passage of this resolution. This term is due to expire 12/31/2024 and may be extended upon reappointment of successive terms.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 6th DAY OF FEBRUARY 2024.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, Secretary

By: _____
Brett Anderson, Mayor

FARMINGTON CITY – CITY COUNCIL MINUTES

January 16, 2024

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,*

*Assistant Community Development
Director/City Planner Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Finance Director Greg Davis,
Accountant Kyle Robertson,
City Lobbyist Eric Isom, and
Recreation Coordinator Taylor Jensen.*

Mayor **Brett Anderson** called the work session to order at 6:04 p.m. Councilmembers **Scott Isaacson** and **Alex Leeman**, as well as City Reorder **DeAnn Carlile**, were excused.

RECREATION SPONSORSHIP BANNER DISCUSSION

Recreation Coordinator/Assistant Gym Manager **Taylor Jensen** addressed the Council. He presented an idea for a paid bannership tiered sponsor program. The banners would be placed around the ball field between March and November and inside the gym, with \$500 or \$750 options. He said Farmington businesses would find \$62.50 a month in advertising expenses worth it, and judging from the traffic in the first week, the interest is there. It is an easy and inexpensive way to advertise. This could be a passive income revenue source for the City. The City would have the mesh or vinyl banners made up, and they would measure 4 feet by 8 feet.

Jensen said he is staying away from those businesses already advertising with **Tia Uzelac** for performing arts. He would like to go after new businesses such as Warrior Gymnastics, insurance agents, dentists offices, etc., who need to get their name out in the public. Farmington does not necessarily want to allow their own competition to advertise, and the City would prohibit profanities and items that go against community values. He would have the ultimate say on who is allowed to advertise as well as the content of the banners. He plans to report back to the Council after attempting this for a year.

LEGISLATIVE SESSION PREVIEW WITH REPRESENTATIVES STEWART BARLOW AND PAUL CUTLER

On the first day of the Utah State Legislative Session, Representatives **Stewart Barlow** and **Paul Cutler** addressed the Council. **Cutler** said 20 bills that had been studied in the interim were passed earlier that day. Kaysville, Bountiful, and Centerville are worried about government overreach regarding affordable housing.

He handed out a brochure that contained the official priorities of the House Majority Caucus, or what bills should be supporting. These include the Great Salt Lake and water conservation.

Barlow said the general plan on the Great Salt Lake was recently released, but he hasn't seen it yet. **Cutler** said a lot of policies have been enacted in the last three to four years, but that is not

enough time to have an impact yet. One example is no longer having “use-it-or-lose-it” water rights.

Energy is going to be an area of concern, especially for cities like Kaysville that have their own municipal power. Intermountain Power Plant may have to turn off their coal and turn on natural gas. Many want to preserve the legacy power in order to generate power with coal. There is a concern among State leaders that they don’t want Utah to end up like California. They are worried they will take away existing resources and not have something new to replace it with. They want some energy independence.

Mayor Brett Anderson has said that he hears statistics touting that Utah is top in business growth and population increase. However, this may not be a great thing. **Cutler** said it may be necessary to tone down economic development incentives. Utah needs to not just bring additional jobs to the state, but bring the right jobs. Councilmember **Amy Shumway** said Farmington may need news businesses to fill its future business park.

Barlow said dealing with two years of 20% to 30% growth is not something we are familiar with. It is likely something he won’t see again in his lifetime. He hopes rainy day funds can be used slowly over time instead of all at once.

Cutler said water and housing are becoming the limiting factors for growth. Utah is building a lot of large homes, not starter homes. **Mayor Anderson** said big corporations like Berkshire Hathaway are buying up all the houses, and Utah needs to find a way to stop that. **Cutler** agreed, saying 27% of real estate sales are to investors who want to rent the property out, while 7% are to groups that hold 10 or more properties. Do you keep people from buying a second home and renting it out in a resort location? The question is where to draw the line. Typically when a Limited Liability Company (LLC) buys a home, it is to hide the people behind the LLC. He expects to see bills that address this issue, but he hasn’t seen anything that can really stop certain people from buying real estate. **Mayor Anderson** said many people are now becoming long-term renters instead of owners.

