

WORK SESSION: The City Council will meet at 5:00 p.m. at City Hall and will be taking a tour of the Public Safety buildings. They will then return and begin the work session 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 elected officials training by URMMA. 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 **Wednesday, March 19, 2014, 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 Executive Summary for Planning Commission held March 6, 2014

7:10 Annual Progress Report of the Farmington Trails Committee

PUBLIC HEARINGS:

7:20 Kestrel Bay Estates Final (PUD) Master Plan, Final Plat, and Rezone

7:35 Building Height and Setback Amendments – BP Zone

7:45 Residential Setbacks in Conservation Subdivisions

7:50 Historic Landmark Designation – Walter Grover Home

8:00 TOWN HALL MEETING

(This time is reserved for anyone wanting to talk about a non-agenda item)

SUMMARY ACTION:

8:15 Minute Motion Approving Summary Action List

1. Arbor Day Proclamation
2. Ratification of Park Property Purchase Agreements

3. 2014 Board of Adjustment Appointments

NEW BUSINESS:

8:20 UTA Improvements

8:30 Election for the GO Bonding and RAP Tax for the Construction of the Large Park and Gym this coming November

GOVERNING BODY REPORTS:

8:45 City Manager Report

1. Police and Fire Monthly Reports for February
2. Use of City Trails for Private Access

8:50 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

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

DATED this 13th day of March, 2014.

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 19, 2014

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Mayor Jim Talbot give the invocation/opening comments to the meeting and it is requested that City Manager Dave Millheim 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 19, 2014

S U B J E C T: Executive Summary for Planning Commission held March 6, 2014

ACTION TO BE CONSIDERED:

None

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

Date: March 19, 2014

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON MARCH 6, 2014

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on March 6, 2014 [note: eight commissioners attended the meeting— Chairman Brett Anderson, Mack McDonald, Heather Barnum, Rebecca Weyment, Kris Kaufman, Kent Hinckley, Brad Dutson and Alternate Commissioner Karolyn Lehn; excused commissioner was Michael Nilson]:

Study Session: Staff presented the same information provided at the City Council retreat regarding ways to modify conservation subdivision standards. The Planning Commission favorably reviewed and discussed the material.

Item #3. Scott Balling – Applicant is requesting a recommendation for Final (PUD) Master Plan (50 Lots), and Final Plat Phase 1 (30 of 50 lots), for the Kestrel Bay Estates Planned Unit Development on 8.68 acres located at 500 South 200 West, and a recommendation to rezone the property from AE and R-8 to R (PUD). (S-5-13 and Z-2-13)

Voted to recommend this item for approval, but added a condition at the request of the applicant that the zone change shall not become effective until the final plat for the first phase is recorded.

Vote: 7-0

Item #4, Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval to expand the Public Works building, upgrade the parking lot, and provide a storage building, on 4.29 acres located at 720 West 100 North in a TMU Zone. (C-1-14)

Voted to approve the conditional use permit and at the request of the applicant added the condition to recommend that the City pipe the ditch located in the 100 North right-of-way.

Vote: 7-0

Item #5, Ben Leaver (Public Hearing) – Applicant is requesting a conditional use and site plan approval to build a dental office on .55 acres for property located at approximately 1495 North 1075 West in an R-4 Zone. (C-2-14) Other Business – The proposed 1100 West Cross Section was presented to the Commission and approved.

Voted to approve this request: 7-0

Item #6, Farmington City (Public Hearing) – Applicant is requesting a recommendation to change the side setbacks for conservation subdivisions in the R and LR zones. (ZT-2-14)

In light of the information presented at the study session, the Commission voted to table consideration of this request and review any modification to building setbacks concurrently with possible changes to the entire Chapter 12. They were hesitant to recommend an amendment at this time for one property owner when such ramifications should be considered City wide.

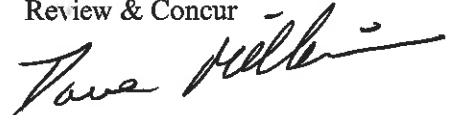
Vote: 7-0

Respectfully Submitted



David Petersen
Community Development Director

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

S U B J E C T: Annual Progress Report of the Farmington Trails Committee

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

George Chipman 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.

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: George G. Chipman, Farmington Trails Committee Chair

Date: March 3, 2014

SUBJECT: ANNUAL PROGRESS REPORT OF THE FARMINGTON TRAILS COMMITTEE

RECOMMENDATIONS

Grant ten minutes on the next available City Council agenda for George Chipman to present the annual progress report of the Farmington Trails Committee.

BACKGROUND

The Farmington Trails Committee (FTC) is a great asset to the City whose members diligently serve on behalf of our residents without compensation. The FTC By-Laws require an annual progress report be given by the FTC Chair to the City Council of the activities and accomplishments of the FTC in the previous year. This is a useful exercise to report on the service completed and to prepare for the year to come.

The FTC acknowledges the City Council as our governing body and desires to keep them informed of our activities and hence to better coordinate our service in the future for the most benefit to our fellow citizens.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "George G. Chipman", with a stylized flourish at the end.

George G. Chipman
FTC Chair

Attachment: Staff Report March 2014

Annual FTC Progress Report – 2013

File: Progress_Report_2013.docx Date: February 17, 2014

SUMMARY

The By-Laws of the Farmington Trails Committee (FTC) require an annual progress report be made to our Governing Body of our activities. This report is for the calendar year of 2013. 11.9 miles of new trails were completed this year for a total of 128.4 miles of trails in the Farmington Trails System.

TRAILS

1. **Rails-to-Trails Trail Extension:** The final link was added to join Centerville to Sunset, Utah in a continuous, paved path. The section from the Davis County Fairgrounds to Centerville's Parrish Lane was completed by a unified effort of five entities including Farmington City. Dave Millheim, our City manager, helped spearhead the effort and arrange the funding. A trail user, usually a cyclist, can now go the length of South Davis to North Salt Lake then connect to the Jordan River Trail which goes to South Jordan.
2. **Farmington Creek Trail Connection:** This long-awaited connection was completed between the City limits and the canyon trail head that is at the end of the paved road. The Davis County Fairgrounds are now connected to the Sunset Campground in one continuous trail that only crosses three streets and a mountain gravel road. This is an impressive 6.7 uninterrupted miles of non-motorized trail passing through the heart of the City to a beautiful alpine campsite.
3. **Francis Peak Connection:** The Farmington Creek Trail was connected to the Francis Peak Trail. This provides a convenient access from the Farmington Canyon side.
4. **Elk Loop Trail** – A loop trail was added to the Francis Peak Trail. This gives another route that passes through a beautiful forest.
5. **G2 Connector Trail** – The north section of the G2 Connector Trail was blazed all the way from the Davis Creek Trail to the Old North Trail. The G2 Connector gives a connection halfway up the mountain for five trails without having to go to the top of the mountain.
6. **Steed Cliffs Connection:** John Montgomery of the Farmington Trails Committee blazed a shorter trail connection from the Steed Creek Trail to the majestic cliffs using a western route to compliment the longer southern route. Residents can hike from south Farmington and stand atop the Steed Cliffs where the entire valley is visible.
7. **Farmington Spine Trail** -- Many fallen trees were cleared from the Farmington Spine Trail with the help of Jared Abney from the City and a volunteer work crew. This trail connects with the Steed Creek Trail halfway up the mountain.

