

## **REDEVELOPMENT AGENCY OF FARMINGTON NOTICE & AGENDA**

**NOTICE IS HEREBY GIVEN** that a meeting of the Governing Board of the Redevelopment Agency of Farmington City, Davis County, Utah, will be held at the Farmington City Hall & electronically over Zoom, 160 South Main Street Farmington, Utah, on Tuesday, **May 04, 2021, at 7:45 p.m.**

*Farmington City Redevelopment Agency meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live can be found on the Farmington City website at [www.farmington.utah.gov](http://www.farmington.utah.gov)*

The agenda shall be as follows:

8:15 Roll Call

8:20 FY 2022 Tentative Budget

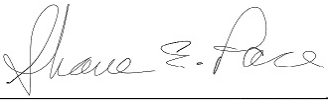
8:30 Return the Arena Tax Increment Funds Collected at Station Park

8:40 Resolution for Acquisition of UDOT Reversionary Interest at the Frontrunner Station Parking Lot

***Motion to adjourn and reconvene the City Council meeting.***

DATED this 29<sup>th</sup> day of April, 2021.

REDEVELOPMENT AGENCY

By:   
Shane Pace, Secretary

RDA AGENDA

For Council Meeting:  
May 04, 2021

**S U B J E C T: Roll Call**

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

RDA AGENDA

For Council Meeting:  
May 04, 2021

**S U B J E C T: FY 2022 Adoption of Tentative Budget**

**ACTION TO BE CONSIDERED**

1. Review the recommended FY22 Budget

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

RDA AGENDA

For Council Meeting:  
May 04, 2021

**S U B J E C T: Return the Arena Tax Increment Fund Collected at Station Park**

**ACTION TO BE CONSIDERED**

1. Make a motion to approve returning the arena tax increment funds collected at Station Park

**GENERAL INFORMATION:**

See enclosed staff report prepared by Brigham Mellor, Economic Development Director

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
SHAWN BEUS  
SCOTT ISAACSON  
AMY SHUMWAY  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## Redevelopment Agency Farmington City Staff Report

To: RDA Board  
From: Brigham Mellor, ED Director  
Date: May 4<sup>th</sup>, 2021

SUBJECT: **Motion to give back the arena tax increment funds collected at Station Park**

### RECOMMENDATION

#### Suggested Motion:

**Move that the Staff prepare as part of the final FY 2021 budget amendment to include returning to each of the participating taxing entities their portion of the \$4 Million we had set aside for the Stars Arena.**

### BACKGROUND

In 2019 the Station Park RDA Taxing Entity Committee (TEC) met to allow the RDA to collect Tax Increment for one additional year after the \$18.5 Million cap had been reached (established in 2007 when the RDA was formed). That allowed the agency to collect \$4 million dollars to be used specifically towards funding of a 5,000 seat arena – that site will be sold to Brighton Homes and will be The Bri residential community.

Since 2019 a lot has happened: the Jazz and consequently the Stars (NBA G-league team) have been sold and gone with it the prospect of landing the team in Farmington for the foreseeable future. There has been a pandemic that has essentially eviscerated the demand for an arena in the form we had planned. Station Park has shown no interest in pursuing that development opportunity any longer. Davis County is looking to renovate the LEC property will pick up what market demand there is for “an arena” after the pandemic. They have been in talks with the Jazz on that front – the county would leverage the assets and revenue streams they have which removes much of the risk associated with the venture like this (as it will be a public facility and less susceptible to market conditions).

In December the RDA agreed proceed with the creation of CRA 3 (on the Boyer project) – as those negotiations proceed we will greatly increase the success of our discussions if from the outset we turn over the money we are holding from these same taxing entities on the Station Park RDA.



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MAYOR

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CITY COUNCIL

SHANE PACE  
CITY MANAGER

There is no way for us to legally spend this money anymore – ground would need to be broken on an arena project located at the site of The Bri before next May (land which CenterCal will not own in few weeks). Construction documents for an arena like that would have had to begun design over 12 months ago or more and they would have to be well on to the entitlement and site plan by this point to meet that May 2022 deadline.

We have an opportunity (via the good will from returning these funds) to turn 2.8 million in TIF into 24 Million through CRA 3. Our sister entities want this money back. As the pandemic has hit each of our sister entities, these are much needed funds to fulfill their charted service objectives.

## Breakdown of tax redistribution:

| Taxing Entity                   | Tax Increment |
|---------------------------------|---------------|
| Davis School District           | \$2,665,974   |
| Weber Basin Water               | \$54,660      |
| Davis County Mosquito Abatement | \$39,979      |
| Central Davis Sewer District    | \$59,630      |

## Applicable Ordinances

1. Utah Code Title 17C, Limited Purpose Local Government Entities
2. (Utah Administrative Code) Rule R907-80. Disposition of Surplus Land.

Respectfully Submitted

Brigham Mellor  
Economic Development Director

Concur

Shane Pace  
City Manager

**RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE TAXING ENTITY COMMITTEE FOR THE REDEVELOPMENT AGENCY OF FARMINGTON CITY APPROVING AN AMENDMENT TO THE STATION PARK REDEVELOPMENT PROJECT AREA BUDGET.**

WHEREAS, on May 20, 2005, the Taxing Entity Committee approved a Project Area Budget (the "Project Area Budget") for the Station Park Redevelopment Project Area (the "Project Area"), in the form attached hereto for informational purposes as **Exhibit A**;

WHEREAS, on June 1, 2005, the Governing Board of the Redevelopment Agency of Farmington City adopted the Project Area Budget as the official budget for the Project Area;

WHEREAS, growth in assessed value in the Project Area has exceeded the forecasts in the original Project Area Budget;

WHEREAS, new development opportunities within the Project Area have arisen and the Agency has proposed an amendment to the Project Area Budget in order to provide funds to realize the development opportunity;

WHEREAS, the original Project Area Budget included a maximum tax increment collection cap of \$18,500,000.00, which the Agency has, or in the upcoming fiscal year will have, allocated and spent on approved Project Area development activities;

WHEREAS, in order to make available to the Agency sufficient funds to attract the new development opportunity in the Project Area, the Agency has proposed, under the Amendment, that the tax increment collection cap be increased by \$4,060,000.00; and

WHEREAS, the Agency has presented information regarding income targeted housing within Farmington City, and the Taxing Entity Committee has determined, based on that information and other information known to the members of the Taxing Entity Committee, that additional tax increment from the Project Area is not needed to address the income targeted housing needs in Farmington City;

