

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss the Master Plan of the Park and Gym and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of Farmington City will hold a regular City Council meeting on **Tuesday, March 17, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

*Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

7:05 Festival Days Theme, Logo and Grand Marshal Recommendation

### **PUBLIC HEARINGS:**

7:15 Plat Amendments for:

- a) Shepard Heights
- b) Parkland Subdivision Plat A
- c) Hidden Meadows Subdivision
- d) Hidden Meadows Subdivision No. 3

7:20 OTR Garage Width Amendment

### **DISCUSSIONS:**

7:30 Approval of Park Master Plan and Gym Design and the Priority List of Items to Build in the Park and the Budget Sources and uses of Funds for the Park and Gym and other Related Projects.

**SUMMARY ACTION:**

8:30 Minute Motion Approving Summary Action List

1. Two-Two Year Extensions for the Lease with CRS Engineers
2. Parkwalk Downs Final Plat
3. Approval of Minutes from March 3, 2015
4. Ratification and Approval of the Storm Water Bond Log
5. Arbor Day Proclamation

**GOVERNING BODY REPORTS:**

8:35 City Manager Report

1. Executive Summary for Planning Commission held on March 5, 2015
2. Building Activity Report for February
3. Special Meeting Date for March 24<sup>th</sup> or March 31<sup>st</sup>
4. Emergency Management Institute Training

8:45 Mayor Talbot & City Council Reports

**ADJOURN**

**CLOSED SESSION**

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 12th day of March, 2015.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*

## CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

### **SUBJECT: Roll Call (Opening Comments/Invocation) Pledge of Allegiance**

It is requested that City Councilmember Doug Anderson give the invocation to the meeting and it is requested that City Councilmember John Bilton lead the audience in the Pledge of Allegiance.

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

CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

**S U B J E C T: Festival Days Theme, Logo and Grand Marshal Recommendation**

**ACTION TO BE CONSIDERED:**

None.

**GENERAL INFORMATION:**

Kristen Harbertson, Festival Days Chair, will be making this presentation.

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

## CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

### **PUBLIC HEARING: Plat Amendments for:**

- a) **Shepard Heights**
- b) **Parkland Subdivision Plat A**
- c) **Hidden Meadows Subdivision**
- d) **Hidden Meadows Subdivision No. 3**

### **ACTION TO BE CONSIDERED:**

1. Hold the public hearing.
2. Move that the City Council approve plat amendments set forth herein.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen.

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

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: David Petersen, Community Development Director  
Date: March 17, 2015  
SUBJECT: PLAT AMENDMENTS

### RECOMMENDATION

1. Hold a public hearing.
2. Move that the City Council approve the proposed plat amendments set forth herein.

### BACKGROUND

A. Shepard Heights Subdivision Amended Plat [Applicant: Brad Miller on behalf of Tony Henderson]. Tony Henderson owns Lots 54 and 55 of the Shepard Heights subdivision and desires to expand an existing home with an addition that would straddle the common lot line. The building code does not allow this unless the lots are combined into one lot. Therefore, the owner is petitioning the City to amend the plat by combining Lots 54 and 55 into one lot.

B. Parkland Subdivision Plat A. Kirk and Darla Barclay own Lot 2 of the Parkland Subdivision Plat A and an unplatted parcel that has been used as a PUE. They are requesting that the City approve an amendment to the plat combining Lot 2 and the unplatted parcel into one lot because they desire to expand an existing home with an addition that would straddle the common lot line. The building code does not allow this unless the lots are combined into one lot. The utility companies that this would affect have all signed a petition stating that they approve the relocation of the PUE to the new lot line to the east.

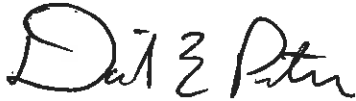
C. Hidden Meadow Subdivision. Abel Porter requests approval to amend the Hidden Meadow Subdivision plat by combining Lots 4 and 5 to create Lot 502 of "Hidden Meadow Subdivision No. 5" (see attached letter and plat from Peter Harrison, who represents Mr. Abel).

D. Hidden Meadow Subdivision No. 3. Abel Porter requests approval to amend the Hidden Meadow Subdivision No. 3 plat by combing Lots 300 and 301 to create Lot 501 of "Hidden Meadow Subdivision No. 5" (see attached letter and plat from Peter Harrison, who represents Mr. Abel).

Supplemental Information

1. Vicinity Map Shepard Heights Subdivision
2. Proposed Shepard Heights Subdivision Plat Amendment
3. Vicinity Map Parkland Subdivision Plat A
4. Proposed Plat Amendment Parkland Subdivision
5. Letter/Application Parkland Subdivision
6. Public Utility Signed Petition Parkland Plat A
7. Vicinity Map Hidden Meadows
8. Plat amendment request (dated Feb. 18, 2015), Hidden Meadows Subdivision No. 5 plat, and Hidden Meadows 4 Phase Exhibit, from Peter H. Harrison, representing Abel Porter.

Respectfully Submitted



David Petersen  
Community Development Director

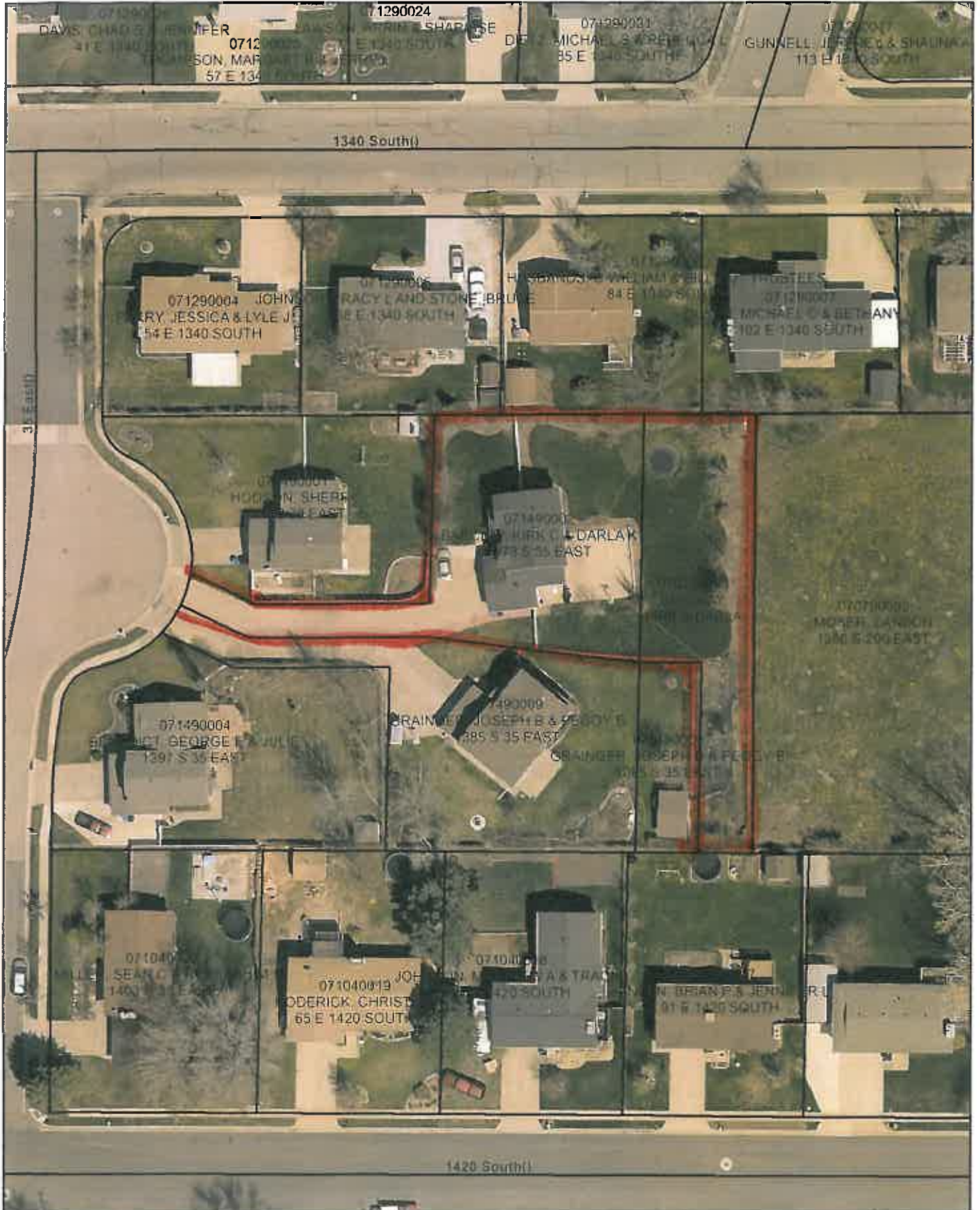
Concur



Dave Millheim  
City Manager



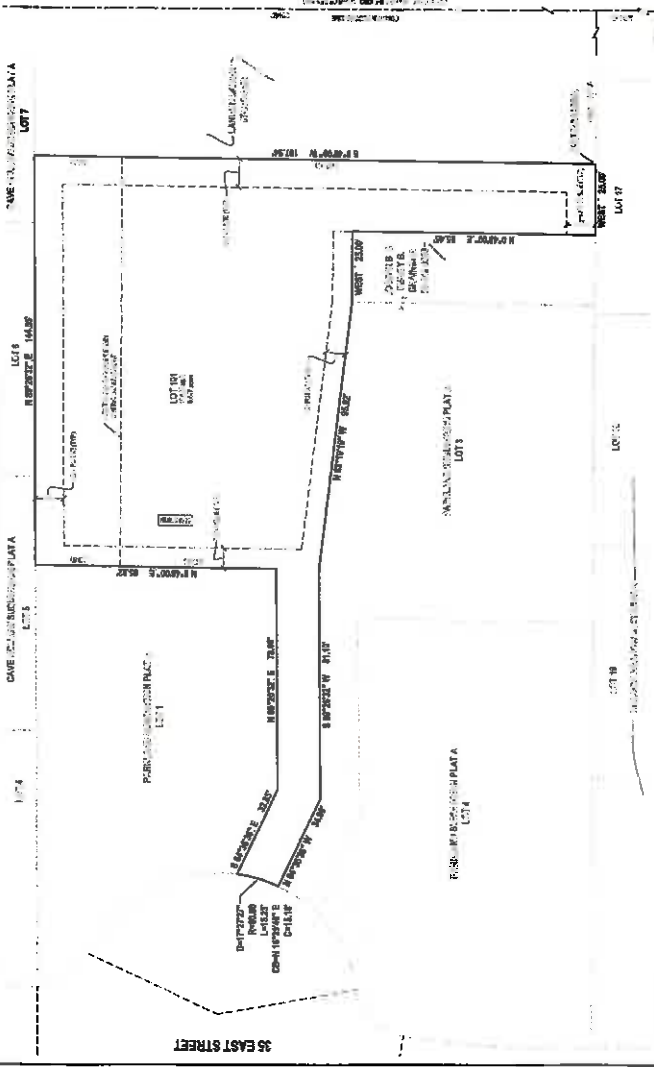
# Farmington City





**PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED**  
 AMENDED LOT 2 PARKLAND SUBDIVISION PLAT A  
 LOCATED IN THE NORTHWEST QUARTER  
 OF SECTION 16, TOWNSHIP 3 NORTH RANGE 1 EAST  
 BALT LAKE BASE & MERIDIAN  
 FARMINGTON CITY, DAVIS COUNTY, IOWA

**GENERAL NOTES:**  
 1. THE PLAT IS SUBJECT TO ALL RECORDS AND RECORDS OF THE PUBLIC RECORDS OF THE STATE OF IOWA.  
 2. THE PLAT IS SUBJECT TO ALL RECORDS AND RECORDS OF THE PUBLIC RECORDS OF THE STATE OF IOWA.  
 3. THE PLAT IS SUBJECT TO ALL RECORDS AND RECORDS OF THE PUBLIC RECORDS OF THE STATE OF IOWA.



**DEVELOPER:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

**OWNER:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

**CONVEYANCE:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

**RECORDING:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

**LEGAL DESCRIPTION:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

**ADDITIONAL INFORMATION:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

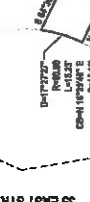
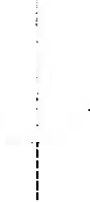
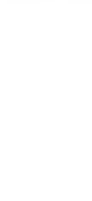
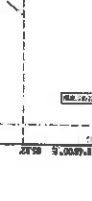
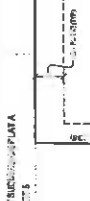
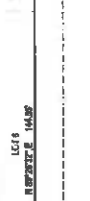
**ADDITIONAL INFORMATION:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED

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**ADDITIONAL INFORMATION:**  
 PARKLAND SUBDIVISION PLAT "A" - FIRST AMENDED



**Barclay Project**

**February 20, 2015**

**Kirk and Darla Barclay are the owners of two adjacent property parcels. They would like to combine the two parcels into one parcel. There is a Public Utility Easement which runs between the two parcels. This will be relocated to the east side of the two parcels. There are no utilities currently in the easement. This will give them more than adequate space behind their home for the addition they would like to have built on their home. The Utility companies have already agreed to the combining of the parcels and the PUE relocation.**

Kirk and Darla Barclay Property PUE

We agree to the combining of the two Barclay property parcels into one parcel. This will remove the property line between the two original parcels as described in the attached new parcel legal description. This will require the relocation of the existing original Public Utility easement that was between the two original parcels. It will be relocated to the east new parcel property line as shown on the attached maps. We also agree to vacate the original Public Utility Easement.