FINANCE

1. **Financial Planning:** A budget was submitted to and approved by the City along with a prioritized list of projects.
2. **Trails Literature Sales:** Sales of trail maps and Guide books remained steady. This will allow the recovery of printing costs.

PUBLIC RELATIONS

1. **Maps for Park Lane Village:** The Haws Company donated the printing of a City trails master map for all the residents of the new Park Lane Village apartments.
2. **Maps for the Public:** Every household in Farmington received a full-color map of all the trails in the City and on the mountains. Additional maps were made available to future residents and for other

people who needed one. The cost of printing the maps was covered by an anonymous donation to the Farmington Trails Committee.

3. **Trail Kiosk Handouts:** The nine kiosks throughout the City were kept stocked with free handouts that give a listing all the trails and directions to the trailheads. This year a map of the mountain trails was added to the reverse side of the handout.
4. **FTC Monthly Meetings:** The City Newsletter, Utah Public Meeting Notice website, City Hall door notice, and city website were used to invite the public to our monthly meetings.
5. **Festival Days:** The FTC participated in the Festival Days parade. Also, the FTC staffed an information booth at the carnival in the park. The interest in trails remains high.
6. **National Trails Day:** Stacey Nielsen and Lani Shepard staffed an information booth on this day when activities in five cities were held to enjoy the Rails-to-Trails Trail.
7. **City Hall Trail Map** – An attractive frame of rustic wood and raw hide was constructed for a master map now displayed in City Hall.
8. **Facebook Page** – A Facebook page was created for our trails called “Farmington Trails”.

VOLUNTEERISM

1. **Trail Chiefs:** The number of Trail Chiefs reached 55 as several interested citizens heard of our trails and stepped forward to help as volunteers.
2. **Eagle Scout Projects:** Five boys earned their Eagle Scout ranks by giving service in benefit of our trails. These included projects to create or improve trails in the Farmington Canyon, Hornet Canyon, and Steed Canyon.
3. **Trail Advocate of the Year:** Ron Robinson was chosen due to all his service to trails in 2013. His name plate will be added to the commemorative wall plaque.

ORGANIZATIONAL LIAISON

1. **Fire Department:** Volunteers from the FTC received additional training by the Fire Department that included emergency rescue skills.
2. **City Meeting Representatives:** FTC members took turns with the assignment to attend every Planning Commission and City Council meeting where trail issues were on the agenda.
3. **FTC Meeting Representatives:** City Council members Cory Ritz and Cindy Roybal attended the FTC monthly meetings and helped with communication and cooperation between the City and the FTC.
4. **Davis County Trails Committee:** Greg Tanner and George Chipman have been representing the FTC at these meetings. A large master map of all the trails in south Davis County is being prepared with thousands of copies to be made available to the public and tourist sites
5. **Public Works:** George Chipman coordinated the trail needs between the City Public Works Department and the FTC.
6. **Davis County Health Department** – George Chipman is a member of a subcommittee to help prevent obesity in the County. The trails will become an integral part of proposed fitness programs to benefit our fellow citizens. “Active Transportation” is the new term the State is using for encouraging the public to walk or ride a bike to reach their destinations.
7. **Priority List:** At the request of City Manager David Millheim, the FTC prepared a detailed list of our top five priorities for trails. This helps to focus the attention and resources of the City and FTC. The priorities were: North Farmington Hillside Protection, Main Street Jogging Path (600 N. to Shepard Lane), Buffalo Ranch Access Trail by Farmington Ranches Park (to the northeast), South Frontage Road Bicycle Route, and access to Steed Canyon from Greystone Drive.

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

PUBLIC HEARING: Kestrel Bay Estates Final (PUD) Master Plan, Final Plat, and Rezone

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 19, 2014

SUBJECT: **KESTREL BAY ESTATES FINAL (PUD) MASTER PLAN, FINAL PLAT, AND REZONE (APPLICATIONS S-5-13 AND Z-2-13)**

RECOMMENDATION

- A. Hold a public hearing.
- B.
 - i. Approve the Final (PUD) Master Plan (50 lots) for the Kestrel Bay Estates Planned Unit Development consisting of 50 lots on 8.68 acres located at approximately 500 South and 200 West;
 - ii. Approve the final plat for the Kestrel Bay Estates PUD Phase 1 (30 of the 50 lots);
 - iii. Approve the enclosed ordinance rezoning the property from R-8 and AE to R (PUD).

The three aforementioned approvals are subject to all applicable Farmington City ordinances and development standards and the following conditions recommended by the Planning Commission:

1. The final plat and final improvements drawings for the project, including a final drainage plan and landscape plan (on and off-site), shall be approved by the City Engineer, Public Works Department, Storm Water Official, Benchland Irrigation, CDCD, the Fire Department, and the Community Development Department.
2. Buildings for the project shall follow the elevations set forth herein which shall be part of the approved Final (PUD) Master Plan.
3. This approval is subject to all conditions of the preliminary plat and Preliminary (PUD) Master Plan approval.
4. The applicant shall follow all requirements and provision of agreements previously entered into with the City and County regarding the flood plain and storm water.

5. The zone change shall not become effective until the City records the final plat for the Kestrel Bay Estates PUD Phase 1.
6. In the event that all phases of the Final (PUD) Master Plan are not recorded within 18 months of the date of this motion, the City Council's approval of the Final (PUD) Master Plan shall expire.

Findings for Approval:

1. The final plat/Final (PUD) Master Plan are largely consistent with the City's Master Transportation Plan which is a part of the General Plan, through its creation of a 450 South connection to the Frontage Road, although this connection is less than desirable in its staggered alignment.
2. Under its current zoning, this proposed subdivision could not have as many single family residences, however, it could have 32 multi-family units. The proposed alternative, with approval of the requested zone change would create a more preferable development than low density single family residential mixed with a high density multi-family residential component.
3. There is a growing need for "active senior communities" in Farmington, a need that is currently underserved. As the population grows older there is projected to be growing demand for this type of housing option.
4. The proposed Final (PUD) Master Plan is in substantial compliance with the Preliminary (PUD) Master Plan.
5. The applicant has been working with the City, County and UDOT to resolve the storm-water issues, and entered into an agreement regarding the same.