**NOW, THEREFORE BE IT RESOLVED BY THE TAXING ENTITY COMMITTEE FOR THE REDEVELOPMENT AGENCY OF FARMINGTON CITY:**

1. The Amendment to the Project Area Budget attached hereto as **Exhibit B** and incorporated herein, is hereby approved and adopted effective immediately, subject to any amendments or modifications made a part of the motion to approve this resolution (if any), and also subject to the following conditions and limitations:

- a. The maximum amount of tax increment that the Agency may collect under the Amendment is \$4,060,000.00 in addition to the \$18,500,000.00 collection cap under the original Project Area Budget, meaning the collection cap is now increased to \$22,560,000.00;

b. Any tax increment collected by the Agency under the Amendment (i.e., the additional \$4,060,000.00) may be used by the Agency only for the following purposes:

- i. \$4,000,000.00 for Project Area development in the form of reimbursement of development costs for a professional sports arena in the Project Area (the "Arena"); and
- ii. \$60,000 for Project Area administration.

c. The Agency is only entitled to retain tax increment under the Amendment if the all of the following occur; if any of the following do not occur, then the Agency will pay to each taxing entity that entity's proportionate share of any tax increment received by the Agency under the Amendment:

- i. Construction of the Arena within the Project Area commences on or before May 31, 2022;
- ii. The Arena is constructed within the Project Area and has a final assessed value of at least \$20,000,000.00;
- iii. The owner/operator of the Arena permits the Davis School District to use the Arena on terms acceptable to the Redevelopment Agency as evidenced by the Redevelopment Agency entering into a contract with the owner/operator relating to such use; and
- iv. The Arena has at least 5,000 seats.

2. The Taxing Entity Committee acknowledges that Davis County and the Agency may, but are not necessarily required to, enter into an interlocal cooperation agreement under which the Agency agrees that the County may retain its proportionate share of additional tax increment and may instead pay the Agency an equivalent amount from legally available County tourism funds. The Taxing Entity Committee approves of such an agreement, but only as long as the County contributes an equivalent amount of tourism funds as would have been collected by the Agency in the County's proportionate share of tax increment funds, so that the County's proportionate monetary contribution to the Project Area remains the same. Any tourism funds allocated toward project will be returned to the county should the project not come to fruition.

3. The Taxing Entity Committee hereby finds and determines that additional tax increment from the Project Area is unnecessary to address the needs of Farmington City for income targeted housing. Accordingly, the Taxing Entity Committee hereby waives the requirement for any portion of the tax increment under the Amendment to be used for income targeted or any other housing purposes.

4. The Taxing Entity Committee acknowledges receipt of adequate and sufficient notice of all information, including this resolution as revised, relative to the Amendment to the Project Area Budget. The Taxing Entity Committee hereby waives any deficiency in any

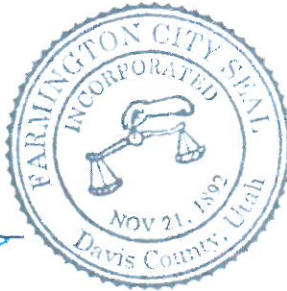
statutory noticing or other legal procedural requirements relating in any way to the Taxing Entity Committee's adoption of the Amendment to the Project Area Budget.

5. This Resolution takes effect immediately.

APPROVED BY THE TAXING ENTITY COMMITTEE THIS MAY 29, 2019:

ATTEST:

Holly Gadd  
Secretary



Jim Talbot  
Chairperson Jim Talbot

**EXHIBIT A: ORIGINAL PROJECT AREA BUDGET**

EXHIBIT A

STATION PARK REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT AGENCY OF FARMINGTON CITY  
20 YEAR - MULTI-YEAR BUDGET - CUMULATIVE

DRAFT 4/21/2005

|                                                                                                                                                                                                                                                                                                                        | BASE<br>YEAR<br>2004    | CUMULATIVE<br>**2009-2028** | ALLOCATED %<br>OF TOTAL<br>TAX INCREMENT |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------|------------------------------------------|
| <b>PROJECT REVENUES</b>                                                                                                                                                                                                                                                                                                |                         |                             |                                          |
| Property Tax<br>(Base Year Taxable Value)                                                                                                                                                                                                                                                                              | \$34,349<br>\$2,655,327 | \$686,986                   |                                          |
| Projected Tax Increment<br>RDA TOTAL -20 YEARS                                                                                                                                                                                                                                                                         |                         |                             |                                          |
| Agency                                                                                                                                                                                                                                                                                                                 |                         |                             |                                          |
| Eligible Project Area Expenditures                                                                                                                                                                                                                                                                                     | \$0                     | \$14,500,000                | 78.38%                                   |
| Housing                                                                                                                                                                                                                                                                                                                | \$0                     | \$3,700,000                 | 20.00%                                   |
| RDA Administration                                                                                                                                                                                                                                                                                                     | \$0                     | \$300,000                   | 1.62%                                    |
| Total Tax Increment                                                                                                                                                                                                                                                                                                    | \$0                     | \$18,500,000                | 100.00%                                  |
| <b>TOTAL PROJECT REVENUES</b>                                                                                                                                                                                                                                                                                          | \$0                     | \$18,500,000                |                                          |
| <b>PROJECT EXPENDITURES</b>                                                                                                                                                                                                                                                                                            |                         |                             |                                          |
| Taxing Entity Flow-thru<br>Other Taxing Entities                                                                                                                                                                                                                                                                       | \$0                     | \$0                         |                                          |
| <b>CAPITAL COSTS &amp; RELATED EXPENSES</b>                                                                                                                                                                                                                                                                            |                         |                             |                                          |
| <b>PUBLIC USES AND INFRASTRUCTURE COSTS</b>                                                                                                                                                                                                                                                                            |                         |                             |                                          |
| Total - Project area improvements and infrastructure benefiting the project<br>area in & outside the project area.                                                                                                                                                                                                     | \$0                     | \$10,500,000                |                                          |
| <b>PRIVATE DEVELOPMENT COSTS</b>                                                                                                                                                                                                                                                                                       |                         |                             |                                          |
| <b>PROJECTED BUILDING &amp; CAPITAL EQUIPMENT EXPENSE/COSTS</b>                                                                                                                                                                                                                                                        |                         |                             |                                          |
| Total Building Costs                                                                                                                                                                                                                                                                                                   | \$0                     | \$73,865,725                |                                          |
| Total Capital Equipment Expense                                                                                                                                                                                                                                                                                        | \$0                     | \$5,367,750                 |                                          |
| <b>TOTAL CAPITAL<br/>AND RELATED COSTS/EXPENSES</b>                                                                                                                                                                                                                                                                    | \$0                     | \$79,234,474                |                                          |
| <b>EXPENDITURES REIMBURSABLE FROM TAX INCREMENT</b>                                                                                                                                                                                                                                                                    |                         |                             |                                          |
| Redevelopment Agency Operating Expenses<br>Administration                                                                                                                                                                                                                                                              | \$0                     | \$300,000                   | 1.62%                                    |
| Housing (20% Annually)                                                                                                                                                                                                                                                                                                 | \$0                     | \$3,700,000                 | 20.00%                                   |
| Total Tax increment for project area improvements and infrastructure benefiting the<br>project area in & outside the project area & other eligible expenditures, including but<br>not limited to, cost of financing such as interest/issuance costs & reserves.                                                        | \$0                     | \$14,500,000                | 78.38%                                   |
| <b>TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT</b>                                                                                                                                                                                                                                                              | \$0                     | \$18,500,000                | 100.00%                                  |
| <b>TOTAL PROJECT EXPENDITURES</b>                                                                                                                                                                                                                                                                                      | \$0                     | \$97,734,475                |                                          |
| ** TAX INCREMENT YEAR ONE MAY OCCUR ANYTIME FROM 2009 TO 2012 DEPENDING ON THE DETERMINATION OF THE<br>REDEVELOPMENT AGENCY TO MAXIMIZE THE AMOUNT OF AVAILABLE ANNUAL TAX INCREMENT. IT IS ANTICIPATED THAT<br>TAX INCREMENT WILL BE COLLECTED FOR 20 YEARS FROM THE FIRST YEAR IN WHICH TAX INCREMENT IS RECEIVED.** |                         |                             |                                          |