Cutler asked how to counteract this without being a big government solution. Representative **Ray Ward** has come up with a bill that says if a city has zoned an area residential, then it must allow up to eight lots per acre for single, detached, owner-occupied homes sold below the median home price in a given community. Utah has lost a lot of density in some areas, and the State wants to incentivize owner-occupied homes at a lower cost. If municipalities meet a certain criteria, they can’t put other restrictions like large set backs on the property. This could be seen as an overreach on local zoning authority. **Cutler** would like to know if there is a compromise that can be reached with less regulation and less steps, that also allows permitted starter homes.

City Manager **Brigham Mellor** said that according to the Utah League of Cities and Towns, Utah has 100,000 units that have been entitled but not built. Farmington is also in a similar position. North of Station Park, Farmington could have 5,000 units—both multifamily and some dense townhomes at about 15 units per acre. However, they still haven’t broken ground yet because of market uncertainty and the high costs of both labor and material. He said we have been counting on a recession since 2018, but it still hasn’t happened yet. Costs need to come down, but they just haven’t yet. He worries that might be too much government overreach that gives too much pause. Farmington is not opposed to density. The Mayor and City Council have gone out on a limb to create more housing in the community where it makes sense, which is next

to transit and freeway access. Farmington has lots of entitled housing types, but they are not coming out of the ground because it is not yet profitable. **Cutler** would like to find a way to incentivize lower-cost starter homes.

Councilmember **Roger Child** mentioned that it is almost impossible to qualify for Governor **Spencer Cox**'s plan for first-time homebuyers in Farmington. It offers financing assistance of \$20,000 for a down payment. **Cutler** said it is a loan that must be paid back when the home is later sold. It has to be a new build less than \$450,000, and not many homes—existing or new—in Farmington would qualify. It would only work in areas where land is cheaper.

Child said Utah Housing used to have down payment assistance where financing was obtained at a lower interest rate. That saved a lot of people money 30 years ago. He does like the concept the State is pushing about Accessory Dwelling Units (ADUs). The State of California passed laws where ADUs can be sold off, and your single-family structure can be split into two and condominiumized. The ADU can be sold off with an agreement accommodating for utilities. It is kind of creative as it is a big play to build an ADU and sell it off. Community Development Director **Dave Petersen** said the Planning Commission is already pursuing this.

Child said he doesn't know where the tiny home movement best fits, but he likes the idea. It is a movement that is similar to fancy mobile homes/trailers that would need tight controls. In Utah, the building codes are built around single-family residential. For example, there is a certain clearance of rise/runs for steps that would need to be modified. It would be nice to get a state code adaptable to different building types. Utah has no building codes that address container homes that are made off site and moved into the City. It would have to be torn apart for the city inspector to see the framing, electrical and plumbing. Utah needs to think outside of the box to address housing affordability. Steel structures such as "barndominiums" are a great solution that have not been well received as of yet. Costs need to be brought down, and contractors are hungry now because nobody is building. Bids have come down 50% in some cases compared to two to three years ago, mostly in labor. It would be nice to get building materials to match the recent reduction in labor.

Petersen asked what has happened to condominiums anymore, which is how first-time homebuyers used to get their start. The problem is that Homeowner's Associations (HOAs) are a risk, as the laws allow people to go after the property manager of an HOA. Condos have fallen out of favor financially. **Child** said California has an interesting concept that changes the rules; if a unit has four or fewer condos, it would not have to have an HOA. ADUs could be "condominiumized" without a need for an HOA.

City Lobbyist **Eric Isom** said Representative **Stephen Whyte** was considering allowing a third-party inspection for container homes. Senator **Lincoln Fillmore** is looking at something similar. He asked how property taxes would be assessed for ADUs. **Child** said the condo has a separate Assessor's Parcel Number (APN), so it would be assessed separately.

Cutler said if a developer is willing to develop an area with starter homes—and the definition is agreed upon—that he would like to see the State help fund sewer, roads, and infrastructure to support those homes. He would like it to work on a larger scale, not for in-fill development. Money could be placed into an infrastructure bank to encourage the development of smaller homes. The challenge is incentivizing developers to build a smaller product, as average home sizes are now trending downward.

Child said the more that money gets spent on freeway, the more sprawl is encouraged, although encouraging density is not necessarily a bad thing. **Cutler** would like to find a way to encourage ownership within density. Statistics show that wealth is 20% higher if an individual had previously been a home owner. Therefore, homeownership builds wealth within a society. **Child** mentioned that his son-in-law is a fireman/paramedic in Clinton, and the only house he can afford is in Evanston, Wyoming. Communities should find a way to house first responders and school teachers within their own communities. California requires a certain percentage of development to be significantly discounted for those classified as essential employees. **Barlow** said he has seen some cities decide to cover a good chunk of home purchases for police and firemen in their community, and this becomes a huge draw to be employed at certain cities. Cities should want police and firemen to work where they live. If they travel outside the community, it defeats the purpose.

