COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

August 16, 2021

The Board of Davis County Commissioners met for a Work Session at 2:00 p.m. on August 16, 2021, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA § 52-4-202.

ATTENDEES

Davis County Commissioners in attendance: Bob J Stevenson, Chair; Randy B. Elliott, Vice-Chair; and Lorene Miner Kamalu.

Davis County Staff in attendance: Jeff Oyler, Planner; Chris Bone, Human Resources Director; Kent Andersen, Community and Economic Development Director; Neal Geddes, Chief Civil Deputy Attorney; Dale Peterson, Assessor; Mike Kendall, Sr. Civil Counsel; Shairise Bills, Deputy Clerk/Auditor; and Curtis Koch, Clerk/Auditor.

Members of the public in attendance: Doug Allen, Wild Woods Development; Jordan Allen, Wild Woods Development (IT); Sidney Allen; and Mike Faulk, Wild Woods Development.

Attending via Google meet: House of Representatives Speaker Brad Wilson; and Eric Osth, Urban Design Associates (UDA.)

AGENDA AS POSTED

2:00 p.m. Doug Allen presenting: Development plans for 400 acres of property on the east bench of Farmington located in unincorporated county.

DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of the content. The audio recording for this meeting is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

The meeting commenced at 2:03 p.m.

WORK SESSION DISCUSSION

Development Plans for 400 acres of property on the east bench of Farmington located in unincorporated county—*Presented by Doug Allen, Wild Woods Development, LLC.*

Doug Allen showed some aerial footage of the property up for discussion called Legacy Ridge. It is 400 acres on the east bench of Farmington, of which two-thirds are located in the unincorporated part of the county. Some of this property is owned by him and Mike Faulk.

Eric Osth presented the development design concept plan for this legacy project known as Legacy Ridge. The Bonneville Shoreline Trail connects to this site, which is significant on a regional scale. The stakeholders gave input in three areas, strengths, weaknesses, and opportunities. The strengths were the views of the valley and the existing trail network. A couple of weaknesses were the potential for wildfire and steep slopes and making access and development a challenge. The opportunities were creating better access to the site and mountains, improving the trail network, and creating a real community instead of just a subdivision. Eric showed how the hike-in-hike-out concept would fit into the community, with the trails being accessible to both residents and the general public. The housing concept is multi-generational with single-family homes of varying lot sizes, townhomes, and apartments. This concept will set the standard for trail access from personal residences. .

This is the last significant piece of land on the hillside in Davis County left to be developed. They have more responsibility to make this something special instead of the run-of-the-mill build of large homes on half-acre lots targeted to high-income earners.

Suppose Farmington does not have annexation of the unincorporated area part of their master plans. In that case, it may pose potential problems for development since the County is not in the business of building and maintaining the infrastructure to support such a project. The unincorporated area is currently mixed zoning for five to 10-acre lots and one house per 40 acres. It may make it easier to have the property rezoned before annexation into Farmington City.

Commissioner Stevenson said he would facilitate a meeting between the County, Farmington City, and Wild Woods Development. It was not clear whether it would be held as a Work Session or not.

(See Attachments A1-A40)

ADJOURNMENT The meeting adjourned at 3:24 p.m.

MATERIALS PRESENTED All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A40 Legacy Ridge Master Concept Plan

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: 9/7/2021

/s/ Curtis Koch
Curtis Koch
Davis County Clerk/Auditor

/s/ Bob J Stevenson
Bob J Stevenson
Commission Chair