**EXHIBIT B: AMENDMENT TO PROJECT AREA BUDGET**

**Exhibit B**

| <b>Station Park RDA Budget Amendment 2019</b>                      |                                                                | <b>Totals</b>       |
|--------------------------------------------------------------------|----------------------------------------------------------------|---------------------|
| Amended Expenditures Reimbursable from Tax Increment               |                                                                |                     |
| 1                                                                  |                                                                |                     |
| 2                                                                  | (2019 Amended) RDA Admin Allocation                            | \$44,000            |
| 3                                                                  | (2019 Amended) County Admin Allocation                         | \$16,000            |
| 4                                                                  | (2019 Amended) RDA Operating Expenses Administration [1+2]     | \$60,000            |
| 5                                                                  | (2005) RDA Operating Expenses Administration                   | \$300,000           |
| 6                                                                  | <b>RDA Operating Expenses Administration [4+5]</b>             | <b>\$360,000</b>    |
|                                                                    |                                                                |                     |
| 7                                                                  | (2019 Amended) Tax increment for project area Improvements     | \$4,000,000         |
| 8                                                                  | (2005) Tax increment for project area Improvements             | \$14,500,000        |
| 9                                                                  | <b>Total Tax increment for project area Improvements [7+8]</b> | <b>\$18,500,000</b> |
|                                                                    |                                                                |                     |
| 10                                                                 | (2019 Amended) Housing allocation                              | \$0                 |
| 11                                                                 | (2005) Housing allocation                                      | \$3,700,000         |
| 12                                                                 | <b>Total Housing Allocation [10+11]</b>                        | <b>\$3,700,000</b>  |
|                                                                    |                                                                |                     |
| <b>Total Expenditures Reimbursable from Tax Increment [6+9+12]</b> |                                                                | <b>\$22,560,000</b> |
|                                                                    |                                                                |                     |
| 2003 Base Value                                                    |                                                                | \$2,655,327         |
| 2005 Projected PP&E and Building Value in 2028                     |                                                                | \$79,234,474        |
| 2018 Final Taxable Value                                           |                                                                | \$331,398,335       |
| 2022 Projected Taxable Value                                       |                                                                | \$356,398,335       |

See RDA Report

See Exhibit A

See Exhibit A

| 8122_FARMINGTON STATION PARK<br>REDEVELOPMENT AREA | (1)                         | (2)                        | (3)                               | (4)                                              | (5)                                   | Created Year | Trigger Year | End Year |  |  |  |  |
|----------------------------------------------------|-----------------------------|----------------------------|-----------------------------------|--------------------------------------------------|---------------------------------------|--------------|--------------|----------|--|--|--|--|
|                                                    | 2019 Final<br>Taxable Value | 2019 Base<br>Taxable Value | 2019 Base<br>Value<br>Adjustments | 2019 Base<br>Value After<br>Adjustments<br>(2-3) | 2019 Final<br>Marginal Value<br>(1-4) | 2004         | 2012         | 2032     |  |  |  |  |
| PROJECT AREA Final VALUES                          |                             |                            |                                   |                                                  |                                       |              |              |          |  |  |  |  |
| TAX AREA 623                                       |                             |                            |                                   |                                                  |                                       |              |              |          |  |  |  |  |
| (a) REAL PROPERTY                                  | 315,521,659                 | 221,000                    | -                                 | 221,000                                          | 315,300,659                           |              |              |          |  |  |  |  |
| (b) PERSONAL PROPERTY                              | 30,278,636                  |                            |                                   | -                                                | 30,278,636                            |              |              |          |  |  |  |  |
| (c) CENTRALLY ASSESSED                             | 788,729                     |                            |                                   | -                                                | 788,729                               |              |              |          |  |  |  |  |
| TOTAL ALL TAX AREAS                                |                             |                            |                                   |                                                  |                                       |              |              |          |  |  |  |  |
| (a) REAL PROPERTY                                  | \$ 315,521,659              | \$ 221,000                 | \$ -                              | \$ 221,000                                       | \$ 315,300,659                        |              |              |          |  |  |  |  |
| (b) PERSONAL PROPERTY                              | \$ 30,278,636               | \$ -                       | \$ -                              | \$ -                                             | \$ 30,278,636                         |              |              |          |  |  |  |  |
| (c) CENTRALLY ASSESSED                             | \$ 788,729                  | \$ -                       | \$ -                              | \$ -                                             | \$ 788,729                            |              |              |          |  |  |  |  |
|                                                    |                             | 221,000                    | -                                 | 221,000                                          | 346,368,024                           |              |              |          |  |  |  |  |