BACKGROUND

The applicant received preliminary plat approval from the Planning Commission on January 9, 2014 and Preliminary (PUD) Master Plan approval from the City Council on February 4, 2014. As per Section 11-27-090(b) of the Zoning Ordinance, the Final (PUD) Master Plan "shall not vary from the previously approved Preliminary (PUD) Master Plan. The Final (PUD) Master Plan shall be deemed in substantial compliance with the Preliminary (PUD) Master Plan provided that:

- (1) The lot areas do not vary by more than 10 percent;
- (2) A reduction of the area designated for common open space is no more than 5 percent;
- (3) An increase in the floor area proposed for non-residential uses is no more than 5 percent;
- (4) An increase in the ground coverage ratio by all buildings is no more than 5 percent."

The applicant's final submittal meets these standards.

As mentioned in previous staff reports, the applicant wishes to market these homes to the "empty-nester" community that is looking to downsize and have their yards be maintenance free. The underlying zone for this property is an R-8 zone and an AE zone and would allow approximately 32 multifamily units on the R-8 property and up to two dwelling units per acre on the AE property. The applicant does not wish to build multifamily housing which is allowed in the R-8 but instead wishes to rezone the AE property to R and "blend" the densities derived from the existing R-8 zone and the proposed R zone to create an upscale, smaller lot, single-family home subdivision. The applicant's proposal will result in lower densities as compared to a project developed with the maximum number of units allowed in the R-8 and R zones.

Moreover as referenced in previous reports: by virtue of being a PUD, the developer has proposed a site plan that does not conform to many of the City's zoning codes (for instance setbacks are different and there are no sidewalks on the interior of the project). Additionally, the City's Master Transportation Plan calls for a connection between 450 South and the Frontage Road. The applicant went through several iterations as to where this alignment would be, and ultimately resolved that the connection would daylight at a more central point of the property, creating a bend in the road, thus appeasing many of the surrounding neighbors to the north of the property, but not completely conforming to the City's Master Transportation Plan.

The Planning Commission received a request to rezone the property as referenced above but tabled consideration of the request on July 11, 2013 "until staff determines the appropriate course of action in moving this project forward and until the City Council approves the Schematic Plan". On March 6, 2014, the Planning Commission recommended approval of the rezone with the stipulation that the zone change shall not become effective until the City records the final plat for Phase 1.

Supplemental Information (Larger Plans will be made available at the meeting)

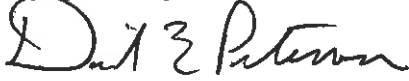
1. Enabling Ordinance.
2. Vicinity/zoning Map.
3. Final (PUD) Master Plan, including the Landscaping Plan.
4. Final Plat Phase 1
5. Building Elevations/Floor Plans.

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 13 – Multi-Family Residential Zones
5. Title 11, Chapter 10 - Agricultural Zones
6. Title 11, Chapter 11 – Single Family Residential Zones
7. Title 11, Chapter 13 – Multi Family Residential Zones

8. Title 11, Chapter 27 – Planned Unit Development

Respectively Submitted



David Petersen
Community Development Director

Concur



Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2013 -

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW
A CHANGE OF ZONE FOR PROPERTY LOCATED AT
APPROXIMATELY 500 SOUTH 200 WEST FROM AE AND R-8
TO R (PUD)**

WHEREAS, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to the Farmington City Zoning Ordinance and has found it to be consistent with the City's General Plan; and

WHEREAS, a public hearing before the City Council of Farmington City was held after being duly advertised as required by law; and

WHEREAS, the City Council of Farmington City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Zoning Change. The property described in Application # Z-2-13, filed with the City, and located at approximately 500 South and 200 West (8.68 acres), is hereby reclassified from zone AE and zone R-8 to zone R (PUD), said property being more particularly described on Exhibit "A" attached hereto.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately upon recordation of the final plat for the Kestrel Bay Estates Planned Unit Development Phase 1.

DATED this 19th day of March, 2014.

FARMINGTON CITY

H. James Talbot
Mayor

ATTEST:

Holly Gadd
City Recorder



S-5-13
AND
7-2-13

Legacy Hwy (Northbound)

Legacy Hwy()

I-15 Southbound()

I-15 Northbound()

I-15 SB Lagoon Dr OR()

I-15 SB 200 West OR()

200 West(SR-227)

I-15 NB 200 West ER()

ERA Lagoon Dr ER()

I-15 NB Lagoon Dr OR()

I-15 SB 200 West OR()

I-15 NB 200 West/Lagoon Dr RR()

Frontage Rd()

R-8

R

L.R.(PUD)

L.R.

R-2

125 East()

100 East()

650 South()

700 South()

750 South()

Continental Blvd(S)

500 South()

500 South()

650 South()

40 East()

10 West()

50 West()

10 West()

B.P.

KESTREL BAY ESTATES PLANNED UNIT DEVELOPMENT

511 South 111 West, Farmington, Utah

Developed by

Fieldstone Homes

12886 S. Pony Express Road, Ste 400
Draper, Utah 84020
Phone: (801) 588-2321
Fax: (801) 233-9210
www.fieldstone-homes.com

- List of Drawings**
- | Sheet | Description |
|-------|-----------------------------|
| 001B | General Notes |
| 002 | Site Plan |
| 003 | APWA Type A Curb |
| 004 | APWA Type F Curb |
| 005 | Frontage Road |
| 006 | Land Drain Clean Out Detail |
| 007 | 55' Wide Right-of-Way |
| 008 | 32.5' Wide Right-of-Way |
| 009 | Kestrel Bay Drive |

55' Wide Right-of-Way

32.5' Wide Right-of-Way

Frontage Road

APWA Type A Curb

APWA Type A Curb

APWA Type F Curb

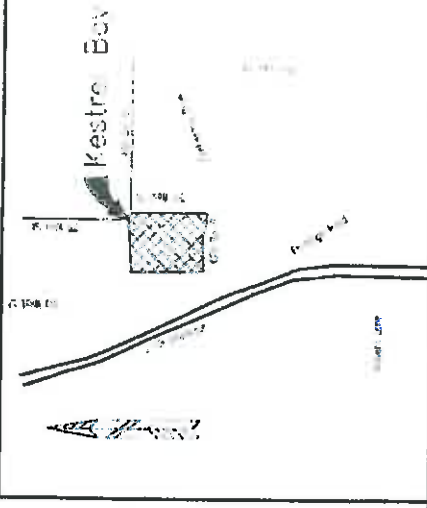


Land Drain Clean Out Detail

Land Drain Notes:

1. The land drain shall be installed in the center of the driveway.
2. The land drain shall be installed in the center of the driveway.
3. The land drain shall be installed in the center of the driveway.
4. The land drain shall be installed in the center of the driveway.
5. The land drain shall be installed in the center of the driveway.