  
\_\_\_\_\_  
Rocky Mountain Power

3-5-15  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Questar Gas

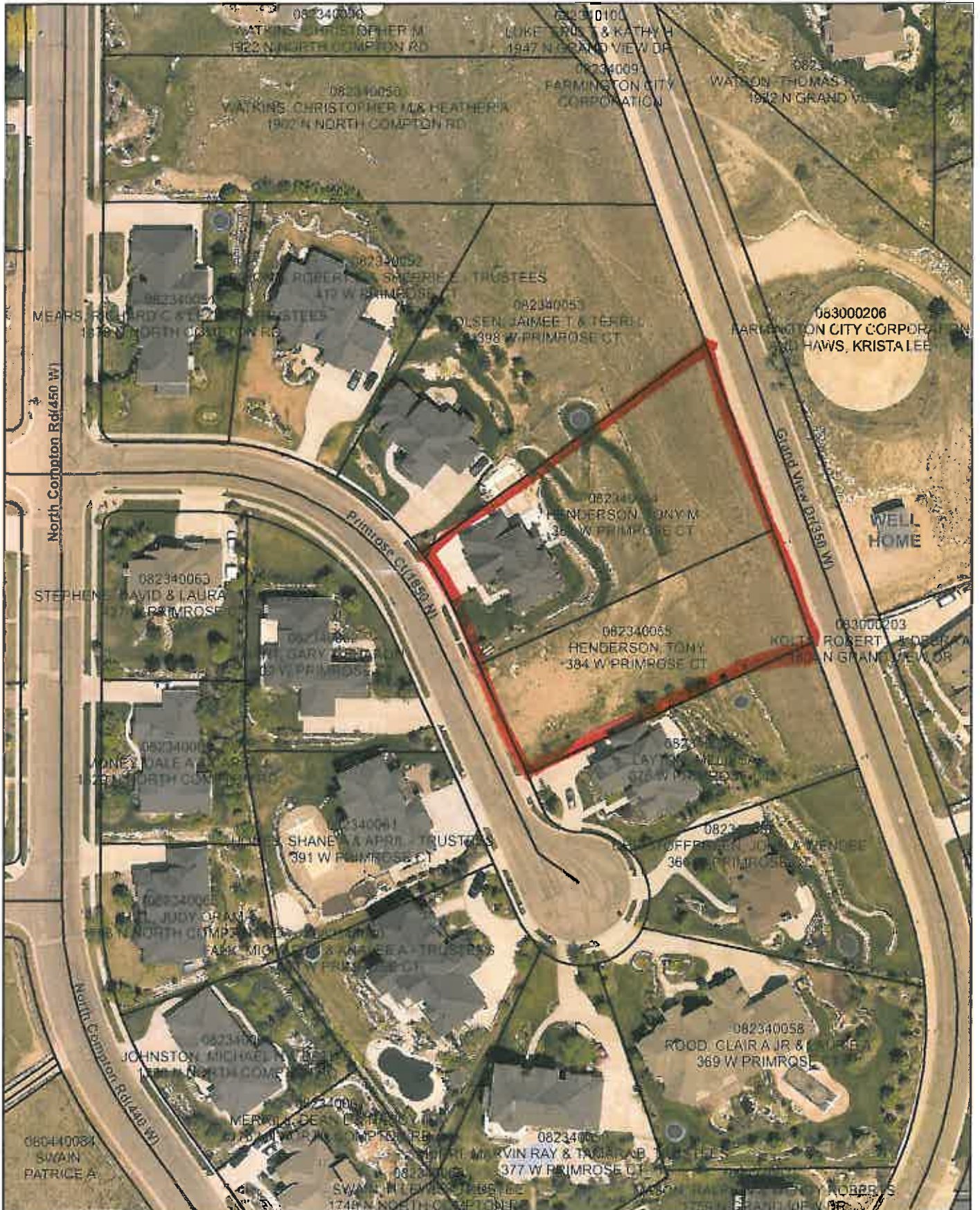
3/5/2015  
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Date

  
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Century Link

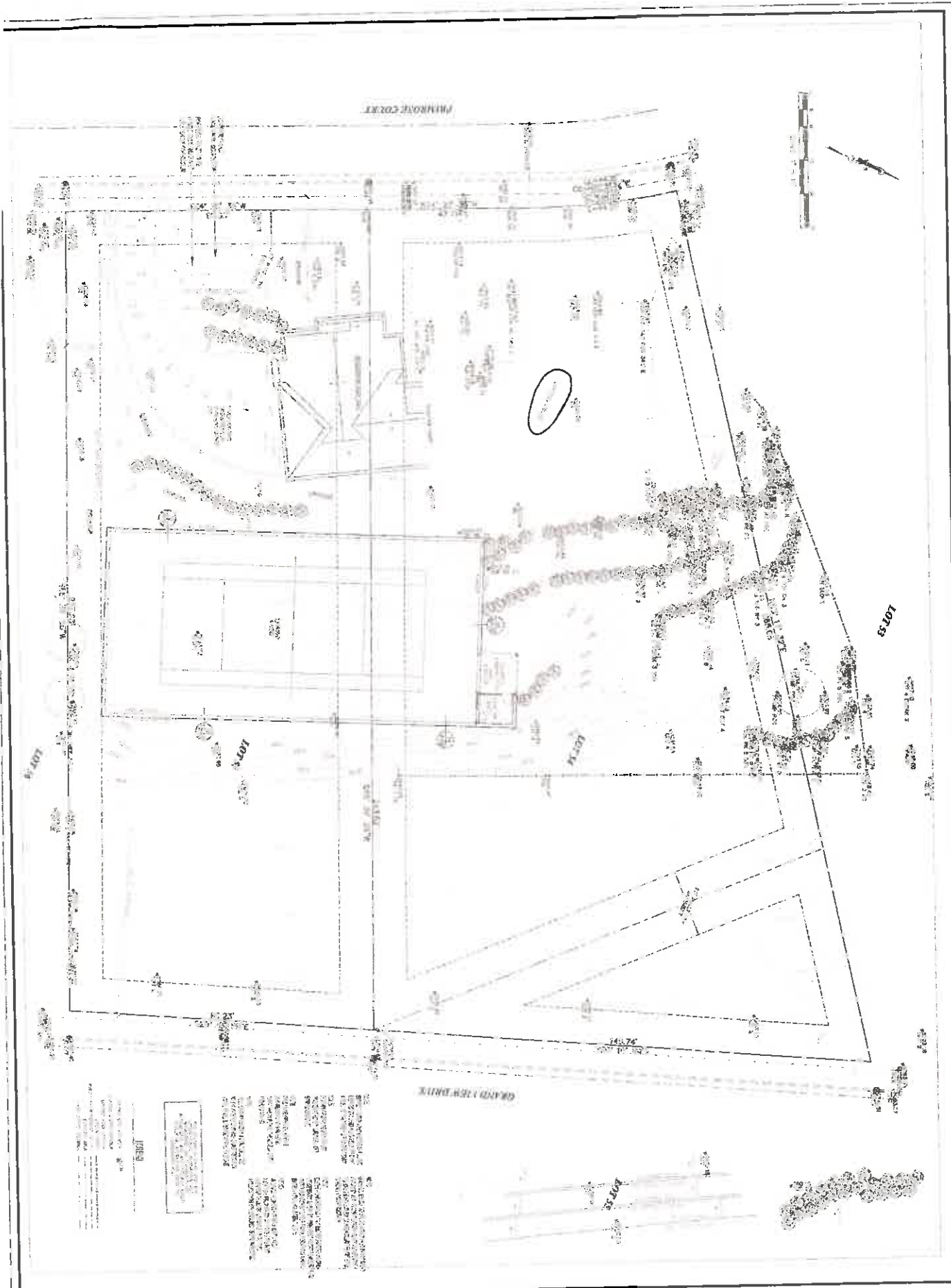
3-5-15  
\_\_\_\_\_  
Date



# Farmington City







MILBURN COURT

LOT 3

GRANDVIEW DRIVE

NOTES	
1.	SEE ATTACHED RECORDS FOR COMPLETE DESCRIPTION OF THIS PROPERTY.
2.	ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3.	THESE DIMENSIONS ARE BASED ON THE SURVEY OF THE ENTIRE TRACT.
4.	ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.
5.	ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6.	ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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IMPRESSIVE ESTATES

**H & A HILL & ARGYLE, Inc.**  
 Engineering and Surveying

**Tony  
Henderson**

388

388 Primrose Court Farmington, Utah 84025  
801-597-8669

March 2<sup>nd</sup> 2015

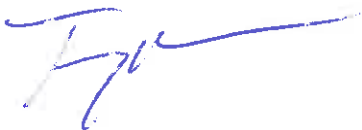
Farmington City,  
Mayor Jim Talbot,  
Farmington City Council,

Dear Mayor Talbot and City Council:

I am petitioning Mayor Jim Talbot and members of the Farmington City Council. The reason for this petition is to ask to abandon the lot line between lot 54 and lot 55 of the Shepard Heights subdivision. I currently own both of these lots and we want to build a new addition to our existing home and an outdoor tennis court our home is currently located on lot 54. The new addition and the tennis court are designed to be constructed across the existing lot line and for this reason we are petitioning the have the lot line abandoned and the lots combined.

Thank you for your consideration and help with this matter,

Tony Henderson







Shepard Ln (1026-7)

700 W. 10th St

1175 NORTH

CHERRY BLOSSOM

PROSPERITY

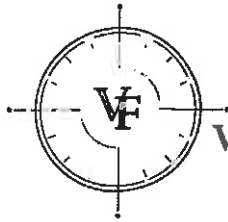
WINDY HILLS

WINDY HILLS

WINDY HILLS

WINDY HILLS





**VIAL FOTHERINGHAM<sup>LLP</sup>  
LAWYERS**

**PETER H. HARRISON**  
602 EAST 300 SOUTH  
SALT LAKE CITY, UTAH 84102  
801.355.9594  
801.359.1246 FAX  
PHH@VF-LAW.COM  
*Admitted to practice in:*  
Utah

February 18, 2015

U8251

Farmington City Planning Department  
160 S. Main  
Farmington UT 84025

*Re: Petition for Plat Amendment at Hidden Meadows Phases 1 & 3*

To Whom it may Concern:

I represent Abel Porter ("Mr. Porter") who owns lots within the Hidden Meadows Subdivision. Mr. Porter owns Lots 300 and 301, Hidden Meadow Subdivision No. 3, and Lots 4 and 5 in Hidden Meadow Subdivision. Mr. Porter desires to have those four lots combined into two lots.

The purpose in consolidating these existing lots is that Lots 300 and 301 contain Mr. Porter's residence and a recreational facility that are inseparably connected and contain a swimming pool that straddles the current boundary lines. Given the connectivity of these lots it would be practical for them to be amended as just one lot, as Lot 501 (as depicted on the Amended Plat).

Lots 4 and 5 also directly abut Mr. Porter's residence. Mr. Porter has put in detailed landscaping and concrete pads on these Lots which directly service his residence. The consolidation of these lots would provide clarity moving forward that the lots are not intended to be separated. Lots 4 and 5 would be amended on the plat to show as Lot.

Please let me know if you have any questions about this petition or are in need of any additional information.

Sincerely,

**VIAL FOTHERINGHAM LLP**

*/s/Peter H. Harrison*

Peter H. Harrison

*Attorney at Law*

Northwest HOA Law Center, 17355 SW Boones Ferry Rd. Suite A, Lake Oswego, OR 97035 503.684.4111

Intermountain West HOA Law Center, 602 East 300 South, Salt Lake City, UT 84102 801.355.9594

Northwest HOA Law Center, Boise 12828 LaSalle St., Suite 101 Boise, ID 83713 208.629.4567

Southwest HOA Law Center, 2333 W University Dr. #C103 Tempe, AZ 85281 480.448.1331

Website: [www.vf-law.com](http://www.vf-law.com)

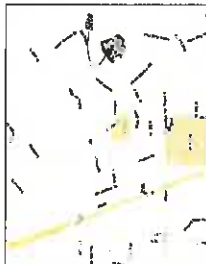
# Hidden Meadow Subdivision No. 5

A part of the Southeast 1/4 of Section 12, T3N, R7W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
November 2014



### NOTICE

The Subdivisions for this map were prepared by Mr. Alfred A. Fisher, for the purpose of subdividing into 100' and 50' lots, as shown on the plan. The Subdivisions shown on this map are those shown on the plan, and are not intended to be construed as a warranty of accuracy or a representation of fact. The Subdivisions shown on this map are those shown on the plan, and are not intended to be construed as a warranty of accuracy or a representation of fact.



### Notes:

1. 10' wide utility easements are indicated by dashed lines, unless otherwise shown.