Cutler said for the first time in many years, Utah has fewer K-12 students enrolled than last year. School resources are having to be shifted from areas where schools are closing to areas that are growing and building new schools.

High quality fiber infrastructure is important and helps with clean air, since it enables people to work from home and drive less. In 2004, when **Cutler** voted for Utopia as a Centerville City Councilmember, it was a good idea that was not then ready to be implemented. Since 2011, they have had some success. However, the Utah Taxpayers Association does not like Utopia. It is a better option for private companies to make the investment, and cities should try to bring competition to that market. Farmington is fortunate to have All West ready to build fiber infrastructure without the City having to deal with a municipal network.

Mayor Anderson mentioned that there is a movement to place a representative from the billboard industry on the scenic byway board. Scenic byways typically haven't had billboards. Senate Bill 28 seems counterintuitive and a way to erode the true intention. **Shumway** said she would rather have a local committee formed to decide how to spend federal money. She would like to kill Line 233 that leaves such decisions up to the board. **Cutler** said Utah has a large share of billboards compared to other places. He asked about Lagoon's electronic billboard on the West Davis Corridor. **Mayor Anderson** said Lagoon is waiting on the Utah Department of Transportation (UDOT), who is required to replace any signs that they demolish. Lagoon is offering Farmington use of the new electronic sign, and there is an effort to find a win-win solution by moving it north.

Cutler said Utah has been designated as a noncontainment area for ozone and PM2.5 pollution. If the Environmental Protection Agency (EPA) doesn't like what Utah is doing to get it in attainment, new transportation projects may not be funded. This could impact the Interstate 15 widening project. There will be an increased effort to improve the state's air quality.

Mayor Anderson asked about the Utah Transit Authority's (UTA) version of Uber. **Cutler** said UTA needs to operate more efficiently before the State gives them more money. There is some skepticism about if UTA is able to do what they should be doing. **Mayor Anderson** said that for the price of UTA programs and the number of users that use them, it would be cheaper to buy all users a car instead. **Cutler** said Utah needs to do more for transit, but they haven't figure out how to do it well. **Barlow** said he can't think of one large city with a major train or bus transit option that is profitable. He wishes it was not the case, but Utah is going to have to subsidize UTA. **Shumway** said it is difficult to justify spending 1.5 hours on public transit to get to Provo

when she can drive her own vehicle there in one hour. **Cutler** said offering free passes to college students and some employers is increasing ridership dramatically recently.

Child said Utah is 75% state or federally owned. **Cutler** would like to see public land traded for land that is buildable. Because there is so much public land, there is not enough private land to build on. This could be one solution to housing affordability. United States Senator **Mike Lee** had a bill addressing this, but there was no chance that it was going to pass.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
Recording Secretary Deanne Chaston,
Community Development Director Dave Petersen,*

*Assistant Community Development
Director/City Planner Lyle Gibson,
Finance Director Greg Davis,
Accountant Kyle Robertson,
Youth City Council Advisor Emme Paget,
and Youth City Councilmembers Claire
Crockett and Amelia Smith.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:06 p.m. Councilmembers **Scott Isaacson** and **Alex Leeman**, as well as **City Reorder DeAnn Carlile**, were excused.

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

Councilmember **Melissa Layton** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Roger Child**.

PRESENTATION:

YOUTH CITY COUNCIL 2023 OVERVIEW

Farmington Youth City Council Advisor **Emme Paget** addressed the Council. Last year the Youth City Council (YCC) had 10 applicants. This year they had 38, with interviews coming up February 1, 2024. They have three committees including public safety, administration, and public works/parks and recreation. The YCC members participate in three activities per quarter per committee. Their motto is “We’re All about the Service.”

In the public safety committee, the youth did mock trainings with the fire and police. They heard how the departments prepare and train for a mass shooting including evacuation and securing the scene so it is safe for paramedics and EMTs. They toured the fire station, rode on large fire trucks, and operated the ladder on the ladder truck. They also toured the police station and interacted with the K9 unit.