Vicinity Map
Scale: 1" = 100'



Final PUD Master Plans

<p>Balling Engineering Civil Engineering • Surveying • Planning 323 East Progress Lane Salt Lake City, Utah 84143 Phone: (801) 288-7277 Fax: (801) 288-0418 Email: info@ballingeng.com</p>	<p>Kestrel Bay Estates P.U.D. Cover Sheet and Road Sections For Best Balling and Fieldstone Homes</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description				<p>Surveyor Date Developed Scale Checked By Plotted Date File Number</p>	<p>C001 Sheet 1 of 26</p>
No.	Date	Description								

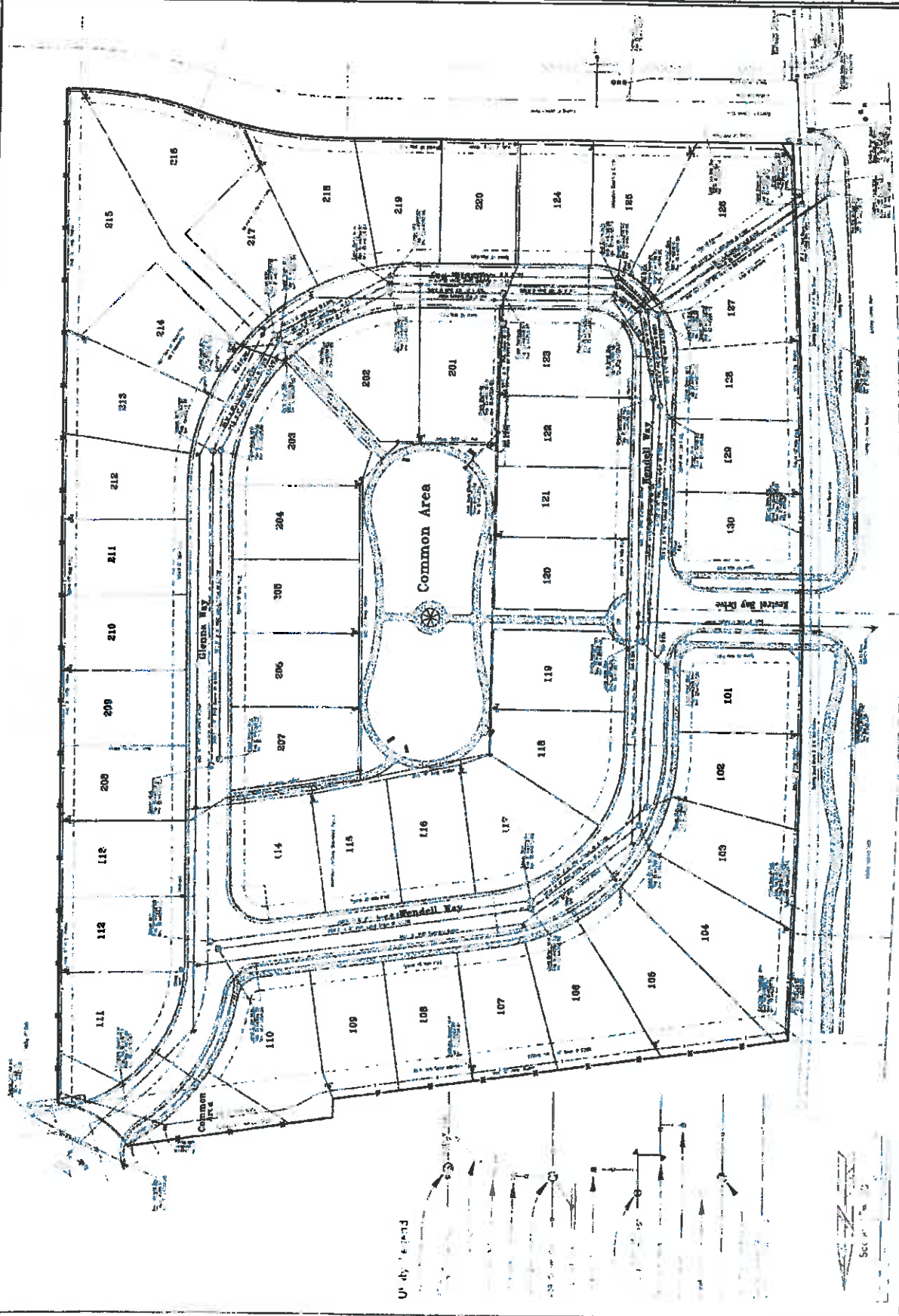
DATE	DESCRIPTION

SUPERVISOR
 CHECKED BY
 DRAWING NO.
 DATE

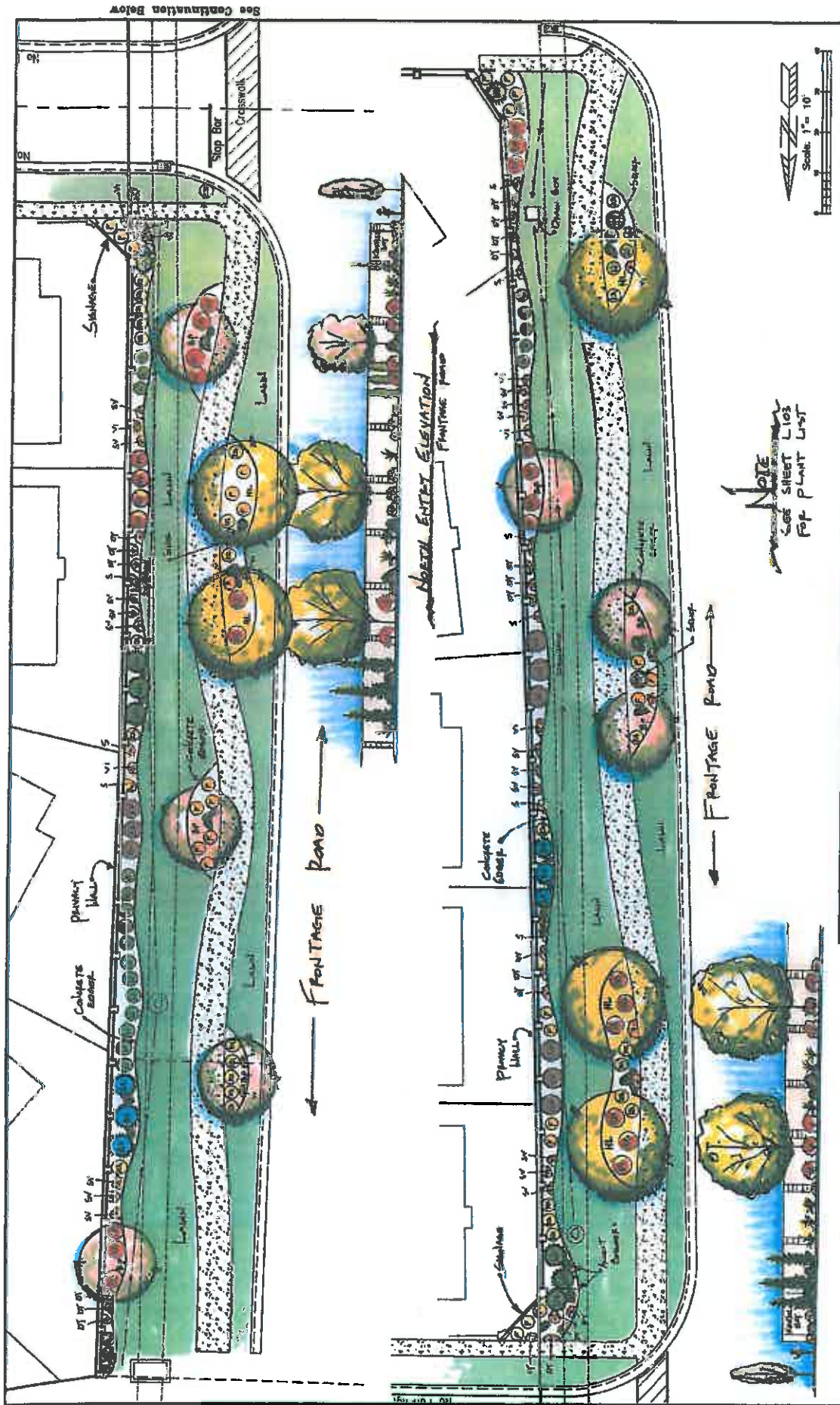
For Scott Balling
 244 Providence Home
 Site Utility Plan
Kestrel Bay Estates