LEGEND	
	50' wide utility easement
	10' wide utility easement
	10' wide right-of-way easement
	20' wide right-of-way easement
	30' wide right-of-way easement
	40' wide right-of-way easement
	50' wide right-of-way easement
	60' wide right-of-way easement
	70' wide right-of-way easement
	80' wide right-of-way easement
	90' wide right-of-way easement
	100' wide right-of-way easement

**GREAT BASIN**  
ENGINEERS & ARCHITECTS  
1000 N. GARDEN BLVD., SUITE 200  
SALT LAKE CITY, UT 84102  
TEL: (801) 466-1234  
WWW.GREATBASINUTAH.COM

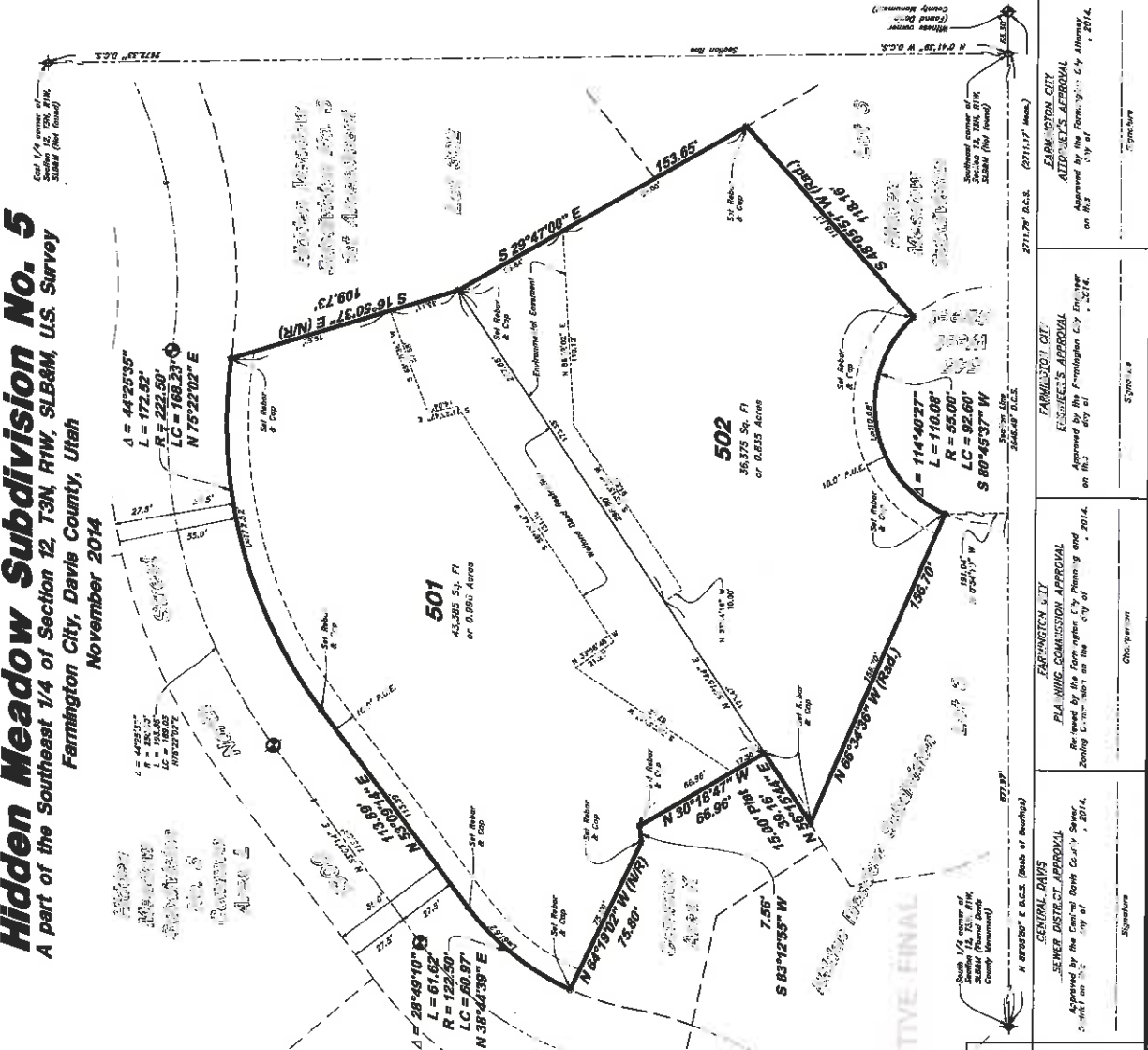
APPROVED BY THE BOARD OF WATER DISTRICT #10  
ON 11/10/14

APPROVED BY THE FARMINGTON CITY ENGINEER  
ON 11/10/14

APPROVED BY THE FARMINGTON CITY PLANNING COMMISSION  
ON 11/10/14

APPROVED BY THE FARMINGTON CITY ALDERMEN  
ON 11/10/14

APPROVED BY THE FARMINGTON CITY ALDERMEN  
ON 11/10/14



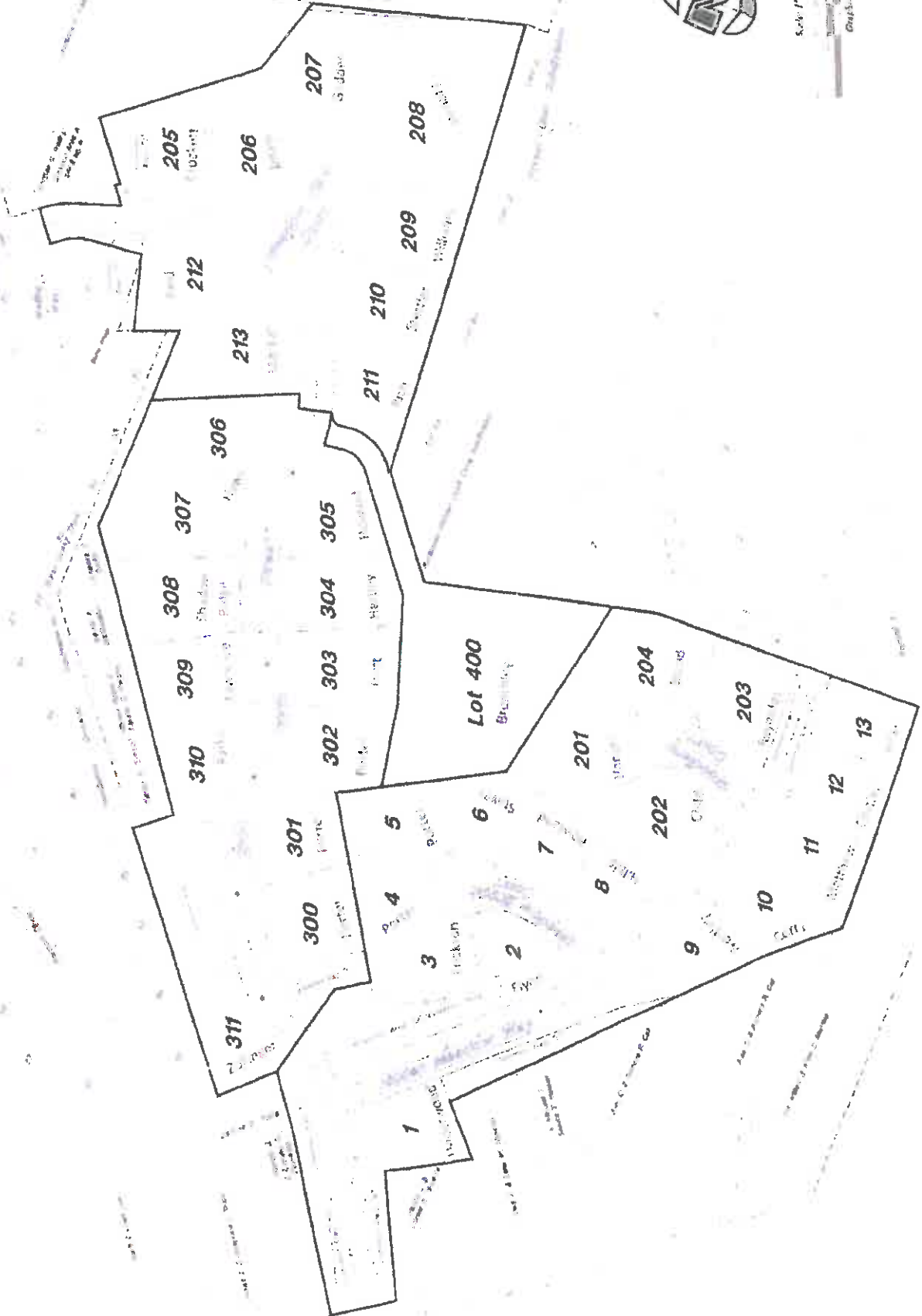
SURVEYOR'S CERTIFICATE	
Alfred A. Fisher, State of Utah, Licensed Professional Engineer, No. 5231, is hereby certifying that the plan of Hidden Meadow Subdivision No. 5, in Farmington City, Davis County, Utah, shown hereon, is a true and correct representation of the following description of lands as shown on the map attached hereto, and as the same appear on the records of the County Recorder's Office for the County of Davis, State of Utah, on the 11th day of November, 2014.	6242820 L. Survey No. 4-17-1400007
BOUNDARY DESCRIPTION	
All of Lots 4 and 1, Middle Meadow Subdivision, Farmington City, Davis County, Utah, of Lot 4 of Sec. 12, T3N, R7W, SLB&M, U.S. Survey, Farmington City, Davis County, Utah, and a portion of the Southeast 1/4 of Section 12, T3N, R7W, SLB&M, U.S. Survey, Farmington City, Davis County, Utah, more particularly described as follows: Beginning at the northeast corner of said Lot 4, a line bearing S 75° 47' 00\"/>	
OWNER'S DECLARATION	
We, the owners of the lands hereon shown, do hereby certify that the plan of Hidden Meadow Subdivision No. 5, in Farmington City, Davis County, Utah, shown hereon, is a true and correct representation of the following description of lands as shown on the map attached hereto, and as the same appear on the records of the County Recorder's Office for the County of Davis, State of Utah, on the 11th day of November, 2014.	
ACKNOWLEDGEMENTS	
City of Farmington By: Mayor, J. Parker	City of Davis By: County Recorder, J. D. Fisher

FARMINGTON CITY ENGINEER'S APPROVAL	
Approved by the Farmington City Engineer on 11/10/14	Signature: _____
FARMINGTON CITY PLANNING COMMISSION APPROVAL	
Approved by the Farmington City Planning Commission on 11/10/14	Signature: _____
FARMINGTON CITY ALDERMEN'S APPROVAL	
Approved by the Farmington City Aldermen on 11/10/14	Signature: _____
GENERAL DAVIS SEWER DISTRICT APPROVAL	
Approved by the General Davis Sewer District on 11/10/14	Signature: _____
DAVIS COUNTY RECORDER	
Recorded on 11/10/14	Signature: _____

DAVIS COUNTY RECORDER  
RECORDED ON 11/10/14

# Hidden Meadows 4 Phase Exhibit

A part of the Southeast 1/4 of Section 12, T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
August 2007



Scale 1" = 20'  
Graphic Scale

## CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

### **PUBLIC HEARING: OTR Garage Width Amendment**

### **ACTION TO BE CONSIDERED:**

1. Hold the public hearing.
2. See enclosed staff report for recommendation.

### **GENERAL INFORMATION:**

See enclosed staff report prepared by David Petersen.

**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

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: March 17, 2015

SUBJECT: **OTR Garage Width Amendment (ZT-4-15)**

### RECOMMENDATION

1. Hold a public hearing.
2. Move that the City Council approve the enclosed ordinance, as recommended by the Planning Commission on March 5, 2015, amending Sections 11-17-050 (b) and 11-17-040 (1) regarding attached garage percentage standards for narrower lots less than 85 feet in width from 33 up to 40 percent so long as for every percentage point increase in garage width as a percentage of the whole over 33%, the owner causes the garage to be set back (or recessed) 1.0 feet from the front plane of the home, and change both side setbacks to 10 feet.

### Findings:

1. Farmington's original town site is characterized by an extremely diverse array of housing styles representative of each decade dating back to the 1850's. This adds to the fine architectural grain and unique sense of place indicative of this area.
2. Historically, and even today, very few attached front facing garages (which often dominate the front façade of a residential dwelling) exist in central Farmington as compared to other more recently developed areas of the community.
3. These and other urban design attributes create an inviting place for walking/pedestrian activities in the downtown core, including all the social, environmental, and public health benefits which accompany such activities.
4. In support of the foregoing, a previous Planning Commission recommended that attached garages even/flush with the main part of the home (not encroaching into the front yard) shall not exceed 33% of the entire front plane of the dwelling (which includes the garage).
5. A large number of lots in the original town site are less than 85 feet wide, and the Zoning Ordinance allows for lots down to 70 feet in width.
6. A two car garage is a typical size found in residential neighborhoods.
7. Lots less than 85 feet in width cannot accommodate an attached 2 car garage even with the

front plane of the home and meet 33% standard.

8. Increasing the garage standard up to 40 % as a percentage of the entire front for dwellings on narrower lots (under certain conditions set forth herein) will better accommodate two car garages, but at the same time aide in preserving the ambiance of downtown. It represents an acceptable compromise for two competing issues: 1) the owner's desire for garage space, and 2) maintaining and preserving the characteristics of the built environment of the downtown area.