In the administration committee, the youth participated in mock court trials with the City Attorney to learn how government works. They also participated in a mock budget and planning meeting with the City Finance Director and Accountant. They learned what the City pays for and

what residents pay for, while also setting up their own financial priorities. They toured new development and the business park with the City Engineer. They are excited about the new City park.

In the public works/parks and recreation committee, the youth learned how to operate excavators, navigated through a snow plow course, raced lawn mowers, toured the shop with all its equipment, and went on a watershed tour to learn how water is distributed throughout the whole City.

At the Christmas party, they collected 130 pounds of donations for the Bountiful Food Pantry and also built gingerbread houses. After **Mayor Anderson** had requested a more intense and meaningful YCC, as a past program participant, **Paget** really took the lead this year.

Recognition of Mike Plaizier and Erin Christensen for their Planning Commission service

Mayor Anderson presented plaques to **Plaizier** and **Christensen**, thanking them for the many long nights they have spent at Commission meetings. It can be a thankless job, but it is important, as the Council relies heavily on the Commission's vetting, recommendations, and heavy lifting. **Plaizier** served for five years and **Christensen** served for three years.

Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance

Finance Director **Greg Davis** presented this agenda item, which was the independent auditor firm's presentation regarding the City's ACFR for the fiscal year ended June 30, 2023, and the auditor's audit report. Gilbert & Stewart, Certified Public Accountants, the City's independent auditor firm, has completed its annual audit of the City's financial records and financial statements.

Auditor **Ron Stewart** addressed the Council via Zoom. He said during his audit, he focused on three areas including the accuracy of financial statements, the effectiveness of internal controls, and compliance with State laws. He said Farmington's financial statements are materially correct.

To determine that, he had to confirm cash, investment, tax, and revenue balances. Random samples confirmed that controls are being followed. Invoices were pulled to make sure expenses were timed correctly. Farmington's math calculations on their statements are correct. They walked selected invoices from expense to financial statement, and also verified that payroll followed through. Farmington is in compliance with State law. In conclusion, he offered an unqualified opinion in his annual independent audit report, which is a clean opinion.

Fiscal Year 2024 Quarter #2 (12/31/2023) Financial Report

Accountant **Kyle Robertson** presented this agenda item. December 31, 2023, marked the end of the second quarter for FY24. Three ongoing items were of note including: 1) Sales tax continues to come in lower than budgeted. The City has received four sales tax distributions (for July through October) as of December 31, 2023. Administration will continue to carefully monitor sales tax and other General Fund revenues. 2) Revenue from utility billings are on target to meet or exceed expectations for FY24. 3) Operating costs are on pace with budgeted amounts. Administration has no concerns regarding expenditures at this point.

Three one-time items were noteworthy: 1) The City received its final contribution (\$5.5 million) from the Davis County Council of Governments (COG) for the business park roads. The total amount received from the COG was \$12 million. The other \$6.5 million was received during FY23. 2) The City received the appropriated \$5.3 million for the business park roads from the State of Utah. 3) The City has not received the anticipated amount of impact fees due to the timing of projects.

Robertson said Farmington has spent 52%, or over half of their \$18.528 million budget, so far due to some seasonality of certain expenditures. November sales tax numbers will be provided to the City next week.

City Manager **Brigham Mellor** said according to the Police Department, the 2023 Christmas season was the busiest holiday season ever at Station Park. **Davis** said it will take until the end of February for Farmington to see the December sales tax revenue numbers that would verify this. **Shumway** noted that the interest earnings were a lot higher than anticipated. The next budget will be introduced to the Council at their retreat March 1.

Mayor Anderson told the Youth City Councilmembers that the City Council has to decide how to spend the money in the budget. For example, \$2.5 million is payroll for the Fire Departments. Priorities have to be determined about whether or not to build a swimming pool, or replace the 1938 water lines running under Main Street. **Davis** said a little under half of the City's revenue comes from sales tax. **Child** said it is concerning that impact fees have been nonexistent. **Davis** said this is due to the postponed timing of development projects, and he hopes it is just a delay.

BUSINESS:

Zone Text Amendment – Lot Size Flexibility

Assistant Community Development Director **Lyle Gibson** presented this agenda item. He hopes that the couple of projects coming this spring will help bring in impact fee revenue. Prior to 2021, Farmington's land use ordinances allowed flexibility of lot sizes in most residential areas. This would allow the same number of allowed units on the same acreage, but flexibility of the lot sizes. In 2021, the City passed a major moderate income housing ordinance. Additional lots could be approved if the developer provided open space. This is how Farmington got such an expansive trail and park system. Now that they have enough trails and parks, Farmington has shifted attention to moderate income housing and now offers bonus density for providing it. While writing the new ordinance that included moderate income housing as a way of getting bonus density, language providing flexibility in lot sizes was inadvertently scratched. This is a proposal to put it back, allowing developers the same flexibility in lot sizes that they had before. Any such requests would have to go through a legislative process. No opportunities have been missed so far.