Balling Engineering * Planning * Surveying
 323 East Pagosa Lane
 P.O. Box 805
 Cortez, Utah 84014
 Phone (801) 266-2237
 Fax (801) 266-0419
 Email: info@balling.com



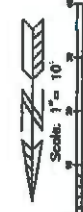
Utility Plan
 Scale: 1" = 40'



See Continuation Below

See Continuation Above

NOTE
SEE SHEET L105
FOR PLANT LIST



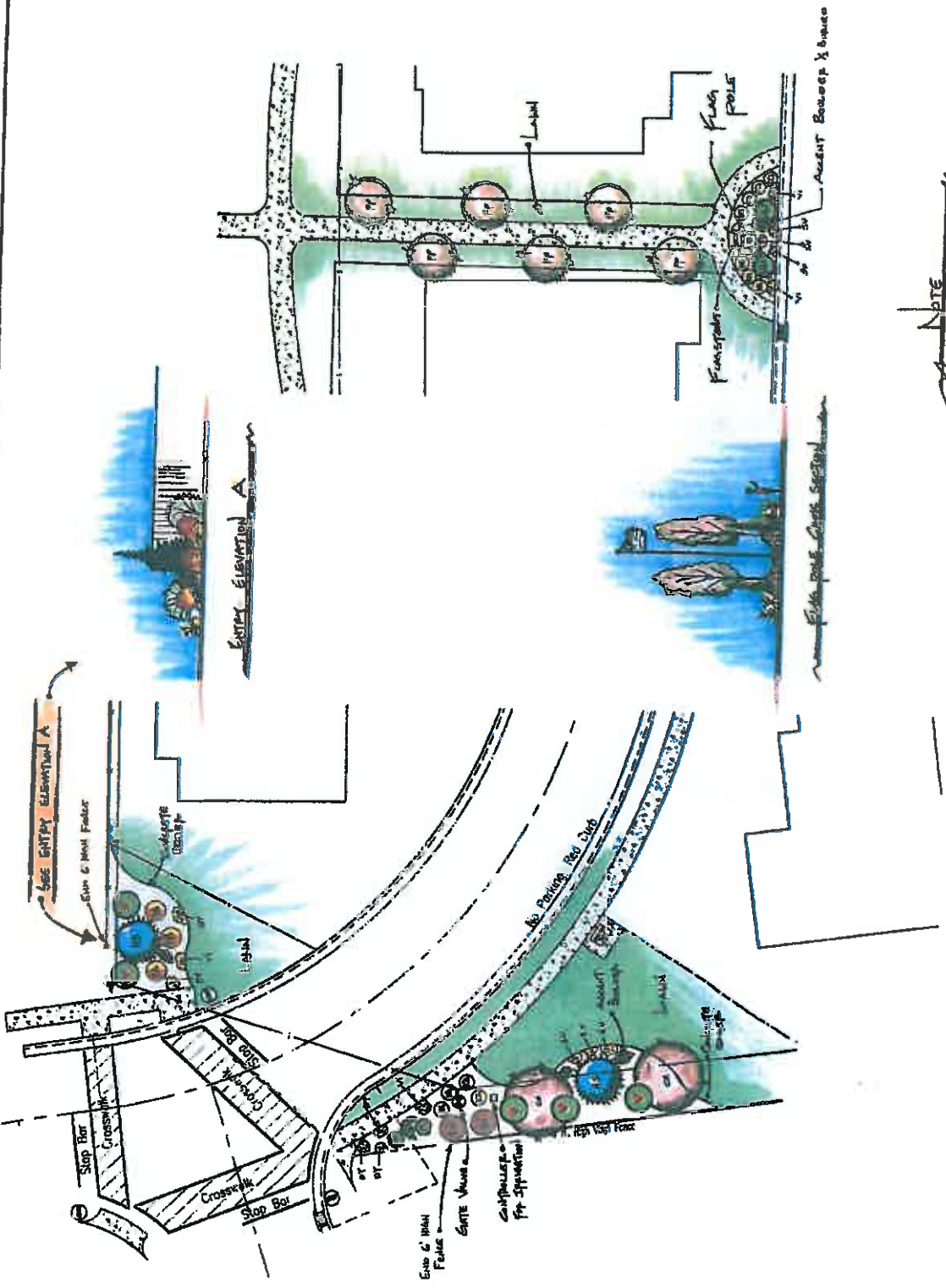
Revisions	Date	Description

Prepared By: [Name]
Checked By: [Name]
Reviewed By: [Name]
Date: [Date]

Balling Engineering
 Civil Engineering • Surveying • Planning
 220 East [Address]
 [City, State, Zip]
 [Phone Number]
 [Website]

L101
 Sheet 17 of 20

Revisions	Date	By



NOTE
 SEE SHEET L103
 FOR PLANT LIST



DATE	BY	REVISIONS
1-15-15	J.S. Ball	
1-15-15	J.S. Ball	
1-15-15	J.S. Ball	
1-15-15	J.S. Ball	
1-15-15	J.S. Ball	