## **BACKGROUND**

The street and parcel layout of Farmington's original townsite, which includes most of the downtown area, was established in the 19<sup>th</sup> Century. Later, in the late 1950's, and the 1960's, the City adopted zoning regulations to address the needs of post WW II suburban subdivisions. Unfortunately, the City applied these same regulations to the original townsite even though they were inconsistent with the built environment of this area. In 2002 The City adopted new standards more compatible with decades old development, and then rezoned approximately 240 acres and identified the new district as the Original Townsite Residential (OTR) Zone. It is not an historic district, but its purpose is to guide growth such that it is harmonious with, and enhances, the neighborhood character exemplified by the downtown area.

In 2001 - 2002, in preparation for the new zone, City staff conducted inventories, among other things, of the housing stock to help quantify qualitative attributes which help establish the look and feel of downtown as compared to more modern areas of the City. Garage and garage placement were identified as significant characteristics which distinguished the ambiance of downtown from the rest of the community. One inventory revealed that 25% of the housing stock had rear detached garages, 5% were attached but recessed, 6% were located in side corner yards, 10% were to the side of the structure but flush with the front plane of the home, 26% of the homes had no garage at all, and only in 10% of the circumstances did the garage only slightly project past the front plane of the main structure. Meanwhile, in one of our typical present day subdivisions the garages of almost 77% of all homes projected past the front plane of the home, and some significantly.

In keeping with what already existed in the area, the new ordinance allowed attached garages if they were recessed (or detached) to the rear of the home, and only permitted garages which were flush with the front of the home if considered as a conditional use. And in no circumstance were garages allowed beyond the front plane of the main structure. Later the conditional use requirement was repealed but other the placement standards remained. And still later the City adopted a standard which allowed attached garages to the side of a home so long as such garages comprised no more than 33% of the front façade.

Notwithstanding the forgoing, some lots in the OTR zone maybe reduced to 70 feet in width, and it is impossible for one to have an attached two car garage to the side of the home and meet the 33 percent standard because such lots are not wide enough.

The Historic Preservation Commission recommends that the City keep the 33% front facing garage standard for all lots over 85 feet in width, and that the City allow a garage to occupy up to 40% of the front face of the home for lots 70 to 85 feet in width if for every percentage point increase in garage width as a percentage of the whole, the owner causes the garage to be set back (or recessed) 1.5 feet from the front plane of the home. The Planning Commission modified this input by recommending that for every 1 foot set back (or recessed) the garage may occupy an additional percentage point in width up to 40 %.

**Supplemental Information**

1. Ordinance which includes proposed Changes to Section 11-17-050(4) and Section 11-17-040(1)
2. Lot width/setback/garage percentage table.

**Applicable Ordinances**

1. Chapter 11 – OTR Zone

Respectively Submitted



David Petersen  
Community Development Director

Review and Concur



Dave Millheim  
City Manager



**FARMINGTON, UTAH**

**ORDINANCE NO. 2015 -**

**AN ORDINANCE AMENDING SECTIONS 11-17-050 and 11-17-040 (1) OF THE FARMINGTON CITY ZONING ORDINANCE (ZT-4-15).**

**WHEREAS**, the Planning Commission has held a public hearing in which the proposed text changes for Sections 11-17-050 and 11-17-040(1) of the Farmington City Zoning Ordinance were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

**WHEREAS**, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

**Section 1. Amendment.** Sections 11-17-050 and 11-17-040(1) of the Farmington City Zoning Ordinance are hereby amended to read as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

**Section 2. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 17th day of March, 2015.

**FARMINGTON CITY**

\_\_\_\_\_  
H. James Talbot, Mayor

**ATTEST:**

\_\_\_\_\_  
Holly Gadd, City Recorder

## Exhibit "A"

### 11-17-050 Accessory Buildings and Structures (Including Attached or Detached Garages).

(4) All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

- (a) Under no circumstance shall any garage encroach into the front yard, or any other yard, except side yards and the rear yard, of the building lot;
- (b) Attached garages constructed even with the front setback line, or that are setback (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than 33% of the front plane of the home on lots greater than 85 feet in width, and up to 40% on lots less than 85 feet in width if for every percentage point over 33% the garage is set back (or recessed) an additional 1.0 feet behind the front plane of the home,
- (c) All garages, unless otherwise provided herein, shall be considered as a Permitted Use.
- (d) Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.

### 11-17-040 Minimum Lot and Setback Standards.

(1) The following shall be the minimum lot areas, widths, and main building setbacks in the OTR Zone:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
OTR	10,000 s.f. for each single-family	85'	95'	30'	10' min., total 22'	20'	30'

Lot Width	One Setback	Garage Width %		The Other Side Setback
		33%	40%	
70	10	16.5	20	10
71	10	16.83	20.4	10
72	10	17.16	20.8	10
73	10	17.49	21.2	10
74	10	17.82	21.6	10
75	10	18.15	22	10
76	10	18.48	22.4	10
77	10	18.81	22.8	10
78	10	19.14	23.2	10
79	10	19.47	23.6	10
80	10	19.8	24	10
81	10	20.13	24.4	10
82	10	20.46	24.8	10
83	10	20.79	25.2	10
84	10	21.12	25.6	10
85	10	21.45	26	10

## CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

**S U B J E C T: Approval of Park Master Plan and Gym Design and the Priority List of Items to Build in the Park and the Budget Sources and uses of Funds for the Park and Gym and other Related Projects.**

### ACTION TO BE CONSIDERED:

Approve the following:

1. The Park Master Plan and Gym Design
2. The priority list of what we want to see built based on budgetary restraints.
3. The budget sources and uses for the park and gym and other related projects.

### GENERAL INFORMATION:

See attached staff reports prepared by Neil Miller and Keith Johnson.

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

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Neil Miller, Parks and Recreation Director

Date: March 11, 2015

Subject: **APPROVAL OF PARK MASTER PLAN AND GYM DESIGN AND THE PRIORITY LIST OF ITEMS TO BUILD IN THE PARK AND THE BUDGET SOURCES AND USES OF FUNDS FOR THE PARK AND GYM AND OTHER RELATED PROJECTS.**

### RECOMMENDATION

Approve the following:

1. The Park master plan and gym design.
2. The priority list of what we want to see built based on budgetary restraints.
3. The budget sources and uses for the park and gym and other related projects.

### BACKGROUND

In November the city passed both the G.O. Bond and RAP tax, of which would be used to build a gym and park along 650 W. Since then the City has hired a construction manager and an architect.

City staff has been meeting with both since February 4 on a weekly basis and has put together the plans for the gym and park. The proposed plans are a result of the input from all team members involved and are the recommendations from City staff. It is important that the master plan be approved first, as this is what the park will look like once it is all completed over the next few years. There is not enough money from the bonds and other sources to finish the park all at once. So it is important to understand the priority list of what can be built in this first phase and to approve this list and to understand the overall budget for the park and gym and other related projects.

The following are some of the reasons behind why the master plan for the gym and park is laid out the way it is:

1. The gym was moved to the southern end of the park as that is where the sewer service can be done without having to have the sewer pumped.

2. In the master plan we are hoping in the future to purchase the property to the south of the park. If that happens then gym would be centrally located in the park.
3. Placement of the gym in this location allows for maximum placement of the park green space.

The recommended priority list for phase 1 of the park would be as follows:

- Road
- Gym
- Parking
- Four-plex/ Restroom and Concessions
- Sidewalks
- Restroom/Storage
- Grass Area for Soccer Fields

The master plan, proposed schedule and the budget sources and uses are presented in the following staff report and attachments.

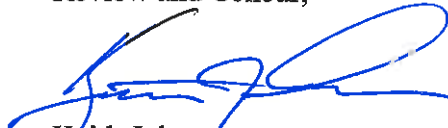
Once the master plan is approved, the City will move forward with the master plan for approval from the planning commission and put it on the website and in the newsletter in the coming months. We will then bid the priority list to obtain actual numbers to be used for whatever we ultimately decide to build.