|      |    | PROJECT CAP | Pd through 12/31/18 | 12/31/19 Due | 12/31/20 Due |
|------|----|-------------|---------------------|--------------|--------------|
| ORIG | \$ | 18,500,000  | \$ 18,132,891       | \$ 367,109   | \$ -         |
| EXT  | \$ | 22,560,000  | \$ -                | \$ 3,120,727 | \$ 939,273   |

|                                     | (6)                    | (7)                                                 | (8)                                                     | (9)                                                         | (10)                                                           | (11)                                  | (12)                                                 | (13)                                                     | (14)                                                      | (15)                                           |
|-------------------------------------|------------------------|-----------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------|------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------|
|                                     | Participate<br>Percent | 2019 Final<br>Incremental<br>Real Property<br>Value | 2019 Final<br>Incremental<br>Personal<br>Property Value | 2019 Final<br>Incremental<br>Centrally<br>Assessed<br>Value | 2019 Real<br>Property and<br>Centrally<br>Assessed Tax<br>Rate | 2018 Personal<br>Property Tax<br>Rate | Final Real<br>Property Tax<br>Increment<br>Available | Final Personal<br>Property Tax<br>Increment<br>Available | Final Centrally<br>Assessed Tax<br>Increment<br>Available | TOTAL 2019 Final<br>TAX INCREMENT<br>AVAILABLE |
| Entity Name                         |                        | (5a*6)                                              | (5b*6)                                                  | (5c*6)                                                      |                                                                |                                       | (7*10)                                               | (8*11)                                                   | (9*10)                                                    | (12+13+14)                                     |
| 1010_DAVIS                          | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.00176                                                        | 0.001844                              | \$ 49,056                                            | \$ 4,936                                                 | \$ 123                                                    | \$ 54,114                                      |
| 2010_DAVIS COUNTY SCHOOL DISTRICT   | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.007808                                                       | 0.007701                              | \$ 217,629                                           | \$ 20,613                                                | \$ 544                                                    | \$ 238,786                                     |
| 3050_FARMINGTON                     | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.00164                                                        | 0.001765                              | \$ 45,711                                            | \$ 4,724                                                 | \$ 114                                                    | \$ 50,550                                      |
| 4005 WEBER BASIN WATER CONSERVANCY  | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000153                                                       | 0.000164                              | \$ 4,265                                             | \$ 439                                                   | \$ 11                                                     | \$ 4,714                                       |
| 4010_DAVIS COUNTY MOSQUITO ABATEMEN | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000112                                                       | 0.000119                              | \$ 3,122                                             | \$ 319                                                   | \$ 8                                                      | \$ 3,448                                       |
| 4050_CENTRAL DAVIS COUNTY SEWER DIS | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000167                                                       | 0.000178                              | \$ 4,655                                             | \$ 476                                                   | \$ 12                                                     | \$ 5,143                                       |
| 6030_COUNTY LIBRARY                 | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000329                                                       | 0.000349                              | \$ 9,170                                             | \$ 934                                                   | \$ 23                                                     | \$ 10,127                                      |
| TOTAL DUE ORIGINAL AGREEMENT        |                        |                                                     |                                                         |                                                             |                                                                |                                       | \$ 333,607                                           | \$ 32,441                                                | \$ 835                                                    | \$ 366,882                                     |

|                                     | (6)                    | (7)                                                 | (8)                                                     | (9)                                                         | (10)                                                           | (11)                                  | (12)                                                 | (13)                                                     | (14)                                                      | (15)                                           |
|-------------------------------------|------------------------|-----------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------|------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------|
|                                     | Participate<br>Percent | 2019 Final<br>Incremental<br>Real Property<br>Value | 2019 Final<br>Incremental<br>Personal<br>Property Value | 2019 Final<br>Incremental<br>Centrally<br>Assessed<br>Value | 2019 Real<br>Property and<br>Centrally<br>Assessed Tax<br>Rate | 2018 Personal<br>Property Tax<br>Rate | Final Real<br>Property Tax<br>Increment<br>Available | Final Personal<br>Property Tax<br>Increment<br>Available | Final Centrally<br>Assessed Tax<br>Increment<br>Available | TOTAL 2019 Final<br>TAX INCREMENT<br>AVAILABLE |
| Entity Name                         |                        | (5a*6)                                              | (5b*6)                                                  | (5c*6)                                                      |                                                                |                                       | (7*10)                                               | (8*11)                                                   | (9*10)                                                    | (12+13+14)                                     |
| 1010_DAVIS**                        | 0.00%                  | -                                                   | -                                                       | -                                                           | 0.00176                                                        | 0.001844                              | \$ -                                                 | \$ -                                                     | \$ -                                                      | \$ -                                           |
| 2010_DAVIS COUNTY SCHOOL DISTRICT   | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.007808                                                       | 0.007701                              | \$ 2,244,238                                         | \$ 212,563                                               | \$ 5,614                                                  | \$ 2,462,415                                   |
| 3050_FARMINGTON                     | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.00164                                                        | 0.001765                              | \$ 471,382                                           | \$ 48,718                                                | \$ 1,179                                                  | \$ 521,279                                     |
| 4005 WEBER BASIN WATER CONSERVANCY  | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.000153                                                       | 0.000164                              | \$ 43,976                                            | \$ 4,527                                                 | \$ 110                                                    | \$ 48,613                                      |
| 4010_DAVIS COUNTY MOSQUITO ABATEMEN | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.000112                                                       | 0.000119                              | \$ 32,192                                            | \$ 3,285                                                 | \$ 81                                                     | \$ 35,557                                      |
| 4050_CENTRAL DAVIS COUNTY SEWER DIS | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.000167                                                       | 0.000178                              | \$ 48,000                                            | \$ 4,913                                                 | \$ 120                                                    | \$ 53,034                                      |
| 6030_COUNTY LIBRARY**               | 0.00%                  | -                                                   | -                                                       | -                                                           | 0.000329                                                       | 0.000349                              | \$ -                                                 | \$ -                                                     | \$ -                                                      | \$ -                                           |
| TOTAL DUE ARENA EXTENSION           |                        |                                                     |                                                         |                                                             |                                                                |                                       | \$ 2,839,789                                         | \$ 274,005                                               | \$ 7,104                                                  | \$ 3,120,898                                   |

\*\* Davis County to participate in extension via interlocal agreement utilizing Tourism funds