PLANT LIST L101 (SHEET)

SYM #	SIZE	COMMON / BOTANICAL NAMES
B	10'	Large tree / Botanical names
B1	10'	Large tree / Botanical names
B2	10'	Large tree / Botanical names
B3	10'	Large tree / Botanical names
B4	10'	Large tree / Botanical names
B5	10'	Large tree / Botanical names
B6	10'	Large tree / Botanical names
B7	10'	Large tree / Botanical names
B8	10'	Large tree / Botanical names
B9	10'	Large tree / Botanical names
B10	10'	Large tree / Botanical names
B11	10'	Large tree / Botanical names
B12	10'	Large tree / Botanical names
B13	10'	Large tree / Botanical names
B14	10'	Large tree / Botanical names
B15	10'	Large tree / Botanical names
B16	10'	Large tree / Botanical names
B17	10'	Large tree / Botanical names
B18	10'	Large tree / Botanical names
B19	10'	Large tree / Botanical names
B20	10'	Large tree / Botanical names
B21	10'	Large tree / Botanical names
B22	10'	Large tree / Botanical names
B23	10'	Large tree / Botanical names
B24	10'	Large tree / Botanical names
B25	10'	Large tree / Botanical names
B26	10'	Large tree / Botanical names
B27	10'	Large tree / Botanical names
B28	10'	Large tree / Botanical names
B29	10'	Large tree / Botanical names
B30	10'	Large tree / Botanical names

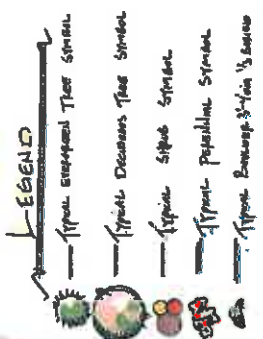
PLANT LIST L102 (SHEET)

SYM #	SIZE	COMMON / BOTANICAL NAMES
B31	10'	Large tree / Botanical names
B32	10'	Large tree / Botanical names
B33	10'	Large tree / Botanical names
B34	10'	Large tree / Botanical names
B35	10'	Large tree / Botanical names
B36	10'	Large tree / Botanical names
B37	10'	Large tree / Botanical names
B38	10'	Large tree / Botanical names
B39	10'	Large tree / Botanical names
B40	10'	Large tree / Botanical names
B41	10'	Large tree / Botanical names
B42	10'	Large tree / Botanical names
B43	10'	Large tree / Botanical names
B44	10'	Large tree / Botanical names
B45	10'	Large tree / Botanical names
B46	10'	Large tree / Botanical names
B47	10'	Large tree / Botanical names
B48	10'	Large tree / Botanical names
B49	10'	Large tree / Botanical names
B50	10'	Large tree / Botanical names
B51	10'	Large tree / Botanical names
B52	10'	Large tree / Botanical names
B53	10'	Large tree / Botanical names
B54	10'	Large tree / Botanical names
B55	10'	Large tree / Botanical names
B56	10'	Large tree / Botanical names
B57	10'	Large tree / Botanical names
B58	10'	Large tree / Botanical names
B59	10'	Large tree / Botanical names
B60	10'	Large tree / Botanical names

PLANT LIST L103 (SHEET)

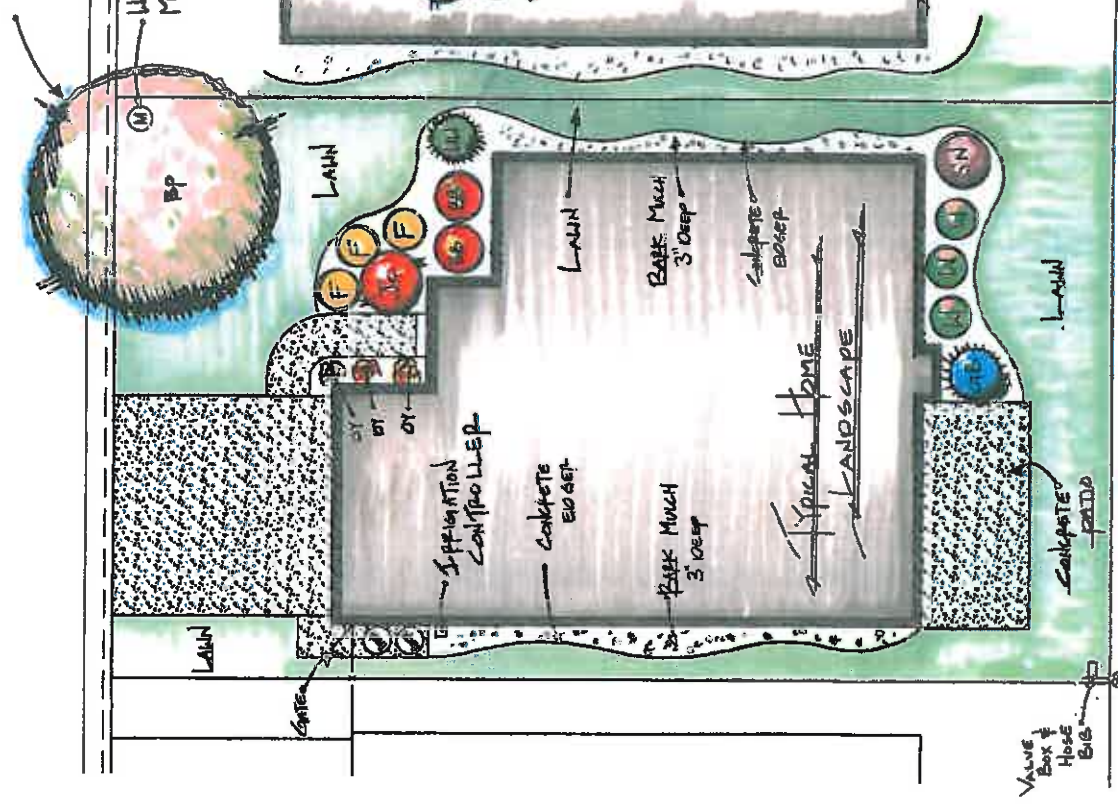
SYM #	SIZE	COMMON / BOTANICAL NAMES
B61	10'	Large tree / Botanical names
B62	10'	Large tree / Botanical names
B63	10'	Large tree / Botanical names
B64	10'	Large tree / Botanical names
B65	10'	Large tree / Botanical names
B66	10'	Large tree / Botanical names
B67	10'	Large tree / Botanical names
B68	10'	Large tree / Botanical names
B69	10'	Large tree / Botanical names
B70	10'	Large tree / Botanical names
B71	10'	Large tree / Botanical names
B72	10'	Large tree / Botanical names
B73	10'	Large tree / Botanical names
B74	10'	Large tree / Botanical names
B75	10'	Large tree / Botanical names
B76	10'	Large tree / Botanical names
B77	10'	Large tree / Botanical names
B78	10'	Large tree / Botanical names
B79	10'	Large tree / Botanical names
B80	10'	Large tree / Botanical names