Respectfully Submitted,



Neil Miller,  
Parks and Recreation Director

Review and Concur,



Keith Johnson,  
Assistant City Manager

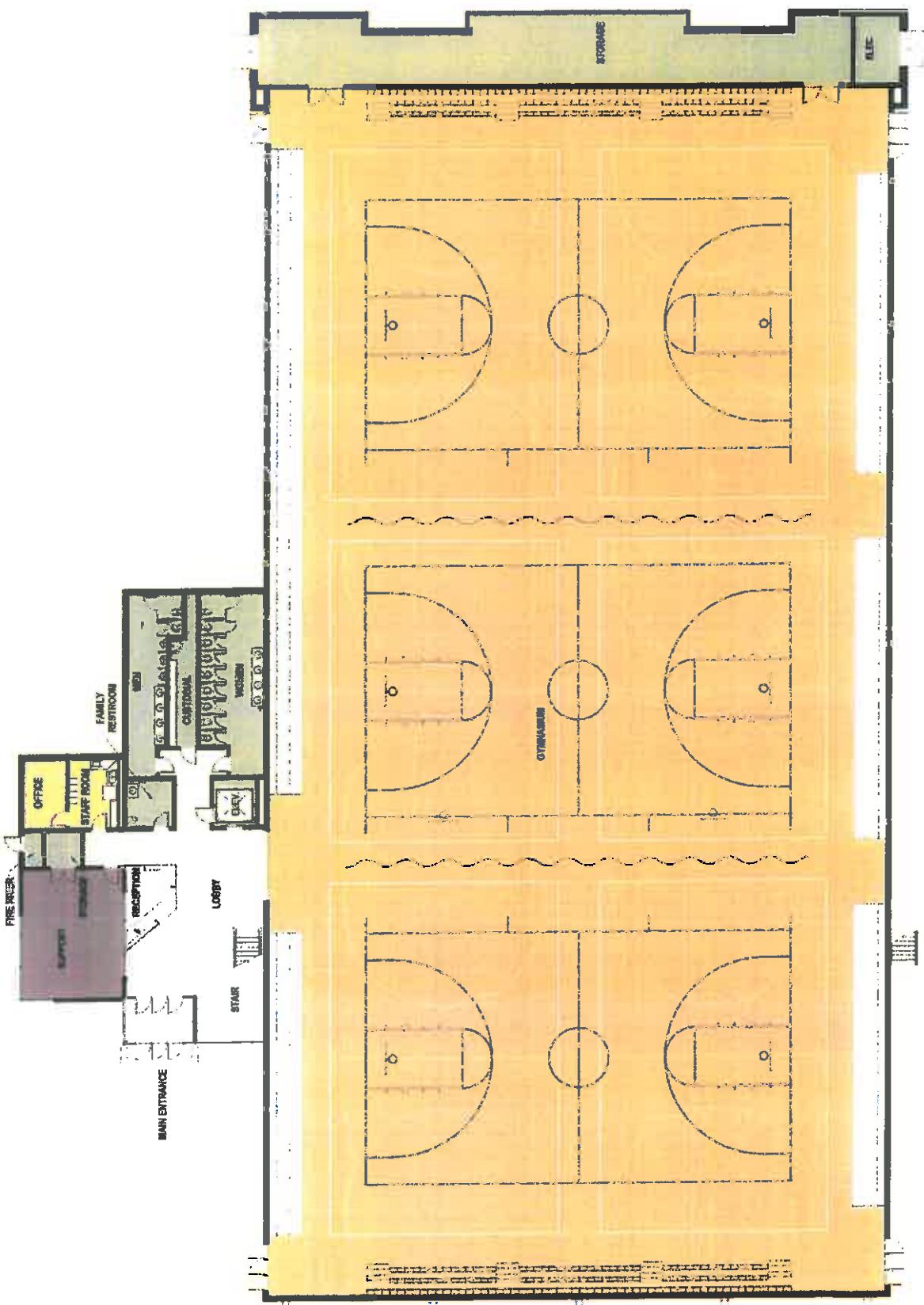


**FARMINGTON GYMNASIUM AND PARKS**  
Farmington, Utah



**design west** | architects





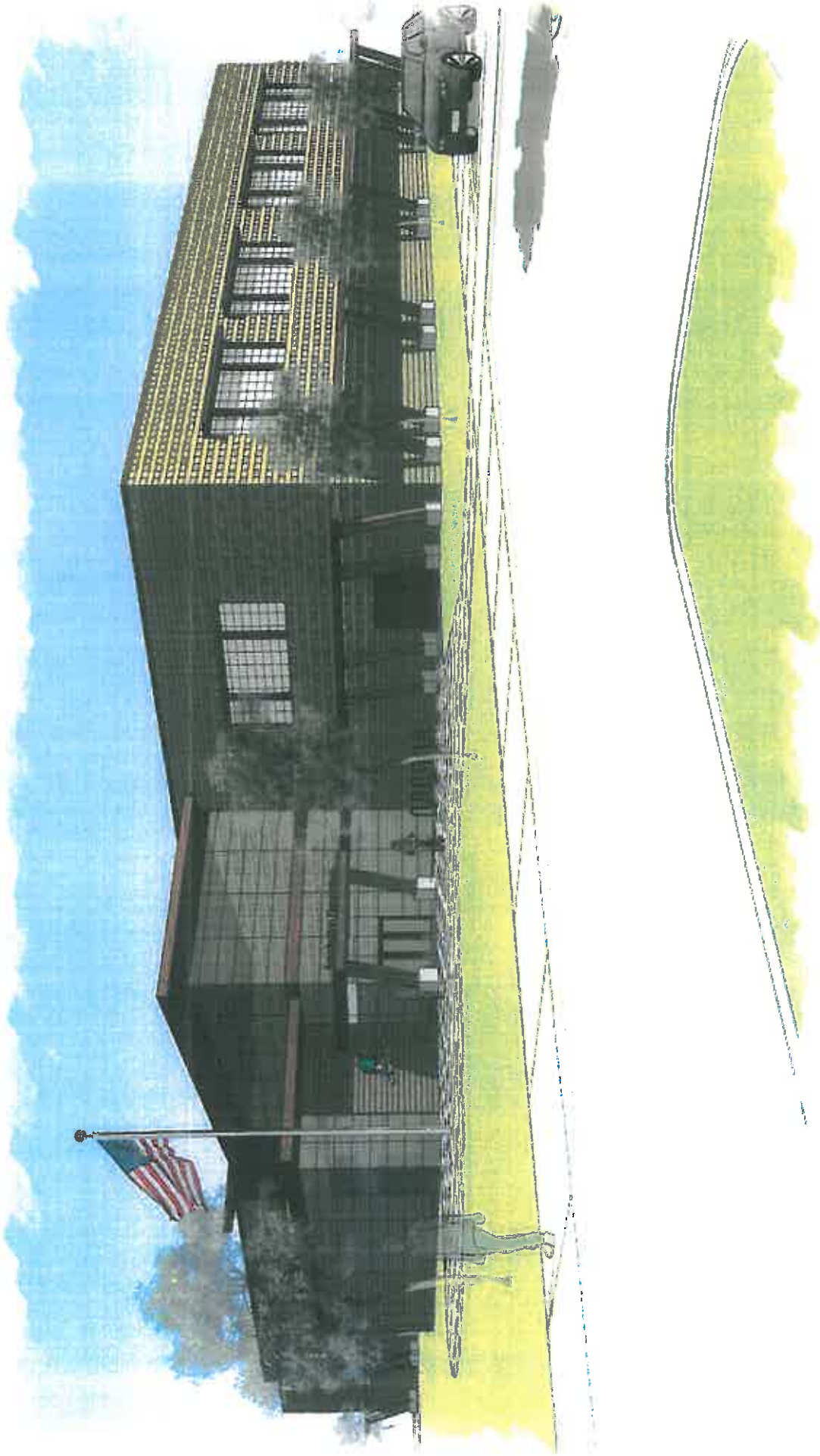
**FARMINGTON GYMNASIUM AND PARKS**  
 Farmington, Utah





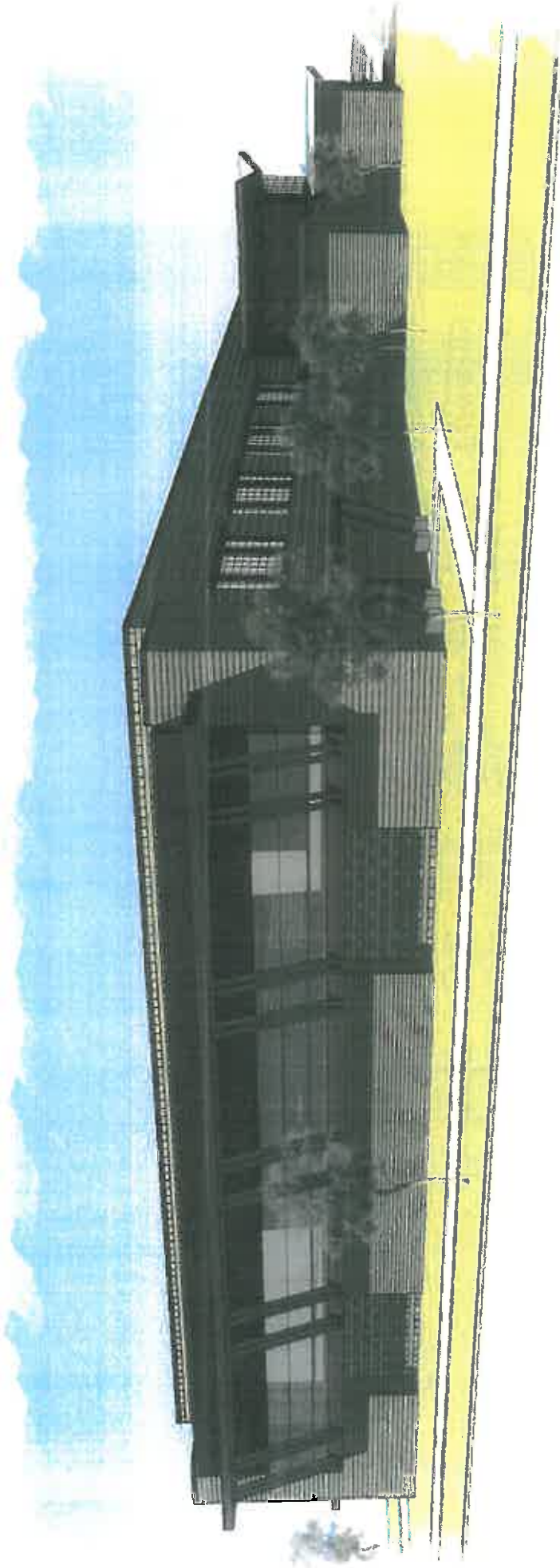
**FARMINGTON GYMNASIUM AND PARKS**  
 Farmington, Utah