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: Curtis Koch

Dec-19

| 8122_FARMINGTON STATION PARK<br>REDEVELOPMENT AREA | (1)                         | (2)                        | (3)                               | (4)                                              | (5)                                   | Created Year | Trigger Year | End Year |  |  |  |  |
|----------------------------------------------------|-----------------------------|----------------------------|-----------------------------------|--------------------------------------------------|---------------------------------------|--------------|--------------|----------|--|--|--|--|
|                                                    | 2019 Final<br>Taxable Value | 2019 Base<br>Taxable Value | 2019 Base<br>Value<br>Adjustments | 2019 Base<br>Value After<br>Adjustments<br>(2-3) | 2019 Final<br>Marginal Value<br>(1-4) | 2004         | 2012         | 2032     |  |  |  |  |
| PROJECT AREA Final VALUES                          |                             |                            |                                   |                                                  |                                       |              |              |          |  |  |  |  |
| TAX AREA 623                                       |                             |                            |                                   |                                                  |                                       |              |              |          |  |  |  |  |
| (a) REAL PROPERTY                                  | 315,521,659                 | 221,000                    | -                                 | 221,000                                          | 315,300,659                           |              |              |          |  |  |  |  |
| (b) PERSONAL PROPERTY                              | 30,278,636                  |                            |                                   | -                                                | 30,278,636                            |              |              |          |  |  |  |  |
| (c) CENTRALLY ASSESSED                             | 788,729                     |                            |                                   | -                                                | 788,729                               |              |              |          |  |  |  |  |
| TOTAL ALL TAX AREAS                                |                             |                            |                                   |                                                  |                                       |              |              |          |  |  |  |  |
| (a) REAL PROPERTY                                  | \$ 315,521,659              | \$ 221,000                 | \$ -                              | \$ 221,000                                       | \$ 315,300,659                        |              |              |          |  |  |  |  |
| (b) PERSONAL PROPERTY                              | \$ 30,278,636               | \$ -                       | \$ -                              | \$ -                                             | \$ 30,278,636                         |              |              |          |  |  |  |  |
| (c) CENTRALLY ASSESSED                             | \$ 788,729                  | \$ -                       | \$ -                              | \$ -                                             | \$ 788,729                            |              |              |          |  |  |  |  |
|                                                    |                             | 221,000                    | -                                 | 221,000                                          | 346,368,024                           |              |              |          |  |  |  |  |

|      |    | PROJECT CAP | Pd through 12/31/18 | 12/31/19 Due | 12/31/20 Due |
|------|----|-------------|---------------------|--------------|--------------|
| ORIG | \$ | 18,500,000  | \$ 18,132,891       | \$ 367,109   | \$ -         |
| EXT  | \$ | 22,560,000  | \$ -                | \$ 3,120,727 | \$ 939,273   |

|                                     | (6)                    | (7)                                                 | (8)                                                     | (9)                                                         | (10)                                                           | (11)                                  | (12)                                                 | (13)                                                     | (14)                                                      | (15)                                           |
|-------------------------------------|------------------------|-----------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------|------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------|
|                                     | Participate<br>Percent | 2019 Final<br>Incremental<br>Real Property<br>Value | 2019 Final<br>Incremental<br>Personal<br>Property Value | 2019 Final<br>Incremental<br>Centrally<br>Assessed<br>Value | 2019 Real<br>Property and<br>Centrally<br>Assessed Tax<br>Rate | 2018 Personal<br>Property Tax<br>Rate | Final Real<br>Property Tax<br>Increment<br>Available | Final Personal<br>Property Tax<br>Increment<br>Available | Final Centrally<br>Assessed Tax<br>Increment<br>Available | TOTAL 2019 Final<br>TAX INCREMENT<br>AVAILABLE |
| Entity Name                         |                        | (5a*6)                                              | (5b*6)                                                  | (5c*6)                                                      |                                                                |                                       | (7*10)                                               | (8*11)                                                   | (9*10)                                                    | (12+13+14)                                     |
| 1010_DAVIS                          | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.00176                                                        | 0.001844                              | \$ 49,056                                            | \$ 4,936                                                 | \$ 123                                                    | \$ 54,114                                      |
| 2010_DAVIS COUNTY SCHOOL DISTRICT   | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.007808                                                       | 0.007701                              | \$ 217,629                                           | \$ 20,613                                                | \$ 544                                                    | \$ 238,786                                     |
| 3050_FARMINGTON                     | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.00164                                                        | 0.001765                              | \$ 45,711                                            | \$ 4,724                                                 | \$ 114                                                    | \$ 50,550                                      |
| 4005 WEBER BASIN WATER CONSERVANCY  | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000153                                                       | 0.000164                              | \$ 4,265                                             | \$ 439                                                   | \$ 11                                                     | \$ 4,714                                       |
| 4010_DAVIS COUNTY MOSQUITO ABATEMEN | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000112                                                       | 0.000119                              | \$ 3,122                                             | \$ 319                                                   | \$ 8                                                      | \$ 3,448                                       |
| 4050_CENTRAL DAVIS COUNTY SEWER DIS | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000167                                                       | 0.000178                              | \$ 4,655                                             | \$ 476                                                   | \$ 12                                                     | \$ 5,143                                       |
| 6030_COUNTY LIBRARY                 | 8.840%                 | 27,872,578                                          | 2,676,631                                               | 69,724                                                      | 0.000329                                                       | 0.000349                              | \$ 9,170                                             | \$ 934                                                   | \$ 23                                                     | \$ 10,127                                      |
| TOTAL DUE ORIGINAL AGREEMENT        |                        |                                                     |                                                         |                                                             |                                                                |                                       | \$ 333,607                                           | \$ 32,441                                                | \$ 835                                                    | \$ 366,882                                     |