POSS SHIP TREE OFFSHOTS FOR
 SITESHIP PLANS: THIS AND METAL TEE CAN
 BE USED AS A TREE OFFSHOT FOR SITESHIP
 PLANS. THESE OFFSHOTS ARE:
 1- PINEAPPLE TREE
 2- BANANA TREE
 3- COCONUT TREE



NOTES

- One square all base areas and apply all label areas listed in AUTOMATIC SITESHIP SYSTEM
- All base to have 3" Deep drainage logic placed
- Create all areas/parts before construction
- Divide into four all structures as possible



VALVE BOX HOSE 3" DEEP

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

LAWN

CONCRETE BASE

SPRINKLER CONTROLLED

LANDSCAPE

TYPICAL TREE

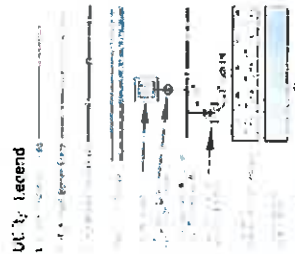
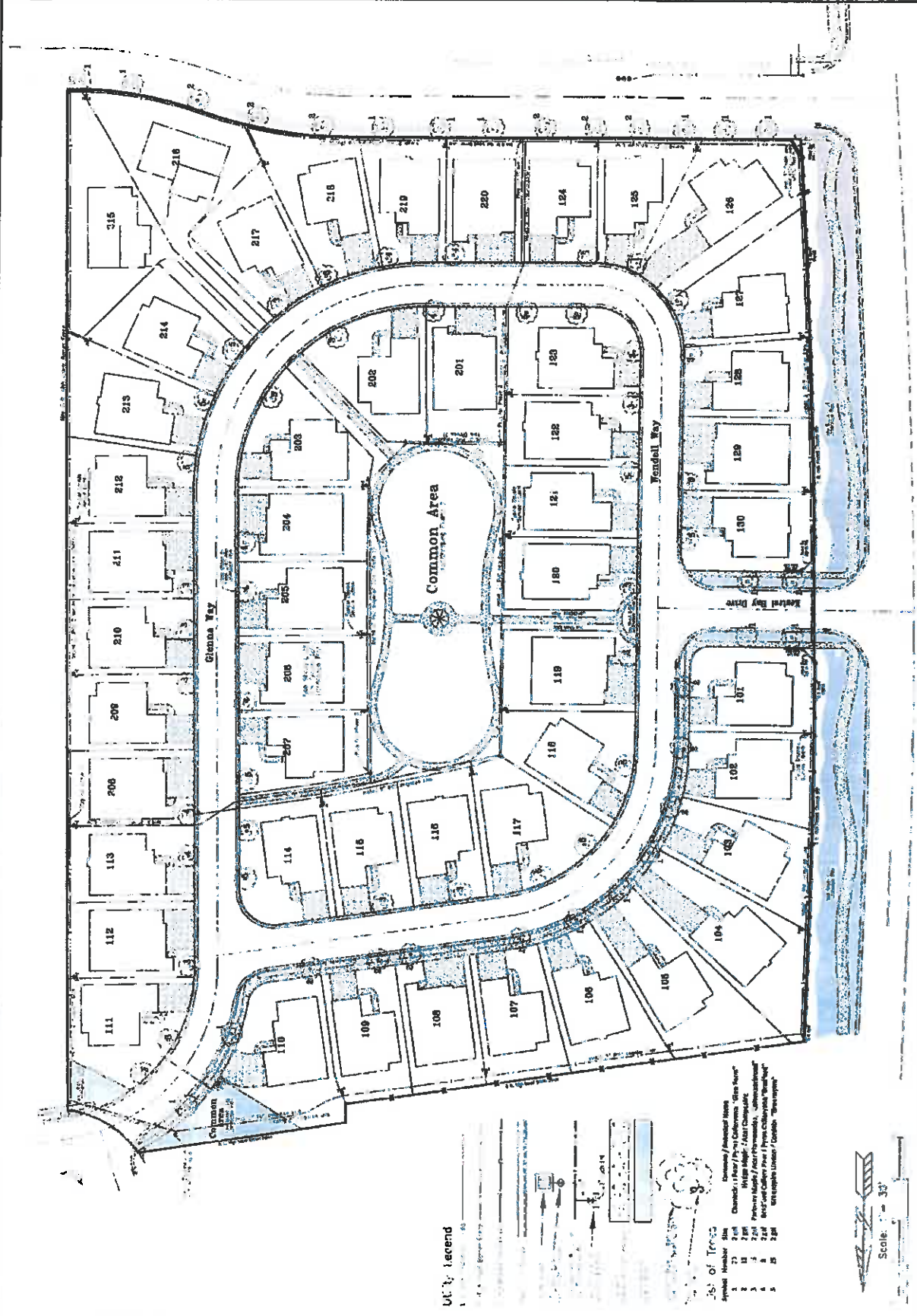
Balling Engineering
 Civil Engineering • Surveying • Planning
 123 East Park Lane
 P.O. Box 606
 Cambridge, Utah 84304
 Phone: (801) 298-0419
 Fax: (801) 298-7237
 Email: info@ballingeng.com

Kestrel Bay Estates
 Irrigation, Fences, Street Trees
 For Scott Balling
 and Victoria Jones

Revisions	
No.	Description

Surveyor	
Date Surveyed	
Checked By	
Quantity Date	
File Number	

L104
 Sheet 6 of 20



Size of Trees

Symbol Number	Size	Common / Potential Name
1	2 ft	Chambard / Pear / Peach / Callery / Silver Birch
2	2 ft	Wiggle Maple / Ash / Chestnut
3	2 ft	Pink / Red / Yellow Birch / Pines / Spruces / Fir
4	2 ft	Red / Yellow Birch / Pines / Spruces / Fir
5	2 ft	Red / Yellow Birch / Pines / Spruces / Fir



Kestrel Bay Estates Phase 1

A Planned Unit Development (P.U.D.)
Being a Part of the Northwest Quarter of Section 30, T.3N., R.1E., S.L.B. & M.
Farmington City, Davis County, Utah
Sheet 1 of 1