**FARMINGTON GYMNASIUM AND PARKS**  
Farmington Utah

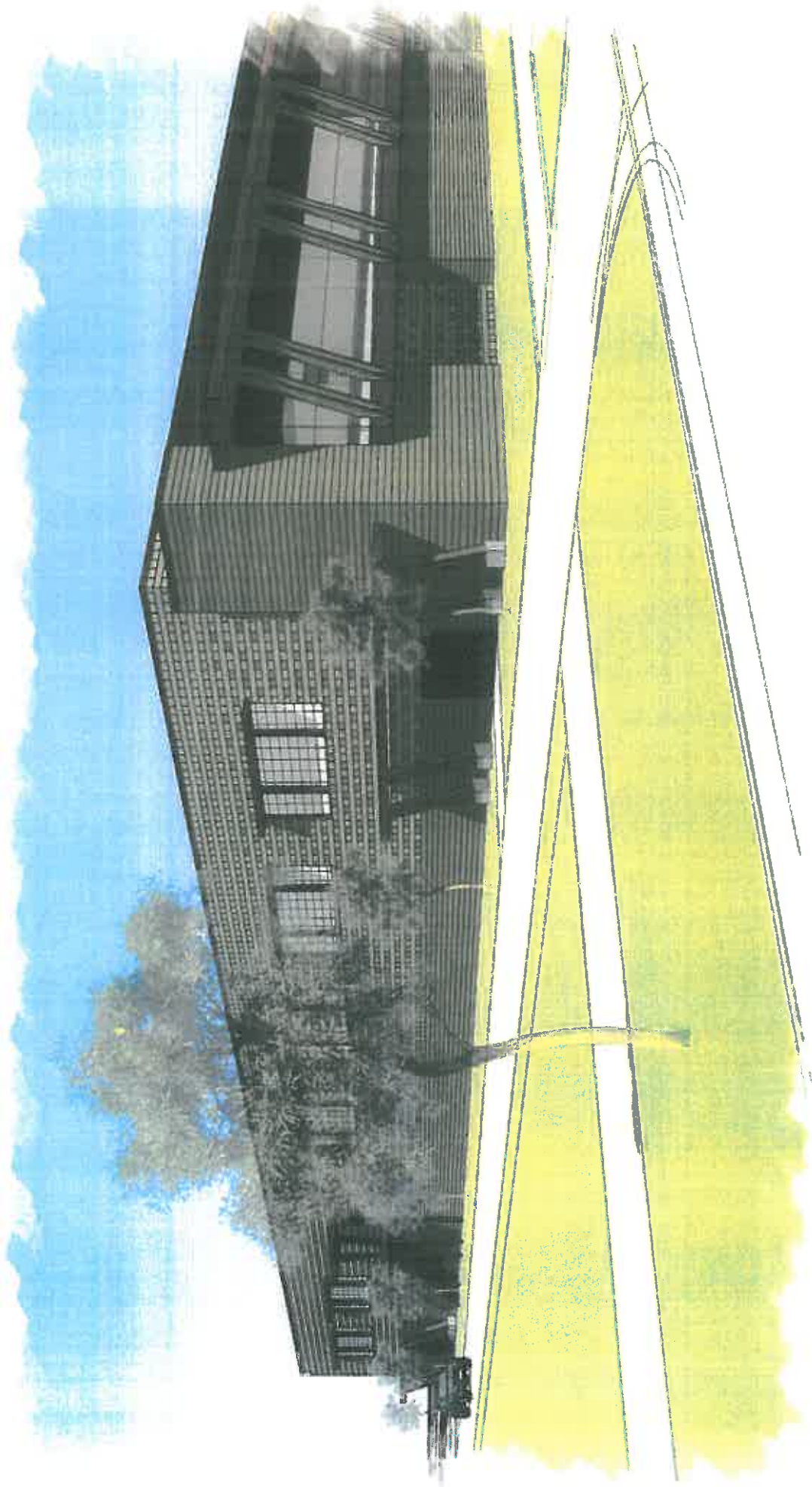




**FARMINGTON GYMNASIUM AND PARKS**  
Farmington, Utah

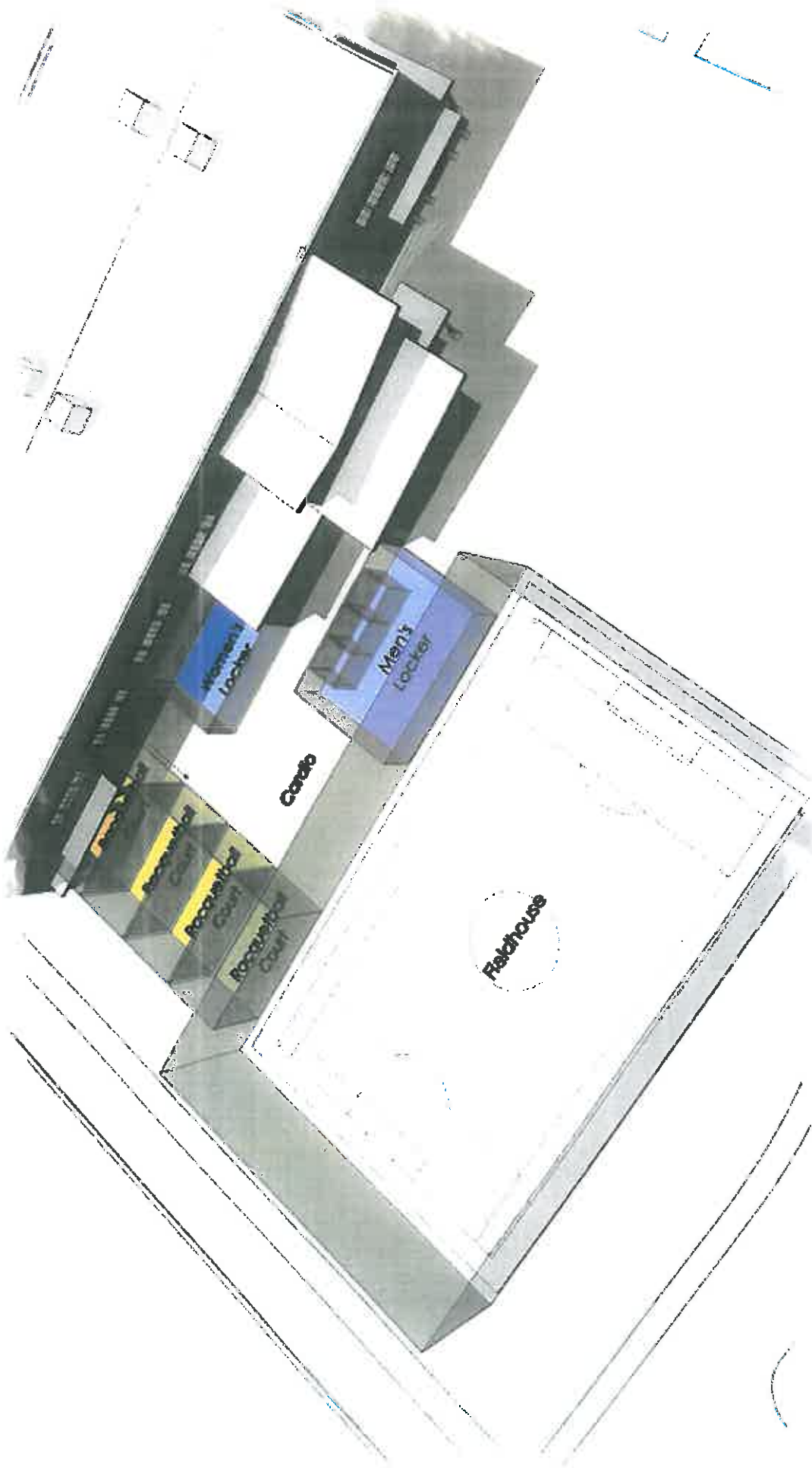






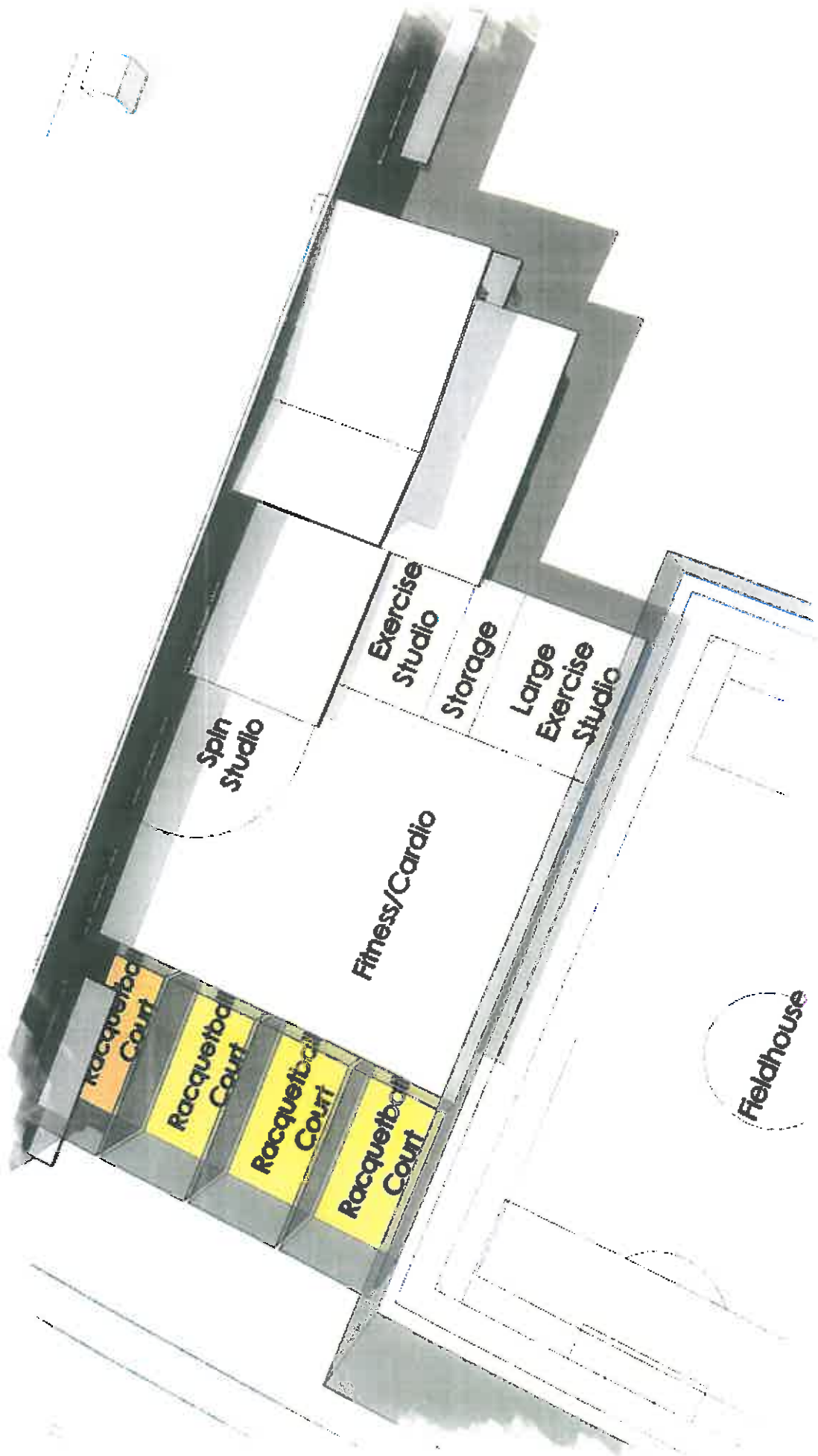
**FARMINGTON GYMNASIUM AND PARKS**  
Farmington, Utah





**FARMINGTON GYMNASIUM AND PARKS**  
Farmington, Utah





**FARMINGTON GYMNASIUM AND PARKS**

Farmington Utah





Farmington Gym and Park  
The Gathering Place

Task Name	Early Start	Early Finish	May '15	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16
1 Farmington Gym & Park "The Gathering Place"	Mar 17 '15	May 31 '16	15 22 29	5 12 19 26	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30	6 13 20 27	4 11 18 25	1 8 15 22 29	6 13 20 27	3 10 17 24	1 8 15 22 29		
2 City Council Approve Master Plan	Mar 17 '15	Mar 17 '15														
3 Planning Commission Approval	Apr 9 '15	Apr 9 '15														
4 Bid Documents Available	Apr 16 '15	Apr 16 '15														
5 Bid Opening	Apr 30 '15	Apr 30 '15														
6 Begin Construction	May 15 '15	May 15 '15														
7 650 West West Frontage	May 15 '15	Oct 1 '15														
8 Gymnasium Building	May 15 '15	Jan 1 '16														
9 Baseball Fields/Landscaping	May 15 '15	May 31 '16														





# FARMINGTON CITY

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MAYOR

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JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: March 11, 2015

Subject: **INFORMATION OF THE BUDGET SOURCES AND USES FOR THE PARK AND GYM AND OTHER RELATED PROJECTS.**

### RECOMMENDATION

Approve the following budget sources and uses of funds for the park and gym and other related projects in connection with the master plan and priority list for the park and gym. (Please refer to previous staff report).

### BACKGROUND

There is not enough money from the bonds and other sources to finish the regional park all at once. So it is important to understand the overall budget for the park and gym and other related projects. The enclosed Sources and Uses analysis is enclosed to show where the funding is coming from and what it is being used for in building the park and gym and other related projects in the area. You will see that the total available for the park and gym is around \$10,029,000. This includes a sales tax bond (RAP tax) of \$3,500,000. This has changed from the original amount of around \$2,000,000. This change does not affect what was approved by the voters, it just means The City will bond for more, as sales tax continues to rise and taking into consideration new retail coming in over the next year or so. We think that this will maximize the total amount of the RAP tax and we may need a subsidy of 30 to 60 thousand the first few years from the General Fund, but we think it will not hurt the General Fund and the subsidy will diminish over time as Station Park and the area around there continues to grow.

The other amounts from the storm drain, water and sewer funds are to pay for the connections necessary and some of the storm drain lines needed in the park. (These are just estimates). Also park impact fees are being redone at the present time, so we should be able to use some future impact fees toward completion of the park.

The other related sources are the park savings that is being used to prepare the park site now and can be used to develop the 1100 W. Park site. Transportation impact fees can be used to pay for the 1100 W culvert.

The 1100 W street to Glovers Lane, Glovers Lane along park frontage and the east side of 650 W do not have a funding source and will not be able to be built currently, as if the City did do these projects, it would mean less of the park being built. 1100 W street may be built by the school district. This would greatly help the City if the school district did pay for that street.

Respectfully Submitted,



Keith Johnson,  
Assistant City Manager

Review and Concur,



Dave Millheim,  
City Manager

# Capital Projects Park and Gym

Sources		Uses
<b>Park and Gym</b>		
GO Bond - March 2015	6,000,000	100,000 Bond Issuance Costs
Sales Tax Bonds - Aug 2015	3,500,000	350,000 West Side of 650 W 26' to south end of park
Park Impact Fees 6-30-15 (Park impact fees redone)	300,000	9,579,000 Park and Gym
Storm Drain Utility funds	150,000	
Water Utility funds	44,000	
Sewer Utility funds	35,000	
<b>Total Park and Gym</b>	<u>10,029,000</u>	<u>10,029,000</u>
<b>Other Related Projects</b>		
Savings in Park Fund	515,000	100,000 City Prep work for park
		276,200 1100 W Park Sprinkler System Seed and Fertilizer Grading from Hogan Plowing and Final grade Power Secondary Water Parking Lot road base grading rolling
<b>Total park savings funds</b>	<u>515,000</u>	<u>376,200</u>
Transportation Impact Fees	125,000	1100 W culvert 165,000 County and School District 80,000 Widen Culvert - City 45,000 Street over culvert - City
		1100 W from School to Glover Ln 290,888 Construct Entire Road 180,856 Construct 36' East side c&g sidewalk 141,101 Construct 36' East side pavement only
		??? Glovers Lane along park frontage
		217,247 East Side of 650 W 17' to south end of park

3-10-2015

Mayor Talbot  
City Council Members  
Dave Millheim, City Manager  
Keith Johnson, Assistant City Manager

Re: Farmington City Gymnasium and Park  
"The Gathering Place"  
Conceptual Master Plan and Conceptual Budgeting

All,

We at Hogan and Associates Const. Inc. offer you our heartfelt thanks for selecting us to be part of this great project and project team. To date, the City's team (including Mayor Talbot, the City Managers, Engineer, Recreation Department and Public Works Department), VCBO Architecture and their design consultants and Hogan and Associates Const. staff have worked very hard on many of the critical aspects of the project to date. We have arrived at a critical juncture in the process. For the project to progress further, the blessing of the City Council is needed as to the conceptual master plan and the associated conceptual budgets.

I offer the following general scope of work / component description and conceptual cost estimate at current estimated costs to construct the Farmington Gymnasium and Park Project in it's entirety for your review:

#### 650 West Frontage Improvements

(West Side Only Curb, Sidewalk, 8 foot width of Asphalt)

#### Gymnasium Building

(35,000 sq. ft., 3 full size basketball courts, suspended running track, running track "pop out" with view of the mountains, wood athletic flooring, lobby and reception desk, ample restroom accommodations, elevator and stairs to the running track level, etc.)

#### Centralized Parking Area and Parking Adjacent to the East Side of the Baseball Quad

#### Baseball "Quad" Facility

(4 – 300 foot to HR fence baseball fields, chain link backstops and dugouts, concession stand and scoring tower, field lighting, site drainage and associated hardscape / landscaping)





**Playfields**

(Approximately 13 acres of grassed playfield area. This is comparable to the area that currently houses the Farmington City recreational soccer program.)

Centralized Restroom Building that services the playfield area.

Centralized Playground Area

Pickleball Courts (8 total)

Basketball Court (2 total)

Covered Pavillion with Stage

Total Full Buildout Conceptual Budget Amount of \$14,940,766.00.

As a proposed general scope of work / component description and conceptual cost estimate at current estimated costs to construct the proposed Phase 1 of the project, I offer the following for your review:

**650 West Frontage Improvements**

(Same scope as buildout.)

**Gymnasium Building**

(Same scope as buildout.)

**Reduced Central Parking Area and Reduced Parking Adjacent to Baseball Fields**

(110,000 square feet / 240 Parking Stalls)

**Baseball "Quad" Facility**

(Similar scope as buildout with the exception of field lighting. Conduit rough in to accommodate future lighting is included in this version only.)

Total Phase 1 Conceptual Budget Amount of \$11,432,473.00.

I look forward to answering any questions you may have as to the scope of the work and the associated costs. As previously mentioned, we are at a critical juncture in the process and in need of guidance as to the direction the project is to proceed in at this point. The prime construction season is now upon us and there are many projects that either are now or will be in the bidding process in the very near future. The later we enter this arena, the higher our costs may be as subcontractor pricing rises as their workloads increase.

However, we do want to ensure that the path forward meets the vision and needs of the Mayor, City Council and the residents of Farmington. The team will assist you in any way possible and in any way necessary to ensure that the project meets the desired vision of "The Gathering Place".

Respectfully,  
**Hogan & Associates Construction, Inc.**

**Dave Andersen**  
**Vice President / Project Director**

cc: file

## CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

### **SUBJECT: Minute Motion Approving Summary Action List**

1. Two-Two Year Extensions for the Lease with CRS Engineers
2. Parkwalk Downs Final Plat
3. Approval of Minutes from March 3, 2015
4. Ratification and Approval of the Storm Water Bond Log
5. Arbor Day Proclamation

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

# FARMINGTON CITY



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MAYOR

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JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: February 24, 2015

Subject: **APPROVE THE TWO - TWO YEAR EXTENSIONS FOR THE LEASE OF THE UPSTAIRS PART OF CITY HALL WITH CRS ENGINEERS.**

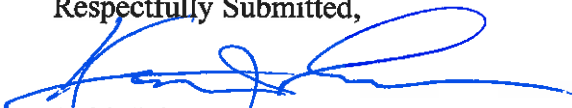
### RECOMMENDATIONS

Approve the additional two - two year terms with CRS engineers for the lease of the upstairs at City Hall.

### BACKGROUND

The City is currently leasing the upstairs to CRS Engineers for \$18.00 per square foot. We have checked with another office building and the lease rates are in line with what the market leasing rates are. As You can see from the enclosed lease agreement it is an additional \$54,054 to the City. The City does not need the space yet, and it is an added revenue that the City can use for General Fund expenses and projects. We recommend that the City extend the lease for another two years and check rates again and then extend the lease for the final 2 years under the terms of the lease.

Respectfully Submitted,

  
Keith Johnson,  
Assistant City Manager

Review and Concur,

  
Dave Millheim,  
City Manager

## LEASE AGREEMENT

THIS STANDARD REAL ESTATE LEASE dated effective this 21 day of Dec. 2010, by and between **FARMINGTON CITY CORP** hereinafter called "Lessor" and **CRS CONSULTING ENGINEERS INCORPORATED** a Utah Corporation dba **CALDWELL RICHARDS SORENSEN** hereinafter called "Lessee".