|                                     | (6)                    | (7)                                                 | (8)                                                     | (9)                                                         | (10)                                                           | (11)                                  | (12)                                                 | (13)                                                     | (14)                                                      | (15)                                           |
|-------------------------------------|------------------------|-----------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------|------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------|
|                                     | Participate<br>Percent | 2019 Final<br>Incremental<br>Real Property<br>Value | 2019 Final<br>Incremental<br>Personal<br>Property Value | 2019 Final<br>Incremental<br>Centrally<br>Assessed<br>Value | 2019 Real<br>Property and<br>Centrally<br>Assessed Tax<br>Rate | 2018 Personal<br>Property Tax<br>Rate | Final Real<br>Property Tax<br>Increment<br>Available | Final Personal<br>Property Tax<br>Increment<br>Available | Final Centrally<br>Assessed Tax<br>Increment<br>Available | TOTAL 2019 Final<br>TAX INCREMENT<br>AVAILABLE |
| Entity Name                         |                        | (5a*6)                                              | (5b*6)                                                  | (5c*6)                                                      |                                                                |                                       | (7*10)                                               | (8*11)                                                   | (9*10)                                                    | (12+13+14)                                     |
| 1010_DAVIS**                        | 0.00%                  | -                                                   | -                                                       | -                                                           | 0.00176                                                        | 0.001844                              | \$ -                                                 | \$ -                                                     | \$ -                                                      | \$ -                                           |
| 2010_DAVIS COUNTY SCHOOL DISTRICT   | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.007808                                                       | 0.007701                              | \$ 2,244,238                                         | \$ 212,563                                               | \$ 5,614                                                  | \$ 2,462,415                                   |
| 3050_FARMINGTON                     | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.00164                                                        | 0.001765                              | \$ 471,382                                           | \$ 48,718                                                | \$ 1,179                                                  | \$ 521,279                                     |
| 4005 WEBER BASIN WATER CONSERVANCY  | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.000153                                                       | 0.000164                              | \$ 43,976                                            | \$ 4,527                                                 | \$ 110                                                    | \$ 48,613                                      |
| 4010_DAVIS COUNTY MOSQUITO ABATEMEN | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.000112                                                       | 0.000119                              | \$ 32,192                                            | \$ 3,285                                                 | \$ 81                                                     | \$ 35,557                                      |
| 4050_CENTRAL DAVIS COUNTY SEWER DIS | 91.160%                | 287,428,081                                         | 27,602,005                                              | 719,005                                                     | 0.000167                                                       | 0.000178                              | \$ 48,000                                            | \$ 4,913                                                 | \$ 120                                                    | \$ 53,034                                      |
| 6030_COUNTY LIBRARY**               | 0.00%                  | -                                                   | -                                                       | -                                                           | 0.000329                                                       | 0.000349                              | \$ -                                                 | \$ -                                                     | \$ -                                                      | \$ -                                           |
| TOTAL DUE ARENA EXTENSION           |                        |                                                     |                                                         |                                                             |                                                                |                                       | \$ 2,839,789                                         | \$ 274,005                                               | \$ 7,104                                                  | \$ 3,120,898                                   |

\*\* Davis County to participate in extension via interlocal agreement utilizing Tourism funds

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: Curtis Koch

Dec-19

## RDA AGENDA

For Council Meeting:  
May 04, 2021

**S U B J E C T: Resolution for Acquisition of UDOT Reversionary Interest at the Frontrunner Station Parking Lot.**

### **ACTION TO BE CONSIDERED**

1. Make a motion to approve the staff preparing as part of the final FY 2021 budget amendment to include returning to each of the participating taxing entities their portion of the \$4 Million we had set aside for the Stars Arena

### **GENERAL INFORMATION:**

See enclosed staff report prepared by Brigham Mellor, Economic Development Director

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



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
SHAWN BEUS  
SCOTT ISAACSON  
AMY SHUMWAY  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## Redevelopment Agency Farmington City Staff Report

To: RDA Board

From: Brigham Mellor, ED Director

Date: May 4<sup>th</sup>, 2021

SUBJECT: **Resolution to for acquisition of UDOT reversionary interest at the Frontrunner Station parking lot.**

### RECOMMENDATION

#### Suggested Motion:

**Move that the Farmington RDA approve the enclosed resolution for the intent of acquiring the Reversionary Interest on the Frontrunner Station parking lot.**

### BACKGROUND

Back in 2009 when UDOT turned the parking lot at the Farmington Frontrunner station over to UTA they retained an interest called out in the Quit Claim deed that states that should the land ever be used for something other than a parking lot, ownership reverts back to UDOT. (see Exhibit B of the resolution)

This has prevented any development from ever coming to fruition on that parking lot. Presently it is impeding the development of Station Parks' "The Bri" of Brighton Homes. This is because the construction staging area for safety reasons needs to be located on a portion of the parking lot. In addition there is a sewer easement that needs to be resolved that would cross along the northern edge of the same parking lot. Both of these circumstances have been flagged as a violation of the reversionary clause in the deed held by UDOT.

Understandably Farmington is trying to help resolve this – if the easement and temporary staging area can hold up adjacent development this reversionary clause poses problems for not only the development of the parking lot but realistically the location of our remote hub that feeds into the business park. Hence we need to resolve this now.

UDOT needs something from the city. Some of the land we sold UDOT 2 months ago along the frontage road (adjacent to Tuscany Village PUD) has both a conservation and drainage easement. UDOT has valued those easements as worthless – we disagree. However they need the easements and are



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CITY MANAGER

working through condemnation. The intent of the resolution attached is to offer these easements for the reversionary interest on the parking lot. We will not own the land – we will however own some interest in the property having more say in development of the land than the merely the zoning entitlement on the property now (TMU).

This resolution is non-binding. In addition if the exchange is made it will affect only the conservation easements at Tuscany Village – **it has no bearing on the west Farmington easements Ranches, Meadows, and Hunters Creek.**

## Applicable Ordinances

1. Utah Code Title 17C, Limited Purpose Local Government Entities
2. (Utah Administrative Code) Rule R907-80. Disposition of Surplus Land.

Respectfully Submitted

Brigham Mellor  
Economic Development Director

Concur

Shane Pace  
City Manager

**REDEVELOPMENT AGENCY**  
**OF FARMINGTON**  
**RESOLUTION NO. 14-2021**

**A RESOLUTION OF THE FARMINGTON CITY REDEVELOPMENT AGENCY  
DECLARING THE ACQUISITION OF CERTAIN REAL PROPERTY TO BE IN THE  
BEST INTEREST OF THE CITY**

**WHEREAS**, the Redevelopment Agency of Farmington (“RDA”), a Utah Public Entity, met in regular meeting on May 4th, 2021 to discuss the purchase or exchange of certain real property interest located in the Station Park Redevelopment Area; and

**WHEREAS**, the Utah Department of Transportation (“UDOT”) is the current owner of a reversionary interest that is on certain real property at issue as shown in yellow in the attached Exhibit A the reversionary interest is called out in the attached Exhibit B; and

**WHEREAS**, the UDOT reversionary interest prevents all development options from being considered that maximize the use of the land for parking and accompanying use other than parking; and