Gibson said the Utah Legislature has asked cities to make the home development process more friendly in order to address housing needs. Farmington has since adopted a process to identify a conventional subdivision, or a development that meets the letter of the law that is not looking for any flexibility. Any deviation would have to come before the Council for approval. Nonconventional subdivisions where applicants are looking for flexibility would be exceptions and what Farmington will see the most of in the future.

Gibson said people will use the new language a lot in the old part of town where lots are narrow, deep, and difficult to split. Land could be divided and a new home added on the lot. In these cases, flag lots and frontage must be considered. The Planning Commission recommended to the Council the proposed changes offering flexibility and minimum lot sizes.

Motion:

Layton moved that the City Council adopt the enabling ordinance (enclosed in the Staff Report) approving the proposed changes to Titles 11 and 12.

Findings 1-4:

1. As proposed, the zone text amendments clarify conflicting provisions found in City code as currently adopted text.
2. The proposed changes reflect what Staff believes was the intended direction of the City Council in 2021 and is consistent with the recently approved process for subdivision review and approval.
3. The proposed text changes will allow flexibility for property owners to better make use of their land while maintaining the number of homes or lots anticipated by the zoning district.
4. As proposed, the zone text amendment removes barriers and additional process for the creation of moderate income housing.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

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|------------------------------|-------|-----|-----|
| Councilmember Roger Child | X Aye | ___ | Nay |
| Councilmember Melissa Layton | X Aye | ___ | Nay |
| Councilmember Amy Shumway | X Aye | ___ | Nay |

Proposed City Council Meeting Invocation Policy

City Attorney **Paul Roberts** presented this agenda item. The Council has a longstanding practice of beginning its meetings with an invocation, but currently has no formal process for those wishing to participate in the practice. **Mayor Anderson** has requested that the Council adopt a formal policy that provides members of the community with an avenue to request the opportunity to participate. The proposed policy adopts a process by which a person may make a request to give a Council meeting invocation, and establishes appropriate time limitations.

In this case, the invocation may not exceed two minutes in length, and participants are only permitted to give the invocation once every two years. In the absence of a community member giving the invocation, the Mayor may provide it or request that a member of the Council provide it. An invitee who fails to appear on their scheduled night more than once are ineligible to be placed on the agenda until two years have passed since their last missed appointment.

The policy does not prescribe the content of the invocation, nor does it require or ask for a preview of what is to be spoken. While the policy does request that the speaker show respect to all and not disparage others, it does not mandate it. Examples of expected invocations include: a prayer, supplication, reflective moment of silence, solemnizing message, praise, or thanksgiving. The proposed policy also limits eligible community members to either current residents of

Farmington, or individuals who represent or are employed by an organization located in Farmington.

Mayor Anderson said he liked the frequency and time limit mentioned in the policy, but noted that the City is not regulating content or deciding in advance who can or cannot pray. **Roberts** said the Council could set a policy that never allows anyone other than Councilmembers to pray. However, if they want to allow anyone else, they have to allow everyone.

Motion:

Layton moved that the City Council adopt the ordinance establishing the Farmington City Council Meeting Invocation Policy.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

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| Councilmember Roger Child | X Aye | ___ | Nay |
| Councilmember Melissa Layton | X Aye | ___ | Nay |
| Councilmember Amy Shumway | X Aye | ___ | Nay |