### WITNESSETH

Whereas Lessor and Lessee desire to enter this Lease Agreement to provide for the leasing of space owned by Lessor to Lessee, the parties now agrees as follows:

#### ARTICLE 1 -- Premises

Lessor does hereby demise and let to Lessee and Lessee does hereby lease from Lessor, those certain premises including the west half of the second floor as now built or under construction and located at 160 S. Main, Farmington City, UT. Premises have a total area of approximately Three Thousand Three (3,003) square feet hereinafter collectively called the "Leased Premises." The approximate boundaries, together with the common areas for use in common with others entitled thereto, including service roads, sidewalks and car parking areas, are shown and depicted as a "cross hatched" space on Exhibit "B" (by this reference made a part hereof) subject however, to the terms and conditions of this agreement and to reasonable rules and regulations for the use thereof as prescribed from time to time by Lessor.

#### ARTICLE 2 -- Construction

Lessee has agreed that it will, in reliance upon the execution of this Lease by Lessor, commence and pursue the completion of the construction of the necessary improvements by Lessee to the extent shown on the plans and specifications attached as Exhibit "C." The improvements provided by the Lessee, if any, are set forth on the attached Exhibit "D." In this Lease the word "Premises" shall mean the building or unit of the building demised hereby except only where the context clearly requires a different meaning. The word "City Hall" shall mean the entire building and land of which the Premises comprise a part known as Farmington City Hall.

#### ARTICLE 3 -- Use of Premises

Lessee shall use the Leased premises solely for the purpose of general office use, including the customary operations of Lessee's civil engineering business and related activities and for no other purpose without the express written consent of the Lessor. Lessee is allowed to leave vehicles and storage of office equipment on site 24 hours a day as long as they are moved for maintenance by tenant when appropriate.

#### ARTICLE 4 -- Term

The Term of this Lease shall be for five (5) years, to commence upon completion of improvements and receipt of Certificate of Occupancy from the city and ending 60 months after Lease Commencement at midnight unless sooner terminated as herein provided; together with two – two year additional terms as elected in writing by Lessee within 90 days prior to the end of a Term and upon the same conditions as stated herein except that rents shall be adjusted to market rate for similarly classified office space in the area upon such renewal. Landlord and Tenant must agree in writing to all modified lease terms at least 90 calendar days prior to the completion of this first five year term if any extensions



**EXHIBIT C  
CONSTRUCTION PLANS AND SPECIFICATIONS**

The office space covered under this Lease requires substantial improvement prior to Lessee taking occupancy. The parties agree that the costs of completing these improvements are the liability of Lessor. Lessor shall review and approve, in its sole and complete discretion such plans, if any, as and when submitted to the Lessor for approval.

1. The proposal from the contractor to complete the improvements is \$205,842 (See Exhibit G).
2. Lessee agrees to make payment in full to the contractor.
3. Lessor agrees to reimburse Lessee in full for any costs incurred to complete the improvements in the form of credits against rent due, according to the payment schedule below:

<b>Payment Schedule</b>					
	<b>Annual Base Rent</b>	<b>Annual CAM's</b>	<b>Credit for Buildout</b>	<b>Annual Cash due</b>	<b>Total Monthly</b>
Year 1	\$ 54,054	\$ 10,000	\$ (41,168)	\$ 22,886	\$ 1,907.13
Year 2	\$ 54,054	\$ 10,000	\$ (41,168)	\$ 22,886	\$ 1,907.13
Year 3	\$ 54,054	\$ 10,000	\$ (41,168)	\$ 22,886	\$ 1,907.13
Year 4	\$ 54,054	\$ 10,000	\$ (41,168)	\$ 22,886	\$ 1,907.13
Year 5	\$ 54,054	\$ 10,000	\$ (41,168)	\$ 22,886	\$ 1,907.13
<b>Totals</b>	<b>\$ 270,270</b>	<b>\$ 50,000</b>	<b>\$ (205,842)</b>	<b>\$ 114,428</b>	

4. The payment schedule shall be adjusted for any differences between the actual costs incurred and the proposal amount, if any, such that the total credit received by Lessee is equal to the actual costs. Annual cash payments shall be made monthly in 12 equal amounts.



# FARMINGTON CITY

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CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: February 20, 2015

SUBJECT: **PARKWALK DOWNS FINAL PLAT - APPROVAL**  
Applicant: **Justin Atwater - Pembroke**

### RECOMMENDATION

- A. Move that the City Council approve the proposed final plat for the Parkwalk Downs Minor Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:
1. Applicant must dedicate 8' additional feet of ROW along 500 South and the City shall reimburse the applicant for 5' of the 8' as a system improvement cost in the amount of **\$5412.50** as jointly proposed by city staff and the applicant;
  2. The applicant will either fully improve his 650 West and 500 South frontages (i.e. sidewalk, park strip, curb and gutter, asphalt extension, road base, sub grade, etc.) OR enter into an extension agreement with the City until such time that these roads are improved to the subject property;
  3. Applicant will need to obtain secondary water for the project prior to recordation;
  4. Applicant will need to pay the agreed upon price of \$12,000 for the 2 TDRs prior to recordation of the plat.

### Finding for Approval:

1. Applicant has negotiated the TDR price with the City Manager and will need to pay that amount prior to recordation.
2. 500 S. and 650 W. are unimproved adjacent to the subject property and an extension agreement will allow for improved streets matching the rest of these roads if and when they are fully improved.
3. The densities and lot size match what was approved for the Steed property across the street.
4. The lot sizes meet the minimum requirements for alternative lot sizes in the AE zone as specified in Chapter 11 of the Zoning Ordinance.

## **BACKGROUND**

The applicant, Justin Atwater is requesting final plat approval for the Parkwalk Downs Minor Subdivision which is located on the southwest corner of 650 West and 500 South. In the AE zone, the minimum lot size is 1 acre, and the applicant could get 2 lots. However, under the revised regulations of Chapter 10 of the Zoning Ordinance, there is an alternative lot size provision, which allows for smaller lots down to 12,000 sf, but only if a Transfer of Development Rights (TDR) transaction is completed with the City, and approved by the City Council. Because the applicant could only get 2 lots under a conventional subdivision, a TDR for 2 additional lots will be required.

On January 9, 2015, the City Council approved the schematic plan, as part of that approval, the Council approved the TDR. However, a monetary amount had not been determined for those two additional lots. Therefore, as a condition of approval at Planning Commission, the Commission required the applicant to negotiate the terms of a TDR with the City Manager and pay that amount prior to City Council consideration of Final Plat. The applicant has since met with the City Manager and a price of \$6,000 per lot was determined as the final cost of the TDR based on a review of the costs and revenues associated with developing the property. Staff has included a condition whereby the applicant must pay the full \$12,000 TDR amount prior to recordation.

The subject property abuts both 500 South and 650 West, which are each classified as minor collector streets on the Master Transportation Plan, or a 66' ROW. The applicant will be responsible to improve his project share of this right-of-way (see attached detail). Because neither of these roads have been fully completed to the proposed subdivision boundaries, the City may need to enter into an extension agreement until such time that 650 West and 500 South are completed to the subject property. Moreover, an additional 8' of ROW must be dedicated along 500 South, it is only 58' wide near the intersection of 650 West. Consistent with the Steed Subdivision across the street, 5 of the 8 feet constitutes a system cost and the remaining 3 feet is a project cost.

Additionally, the applicant meets all of the requirements for a minor subdivision, as found in Chapter 5 of the Subdivision Ordinance, the approval process for this subdivision requires two steps with schematic plan and final plat approval at the City Council level; in both cases, the Planning Commission recommends. Because this project is technically a major plat (as there is ROW dedication) the applicant must also do preliminary plat. However, given that the subdivision is very simple and straightforward, staff thought it beneficial to hold preliminary plat and final plat together. The Planning Commission approved the preliminary plat and made a positive recommendation to the City Council for final plat at the February 19, 2015 PC meeting.

### Supplemental Information

1. Vicinity map.
2. Final Plat.
3. Minor Collector Standard Detail.

Applicable Ordinances

1. Section 11, Chapter 10 – Agriculture Zones
2. Section 12, Chapter 5 – Minor Subdivisions
3. Section 12, Chapter 7 – General Requirements for all Subdivisions

Respectfully Submitted



Eric Anderson  
Associate City Planner

Concur



Dave Millheim  
City Manager

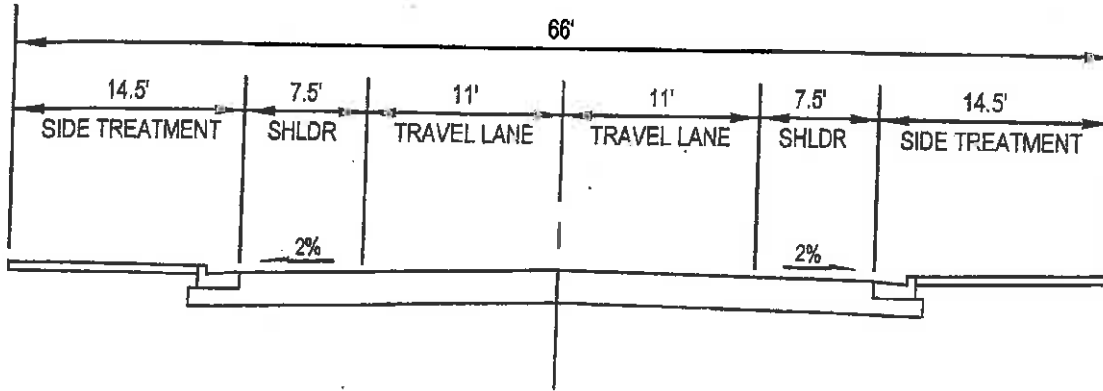
# Farmington City



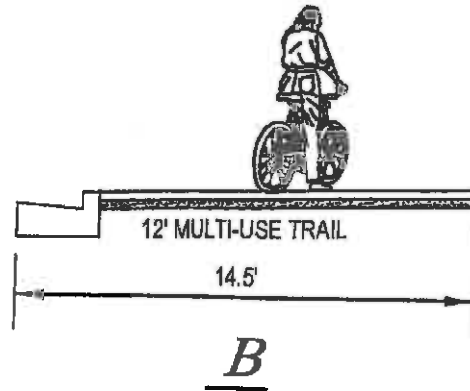
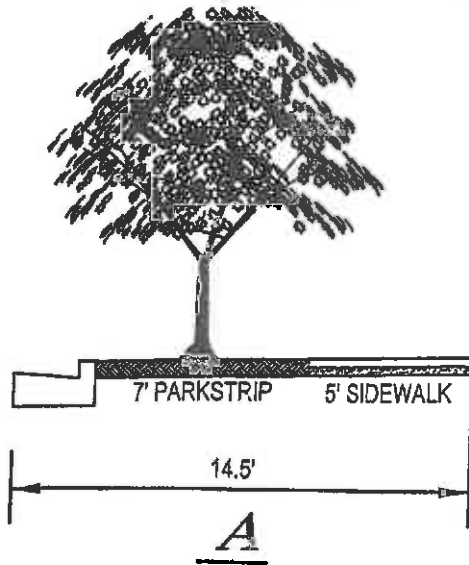




# MINOR COLLECTOR



## 66-FOOT RIGHT-OF-WAY 2 LANES



## SIDE TREATMENTS

## ROAD SECTION

PLAN NO. 260 SP  
DRAWING 3 OF 6

# Farmington City Council Meeting

March 3, 2015

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*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, Zoning Administrator Ken Klinker, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Cory Ritz was excused from the Work Session and attended the Regular Session.*

## **WORK SESSION:**

### **Sign Survey Discussion**

Ken Klinker compiled the results of the sign survey and created a chart showing the number of legal and illegal signs that are liked and legal and illegal signs that are not liked. He also created a sample sign ordinance which reflects a "content neutral" ordinance. He emphasized that content cannot be regulated, no matter how vulgar and offensive the sign is. The Council discussed off-site business signs, signs located in both the City's and UDOT's right of ways, enforcement issues and how extreme the City wants to be in either direction. They agreed that the ordinance should be considered one step at a time.

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## **REGULAR SESSION:**

### **CALL TO ORDER:**

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

Jim Young offered the invocation and local Boy Scout Wyatt Pettley of Troop 58 led the Pledge of Allegiance.

## **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

### **Introduction of new Youth City Council Members/Administration of Oath of Office**

Mayor Talbot recognized Emily Pace for her work as the adult advisor for the YCC and Emme Paget as the YCC Mayor for 2015 and introduced the following members:

Returning members:

*Judson Barnett  
Michael Harris  
Emilee Hess  
Sam Jardine  
Spencer Lee  
Devin Madsen*

New members:

*Cooper Barnson  
Katherine Cook  
Caitlyn Farley  
Samantha Hogge  
Ben Jardine  
Isaac Lewis*

*Bransen Nelson*  
*Ian Oldroyd*  
*Danielle Pace*  
*Emme Paget*  
*Blake Riley*  
*Sydney Smith*  
*Jessica Stevens*  
*Amber Stratford*  
*Rebecca Workman*

*Joshua Marks*  
*Mariah Millheim*  
*Josh Miner*  
*Sadie Morrow*  
*Kayleigh Murri*  
*Jacob Spencer*  
*Tyler Weddington*  
*Olivia White*

The Mayor administered the Oath of Office, and **Emily Pace** said she received numerous applications and hopes the youth who were chosen will serve Farmington well.