**WHEREAS**, the RDA is interested in acquiring the UDOT reversionary interest in order to advance economic development within the RDA jurisdiction and, more particularly, in the Station Park Redevelopment Area; and

**WHEREAS**, in exchange for the reversionary interest Farmington City (“City”) is willing to release the drainage and conservation easements in the Tuscany Village PUD and retract the City’s requests made to the Ombudsman’s office regarding that particular easement; and

**WHEREAS**, the City will relinquish the easements as requested by UDOT regarding parcel’s 236B, 237B, and 238B {Project No: S-R 199(229)}; and

**WHEREAS**, if a trade of the Tuscany Village PUD easements presently for the reversionary interest cannot be established the RDA will consider a cash purchase at an appraised value; and

**WHEREAS**, the acquisition of the reversionary interest does not guarantee the City or RDA will ever own the property in fee title; and

**WHEREAS**, the RDA will work with the property owner to insure that sufficient parking is provided for the Frontrunner commuters; and

**WHEREAS**, the RDA has the support of the adjacent property owners as this transfer of the reversionary interest will facilitate improvements that benefit all property owners and the mixed use area in general.

**NOW, THEREFORE BE IT RESOLVED** by the Redevelopment Agency of Farmington that:

1. The acquisition of the UDOT reversionary interest (Identified in Exhibit B) by the RDA is not adverse to the interests of Adjacent Property Owners.
2. The acquisition of the UDOT reversionary interest by the RDA is for the purpose of furthering economic development and parking urban parking solutions within the redevelopment area and is otherwise consistent with the City's general plan for the Transit Mixed-Use Zoning and the objectives of the Station Park RDA project area plan.
3. The acquisition of the UDOT Reversionary interest by the city is to the benefit of the City as a whole.

This resolution assigned no. 14-2021 shall take effect immediately upon passage and acceptance as provided herein.

**PASSED AND APPROVED** by the Redevelopment Agency of Farmington, Utah, this 4<sup>th</sup> day of May 2021:

**RDA of Farmington:**

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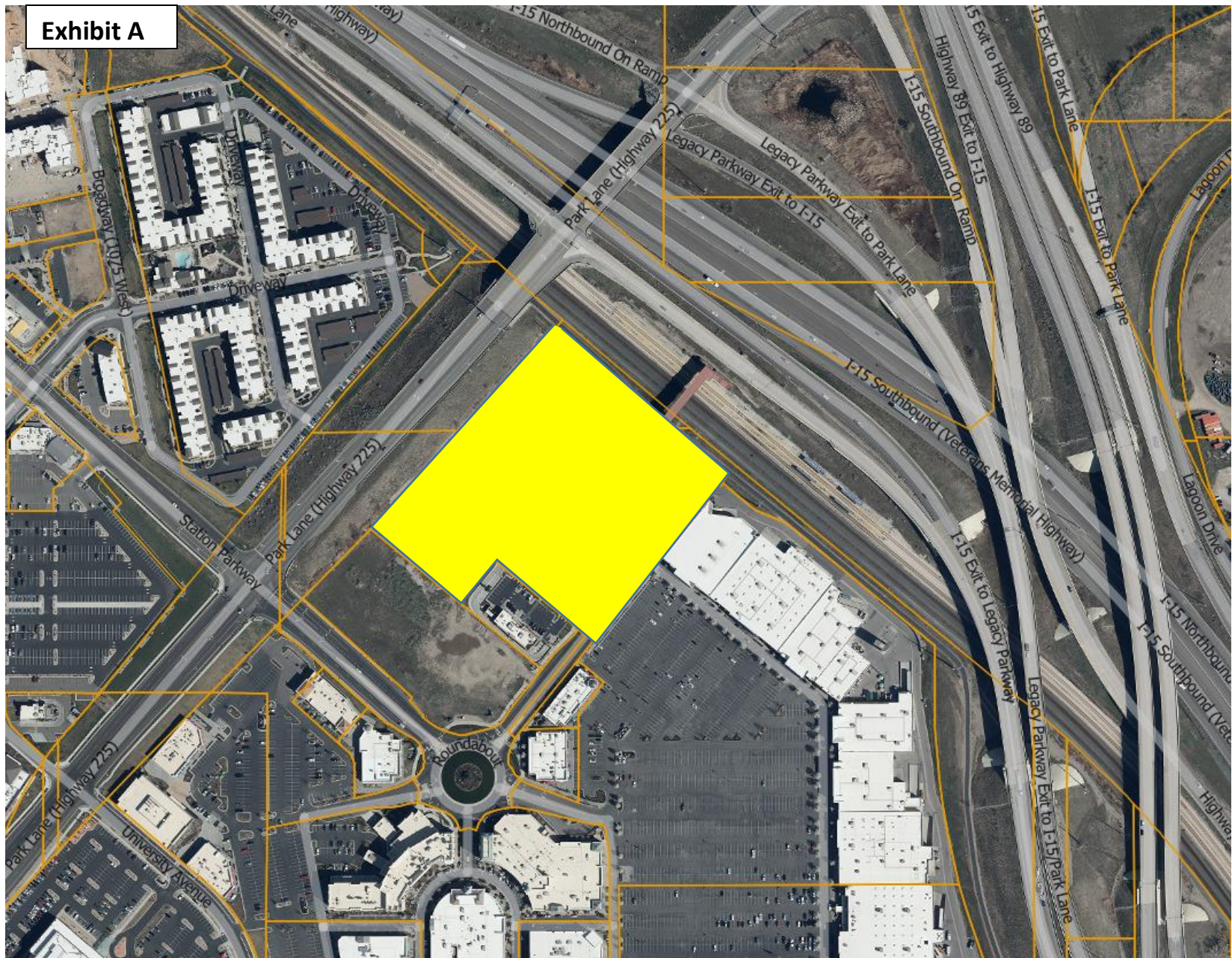
H. James Talbot, Board Chair

**Attest:**

---

Shane Pace, RDA Secretary

Exhibit A



WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420  
and  
Utah Transit Authority  
Real Estate Department  
3600 South 700 West  
Salt Lake City, Utah 84119

**RETURNED**  
**OCT 07 2009**

E 2485895 B 4875 P 1777-1780  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/07/2009 01:43 PM  
FEE \$0.00 Pgs: 4  
DEPT REC'D FOR UTAH DEPT OF TRANSPORTATION

## Quit Claim Deed (CONTROLLED ACCESS) County

Parcel No. 15-7:13D:Q  
Project No. UBT-15-7(218)312

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to UTAH TRANSIT AUTHORITY, Grantee, at 3600 South 700 West, County of Salt Lake, State of Utah, Zip 84103, for the sum of — Ten — Dollars, and other good and valuable considerations, the following described tract of land in DAVIS County, State of Utah, to-wit:

08-075-0064

See attached Exhibit "A" and Attached "RW-99C"

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

If the above described tract of land shall be abandoned or used for any purpose or purposes other than for the public transportation uses for which this grant is made, such land shall thereupon revert back to the Utah Department of Transportation.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining Park Lane over and across the Southeasterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 15<sup>th</sup> day of September, A.D. 20 09, by its Director of Right of Way.