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Managed Services Statement of Work (SOW) Agreement for IT Services with Premier Tech Partners. The recommended SOW agreement increases base support from 32 to 50 hours monthly. The new agreement also includes additional security features. The annual support cost increases from approximately \$80,000 (actual with overage in FY23) to approximately \$162,000 (assuming 50 hours monthly is sufficient). This doesn't include projects outside of the basic services.
- Item 2: Resolution appointing Councilmembers to various committees and boards:
 - Personnel/Problems Resolution Committee: Mayor Anderson, Alex Leeman, Amy Shumway
 - Special Events Liaisons: Mayor Anderson, Alex Leeman
 - Development Review Committee/Economic Development: Mayor Anderson, Scott Isaacson, Roger Child
 - Historic Preservation Liaison: Melissa Layton
 - Youth City Council Liaisons: Melissa Layton, Amy Shumway
 - Parks, Recreation, Arts and Trails Liaisons: Scott Isaacson, Melissa Layton
 - Fundraising Committee Liaison: Scott Isaacson
 - Community Council Liaisons: Mayor Anderson, Scott Isaacson
 - Farmington City representative to the Davis Chamber of Commerce: Roger Child
 - Farmington City representatives to the Utah League of Cities & Towns: Mayor Anderson, Amy Shumway, and David Petersen
 - Davis County Mosquito Abatement Board (January 2024 through December 2025): Scott Isaacson
 - Wasatch Integrated waste Board (January 2024 through December 2025): Mayor Anderson

- Mayor Pro Tempore (January 1, 2024 to December 31, 2025): Alex Leeman
- The focus assignments will be changed after the retreat, where this will be an agenda item. **Layton** said it gives Councilmembers a lot more information in order to help them with their Council duties.
- Item 3: Amendments to the Farmington Youth City Council (FYCC) bylaws and governing code. **Shumway** mentioned some things that need to be struck including the part where two officers, their duties, appointments, and chairs of publicity are mentioned on page 49.
- Item 4: Approval of minutes for January 2, 2024.

Motion:

Child moved to approve the Summary Action list items as noted in the Staff Report, with **Shumway**'s change as noted.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

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|------------------------------|-------|-----|-----|
| Councilmember Roger Child | X Aye | ___ | Nay |
| Councilmember Melissa Layton | X Aye | ___ | Nay |
| Councilmember Amy Shumway | X Aye | ___ | Nay |

GOVERNING BODY REPORTS:

City Manager Report

Mellor reminded Councilmembers about their annual retreat March 1-2, 2024, at Zermatt, the shootout in April at the Bountiful shooting range, as well as meeting the legislature for lunch. **Robertson** and Planning and GIS Specialist **Shannon Hansell** will also be attending the retreat, as they are both on the budget committee, and the retreat is seen as kicking off the budget process. The Utah Department of Transportation (UDOT) is excited get out of the deal regarding the parking lot at the FrontRunner Station. It will be put out for Request for Proposals (RFP), and CenterCal wants to submit an RFP. Several different scenarios such as housing with a parking structure at the bottom have been contemplated there. Since Farmington will help pay for the parking structure, the City gets somewhat of a say. **Mellor** said this is one opportunity to do something next to the TRAX station that involves low income tax credits, but the whole project doesn't necessarily have to be low income housing.

Mayor Anderson and City Council Reports

Layton said she attended the opening of the West Davis Corridor, which was enjoyable. She also commented on her appreciation for the snow plow drivers lately.

Shumway said she called Davis County Commissioner **Randy Elliott** to make him aware of Line 233 in Senate Bill 28 regarding billboards. She is afraid this is one that could go under the radar and get approved. She would like to send something out making area mayors aware of the issue. **Mayor Anderson** said the issue could be raised in the COG. Billboard companies should not be considered stakeholders, and it doesn't make sense to call them that on a board or committee. **Mellor** said Farmington's greatest weapon is Community Development Director **Dave Petersen**. Once a scenic byway was designated, a previous group disbanded. But this will get people rallied up again.

Child said the Christmas party was awesome. As the Council proceeds with setting the budget, he wanted to bring up that inflation has hit the police and fire employees hard. He and **Shumway** recently met with Lagoon to talk about the Main Street Historic District, and they weren't willing to commit to anything. Although it was a good conversation, there is still a little ways to go.

Mayor Anderson said people are willing to donate to the utility foundation, but they still don't see a place to opt in in order to do so. **Mellor** said the system has had some issues.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:40 p.m.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

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|--|-------|--------------------------|-----|
| Mayor Pro Tempore/Councilmember Scott Isaacson | X Aye | <input type="checkbox"/> | Nay |
| Councilmember Roger Child | X Aye | <input type="checkbox"/> | Nay |
| Councilmember Melissa Layton | X Aye | <input type="checkbox"/> | Nay |
| Councilmember Alex Leeman | X Aye | <input type="checkbox"/> | Nay |
| Councilmember Amy Shumway | X Aye | <input type="checkbox"/> | Nay |

DeAnn Carlile, Recorder