**Police Chief Wayne Hansen – Report on law enforcement impacts related to new growth**

**Chief Hansen** said police activities are the things officers do to help citizens—locked cars, crime reports, paper work, etc., and there were 1330 crimes in 2007. In 2011 (when Harmons opened) there was an increase of 200 cases as well as steady increases in 2012 and 2013. In 2014 there were 2241 cases which is a 68% increase, and the population went up as well. 7% of the total police hours were spent in the Station Park/Park Lane Village area:

<u>Station Park</u>	<u>Park Lane Village</u>
2012 – 396 hours	2012 – 38 hours
2013 – 458 hours	2013 – 67 hours
2014 – 645 hours	2014 – 151 hours

Thefts have increased, and domestic violence cases have risen from 60-70 per year to 150 per year. **John Bilton** thanked **Chief Hansen** for providing this information and for the efforts of police department. The Mayor pointed out that **Chief Hansen** was chosen as Utah’s Police Chief of the Year in 2014 and commended the department for their excellent work.

**PRESENTATION OF PETITIONS AND REQUESTS:**

**Brentwood Estates Final Plat**

**Eric Anderson** said legal counsel stated that the Council’s consideration of an appeal of the Preliminary Plat was not appropriate and was terminated; therefore the applicant may proceed with a Final Plat application. Staff recommended approval of the application with the elimination of condition 3.

**Motion:**

**Brigham Mellor** made a motion to approve the Brentwood Estates Final Plat with conditions 1, 2, and 4 and findings 1-8 as listed in the staff report. **Jim Young** seconded the motion which was unanimously approved.

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

1. Approval of Minutes from February 17, 2015
2. Oakwood Estates Phase VII Final Plat
3. Tuscany Grove Final Plat

**Motion:**

**Jim Young** made a motion to approve the items on the Summary Action List. **Doug Anderson** seconded the motion which was unanimously approved.

**Office Park Discussion**

**Dave Millheim**, 472 Island View Circle, said Chartwell is the largest single landowner in the City's Office Mixed Use (OMU) area.

**Jeff Hawkes**, Chartwell Capital Partners, 4309 Foothill Drive, Bountiful, Utah, said they partnered with land-planning firm Urban Design Associates (UDA) to create this project. They recognize the need for daytime traffic in this area and for the Shepard Lane interchange. They strongly prefer a regular interchange (rather than an elevated spaghetti-bowl type) which is a key to success for a Class A office park. They agree with the City's form-based code and consider the 80 acres of wetlands a great opportunity. They would like all of the owners in the OMU zone to be held to the same standards. **Mayor Talbot** said he would like this area to be a unique area where people will work, shop and eat.

**Matt Godfrey**, CEO of Better City, said the Davis County real estate data prior to Station Park's construction did not show a pent-up demand for retail space. Its success is due to the quality of the project and how it was delivered. This project is also a unique opportunity because of a great developer who is approaching it the right way, and it must be accomplished in a thoughtful and realistic way. UDA is the best land planner in the country, and this project will be the perfect complement to the retail district. He stressed the importance of clarity regarding the West Davis Corridor (WDC) and the Shepard Lane interchange and said the current political dynamics are not in Farmington's favor.

**Brigham Mellor** asked if the City has a plan to approach the Council of Governments (COG), and **Dave Millheim** said no. He advised the Council to determine if this plan is consistent with their idea of the OMU area. **John Bilton** asked if Chartwell used a form-based code in the past and what their vision is for the public/private issue. **Mr. Hawkes** spent 30 years in San Diego doing various developments, but his largest signature project is Hawks Landing in Ammon, Idaho. UDA's signature projects include Daybreak in South Jordan and a project in Calgary, Canada. The Community Development Area (CDA), impact fees, City utilities and creative bonding are options for the infrastructure. **Doug Anderson** asked if they have done studies using work-at-home statistics, and **Mr. Hawkes** replied that they have not, but the market for office space remains high. **Cory Ritz** encouraged the City and the developer to consider the effect these developments will have on the street system in west Farmington.



## **2015 Municipal Elections**

### **Motion:**

**John Bilton** made a motion to approve a 2015 vote-by-mail election. **Jim Young** seconded the motion which was unanimously approved.

## **GOVERNING BODY REPORTS:**

### **City Manager**

- The Executive Summary for the Planning Commission meeting held on February 9, 2015 was in the staff report.
- One year ago the Council considered whether or not to install cement pads at various UTA bus stop locations throughout the City. Because of current projects, he proposed postponing this project for another year, and the Council agreed.
- Resident **Jacob Hess** owns a consulting business and has developed a village square program designed to bring cities together on controversial issues. He offered a free forum on the WDC, but the City Manager did not feel it was appropriate. He asked the Council to contact him with any ideas they may have in the future.
- He asked the **Mayor** and Council to add the budget schedule to their calendars.

### **Mayor Talbot**

- He and the City Manager plan to attend the Utah League of Cities & Towns conference in St. George April 8-10, 2015, and he asked if any Council Members could attend. **Brigham Mellor** and **Jim Young** agreed to attend.
- Several residents want to sponsor a Quilt and Art show at City Hall on August 29, 2015. The Council approved the request with a suggestion to require a refundable deposit.
- He spoke with **Dave Dixon**, and the design for the new roundabout in west Farmington is 90% complete.
- A major tenant may locate their national headquarters in Farmington, and Pluralsight may need a new building.

### **City Council**

#### **Doug Anderson:**

- He attended the Trails Committee meeting, and two residents voiced their opinions regarding trash on various trails. **George Chipman** plans to have Eagle Scout projects

provide trash cans, and a Day of Caring cleanup is planned for April 2016. He also mentioned that the Trails Committee does not want to be solely a cleanup organization.

John Bilton:

- The Council agreed to lease a portion of City Hall to CRS Engineers for another two years, and the City Manager will prepare a new lease.

Cory Ritz:

- He asked about the status of the WDC and a potential meeting with UDOT, and **Mr. Millheim** said he hopes a meeting will be scheduled in the next 30 days.
- He asked for an update on the 1100 West Farmington Creek crossing, and **Mr. Millheim** said the School District is cooperative but he is not sure about Davis County.

Jim Young:

- He asked if **Glen Leonard** is still working on the history of Farmington, and the Mayor said his wife has been very ill, but he will write a letter requesting a progress report.

Brigham Mellor:

**ADJOURNMENT**

Motion:

**John Bilton** made a motion to adjourn the meeting. **Jim Young** seconded the motion which was unanimously approved, and the meeting was adjourned at 9:45 p.m.

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**Holly Gadd, City Recorder**  
Farmington City Corporation

### STORM WATER BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND
2/6	Shawn Olsen	11656	\$1,000.00
2/10	Best Pools	11621	\$1,000.00
2/18	Don Evans	11664	\$1,000.00
2/19	Brighton Homes	11657	\$1,000.00
2/23	R & M Pools	11659	\$1,000.00
3/2	Oakwood Homes	11662	\$1,000.00

# FARMINGTON CITY



**H. JAMES TALBOT**  
MAYOR

**DOUG ANDERSON**  
**JOHN BILTON**  
**BRIGHAM N. MELLOR**  
**CORY R. RITZ**  
**JAMES YOUNG**  
CITY COUNCIL

**DAVE MILLHEIM**  
CITY MANAGER

## Arbor Day Proclamation

WHEREAS, In 1872 J. Sterling proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, emit oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other products, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

Now, Therefore, I, H. James Talbot, Mayor of Farmington City, do hereby proclaim April 25, 2015 as

### Arbor Day

In the city of Farmington, I urge all citizens to support efforts to protect our trees and woodlands and to support our city's urban forestry program, and

Further, I urge all citizens to plant trees to gladden hearts and promote the well-being of present and future generations.

Dated this 17<sup>th</sup> day of March 2015

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**H. James Talbot**  
Mayor

## CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

### **SUBJECT: City Manager Report**

1. Executive Summary for Planning Commission held on March 5, 2015
2. Building Activity Report for February
3. Special Meeting Date for March 24<sup>th</sup> or March 31<sup>st</sup>
4. Emergency Management Institute Training

**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

DOUG ANDERSON  
JOHN BILTON  
BRIGHAM N. MELLOR  
CORY R. RITZ  
JAMES YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Eric Anderson, Associate Planner  
Date: March 6, 2015  
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION HELD ON  
MARCH 5, 2015

### RECOMMENDATION

No action required.

### BACKGROUND

The following is a summary of Planning Commission review and action on March 5, 2015 [note: seven commissioners attended the meeting—Chair Rebecca Wayment, Val Halford, Kent Hinckley, Alex Leeman, Brett Gallacher, Heather Barnum, and Brett Anderson.

3. Scott Balling (Public Hearing) – Applicant is requesting preliminary plat approval for the Kestrel Bay Townhomes (PUD) Subdivision (10 units) on .78 acres located at 145 West 620 South in an R-8 zone (S-7-15 & S-11-12)

*Voted to approve the preliminary plat as written in the staff report with the changes to read as follows: “Move that the Planning Commission approve the Kestrel Bay Townhomes PUD preliminary plat (dated 2-10-2015) subject to all applicable Farmington City ordinances...”*

*Vote: 7-0*

4. Russell Wilson/Symphony Homes (Public Hearing) -Applicant is requesting a recommendation for Schematic Plan approval for the proposed Pheasant Hollow Subdivision consisting of 15 lots on 4.55 acres located at approximately 700 South and 50 East in an R Zone. (S-2-14)

*Voted to continue the public hearing to 3-19-2015 so the applicant could address the issues raised by the Commission. The Planning Commission had concerns over whether the flag lot is justified when considered under Section 12-7-030(10) which dictates that flag lots shall not be permitted solely on the basis*

*of economic benefit, among other things. Also, the Commission discussed the proposed cul-de-sac in the subdivision not having parkstrip or sidewalk and felt that there needs to be sidewalk on at least one side of the street, especially if the cul-de-sac leads to a city park. Lastly, there was some question whether a 16,000 s.f. park would really benefit the City in this location.*

*Vote: 7-0*

5. Farmington City (Public Hearing) – Applicant is requesting a recommendation for a Text Amendment of Chapter 17 of the Zoning Ordinance regarding amendments to garage width standards in the OTR zone. (ZT-3-15)

*Voted to approve Motion B as written in the staff report with the change of the recess requirement from 1.5' to 1'.*

*Vote: 7-0*

6. Other – Discussion Item

*The Planning Commission discussed an inquiry from a potential applicant that would like to purchase the old HHI building for a tow truck driving school. The school would have two tow trucks stored on site, in the rear yard. The Commission discussed the merits of having this kind of use in this zone and didn't have a problem with it per se, however, they had doubts about changing the entire BR zone use table to allow for this specific type of use.*

Respectfully Submitted



Eric Anderson  
Associate Planner

Review & Concur



Dave Millheim  
City Manager

Month of February 2015	BUILDING ACTIVITY REPORT - JULY 2014 THRU JUNE 2015				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
<b>NEW CONSTRUCTION *****</b>					
SINGLE FAMILY	12	12	\$2,952,000.00	67	67
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	0	0
OTHER RESIDENTIAL	0	0	\$0.00	0	0
<b>SUB-TOTAL</b>	<b>12</b>	<b>12</b>	<b>\$2,952,000.00</b>	<b>67</b>	<b>67</b>
<b>REMODELS / ALTERATION / ADDITIONS *****</b>					
BASEMENT FINISH	1		\$5,600.00	24	
CARPORT/GARAGE	1		\$56,000.00	6	
ADDITIONS/REMODELS	0		\$0.00	24	
SWIMMING POOLS/SPAS	1		\$36,000.00	8	
OTHER	8		\$48,700.00	66	
<b>SUB-TOTAL</b>	<b>11</b>		<b>\$146,300.00</b>	<b>128</b>	
<b>NON-RESIDENTIAL - NEW CONSTRUCTION *****</b>					
COMMERCIAL	0		\$0.00	1	
PUBLIC/INSTITUTIONAL	0		\$0.00	2	
CHURCHES	0		\$0.00	0	
OTHERS (FTGS & FND)	0		\$0.00	1	
<b>SUB-TOTAL</b>	<b>0</b>		<b>\$0.00</b>	<b>4</b>	
<b>REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****</b>					
COMMERCIAL/INDUSTRIAL	0		\$0.00	18	
OFFICE	0		\$0.00	1	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	1		\$50,000.00	1	
<b>SUB-TOTAL</b>	<b>1</b>		<b>\$50,000.00</b>	<b>20</b>	
<b>MISCELLANEOUS - NON-RESIDENTIAL *****</b>					
Flag Pole & Sales Trailer	3		\$3,650.00	28	
<b>SUB-TOTAL</b>	<b>3</b>		<b>\$3,650.00</b>	<b>28</b>	
<b>TOTALS</b>	<b>27</b>	<b>12</b>	<b>\$3,151,950.00</b>	<b>247</b>	<b>67</b>

CITY COUNCIL AGENDA

For Council Meeting:  
March 17, 2015

**S U B J E C T: Mayor Talbot & City Council Reports**

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