STATE OF UTAH

)

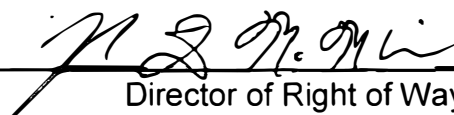
UTAH DEPARTMENT OF TRANSPORTATION

) ss.

COUNTY OF SALT LAKE

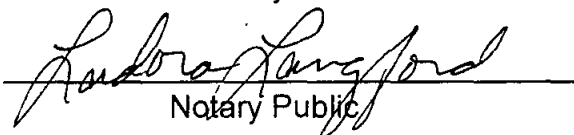
)

By

  
Director of Right of Way

On the date first above written personally appeared before me, Lyle McMillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp the date in this certificate first above written.

  
Notary Public

Prepared by Caldwell Richards Sorensen  
Revised by DCP 8/27/2009



LADORA LANGFORD  
Notary Public, State of Utah  
My Commission Expires  
May 14, 2012  
4501 S. 2700 W. 4th Fl. Box 148420  
Salt Lake City, UT 84114-8420

**BK 4875 PG 1779**  
**Exhibit "A"**  
**UDOT to UTA Conveyance**  
**15-7:13D:Q**  
**Farmington Station, Farmington**  
**Davis County, Utah**

Those portions of the Northwest Quarter of Section 24 and of the Southwest Quarter of Section 13, both in Township 3 North, Range 1 West, Salt Lake Base and Meridian, in the City of Farmington, County of Davis, State of Utah, described in whole as follows:

**COMMENCING** at the northwest corner of said Section 24; South 89°50'06" East 1284.98 feet along the northerly line of said Section 24 to the southwesterly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded May 22, 2001, as Entry No. 1662685 in Book 2812 at page 333 in the Office of the Recorder of said County; South 50°16'54" East 67.00 feet along said southwesterly line to the northern most corner of the land described in that certain Quit Claim Deed recorded May 22, 2001, as Entry No. 1662690 in Book 2812 at page 343 in the Office of the Recorder of said County, said point being the **TRUE POINT OF BEGINNING**;

thence, South 50°16'54" East 369.30 feet along the northeasterly line of said land described in that certain Quit Claim Deed recorded as Entry No. 1662690; to the approximate south top back of curb of proposed Station Road;

thence, South 39°07'18" West 530.88 feet;

thence, North 50°52'42" West 23.30 feet;

thence, North 39°07'18" East 317.10 feet; along the approximate centerline of said proposed Station Road;

thence, North 50°27'45" West 304.39 feet;

thence South 39°32'15" West 140.32 feet;

thence North 50°27'46" West 297.39 feet to the southeasterly right-of-way line of Park Lane;

thence, North 44°49'26" East 171.73 feet along said southeasterly right-of-way line;

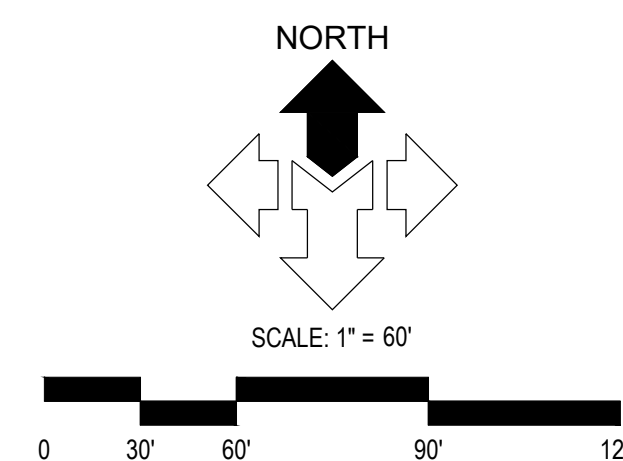
thence, North 42°13'29" East 180.25 feet; along said southeasterly right-of-way line to the southerly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded May 22, 2001, as Entry No. 1662689 in Book 2812 at page 341 in the Office of the Recorder of said County;

thence, North 89°30'39" East 7.91 feet along said southerly line to said southwesterly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded as Entry No. 1662685;

thence, South 50°16'54" East 223.90 feet along said southwesterly line to the **TRUE POINT OF BEGINNING**;

**CONTAINING:** 4.10 Acres more or less.

SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title.



### EASEMENT DESCRIPTION

A 20.00-FOOT-WIDE SEWER EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID EASEMENT BEING 10.00 EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY PROPERTY LINE OF LOT 9, PARCEL A, STATION PARK SUBDIVISION, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK: 3232, AT PAGE: 39, AS MAP NUMBER 5061, SAID POINT BEING SOUTH 0°09'24" WEST ALONG THE SECTION LINE 156.01 FEET AND SOUTH 89°50'36" EAST 915.04 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9 AND SOUTH 50°27'51" EAST ALONG SAID NORTHEASTERLY LINE 36.68 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 42°48'32" EAST 370.08 FEET; THENCE NORTH 2°11'28" WEST 24.48 FEET; THENCE NORTH 41°38'16" EAST 257.04 FEET; THENCE SOUTH 78°00'00" EAST 54.04 FEET; THENCE NORTH 32°00'00" EAST 46.41 FEET TO POINT OF TERMINUS.

[illegible]

# LOGISTICS PLAN



LAYDOWN AREA

T85-A 114"

T85-B 114"

Site Logistic Legend

-  Trade Parking Area
-  Site Access
-  Temporary Power
-  Site Fencing
-  Dumpster
-  Job Trailer Area
-  Portable Toilets
-  Concrete Wash Out Area
-  T85 Self-Erecting Crane
-  Delivery Route
-  Delivery Exit Route