Boundary Description

Boundary Description

Surveyor's Certificate

Surveyor's Certificate



Owner's Dedication

Owner's Dedication

Acknowledgement

Acknowledgement

Notes

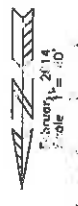
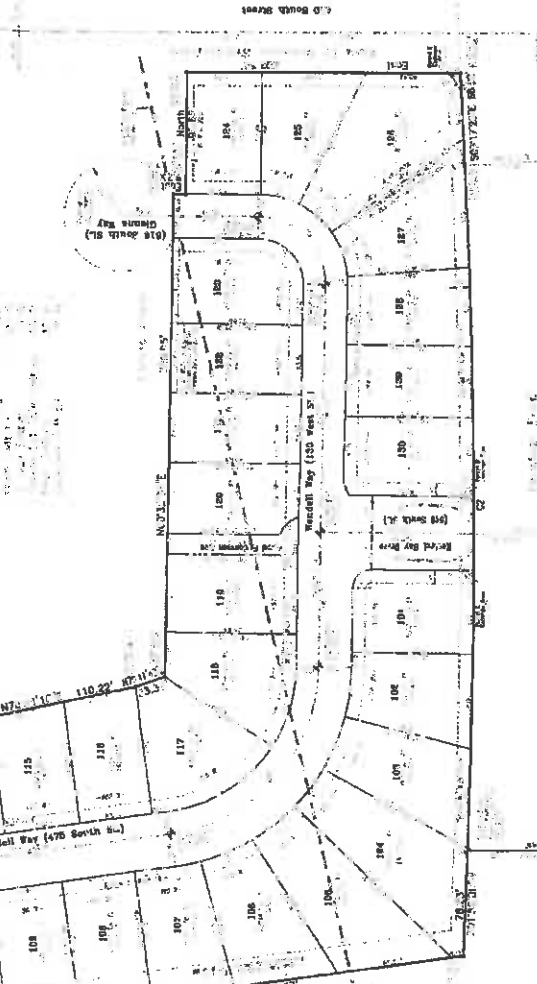
Notes

Legend

Legend



Setback Requirements



Balling Engineering
(801) 295-7287 Centerville, Utah



Kestrel Bay Estates

Central Davis Sewer District Approval

Farmington City Attorney's Approval

Farmington City Engineer's Approval

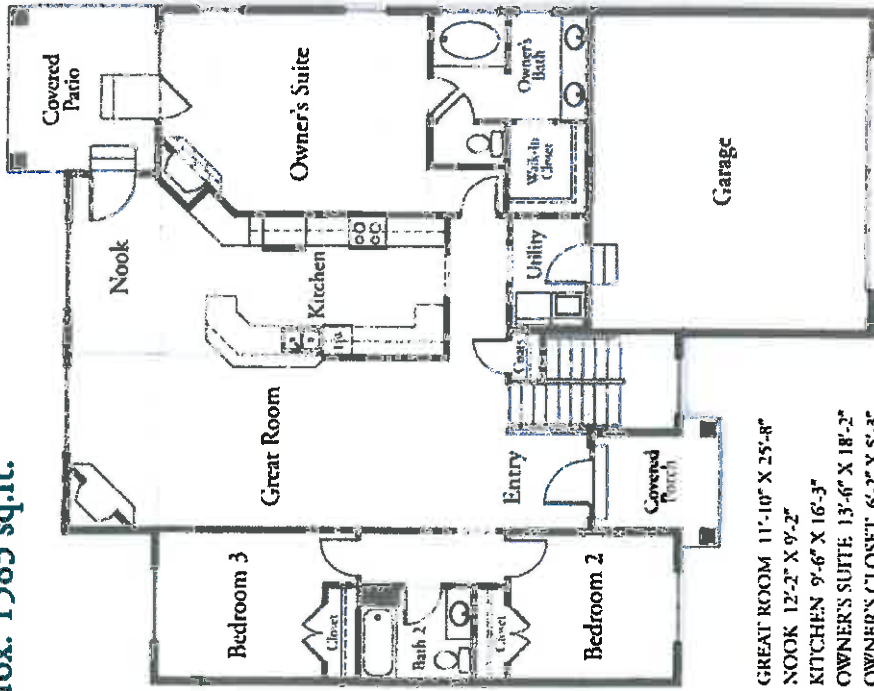
Benchmark Water District Approval

Farmington City Planning Commission Approval

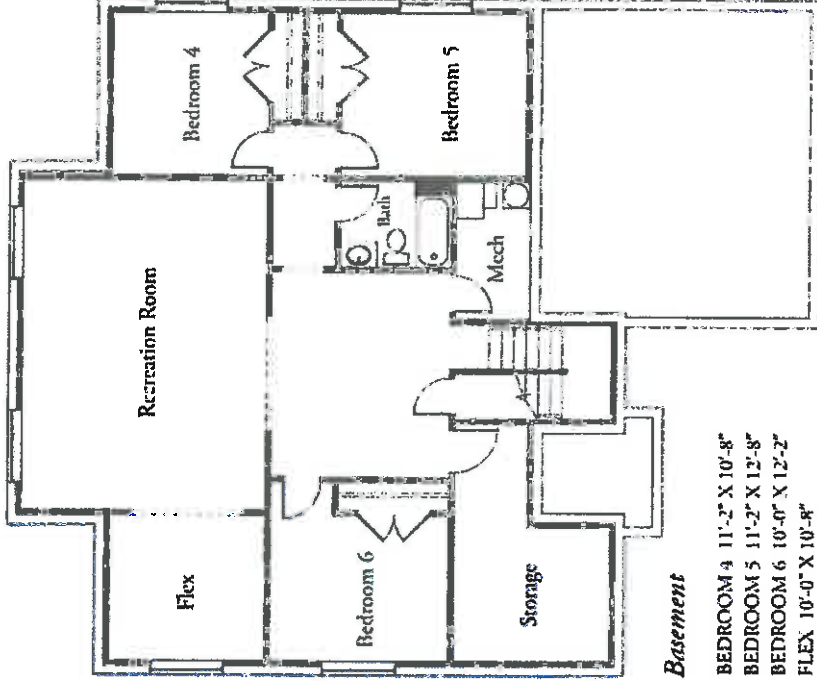
Davis County Recorder

The Cooper

Approx. 1583 sq.ft.



GREAT ROOM 11'-10" X 25'-8"
 NOOK 12'-2" X 9'-2"
 KITCHEN 9'-6" X 16'-3"
 OWNER'S SUITE 13'-6" X 18'-2"
 OWNER'S CLOSET 6'-2" X 5'-3"
 BEDROOM 3 9'-11" X 11'-3"
 BEDROOM 3 10'-0" X 11'-3"



Basement
 BEDROOM 4 11'-2" X 10'-8"
 BEDROOM 5 11'-2" X 12'-8"
 BEDROOM 6 10'-0" X 12'-2"
 FLEX 10'-0" X 10'-8"
 STORAGE 16'-4" X 10'-9"
 REC ROOM 22'-9" X 16'-8"

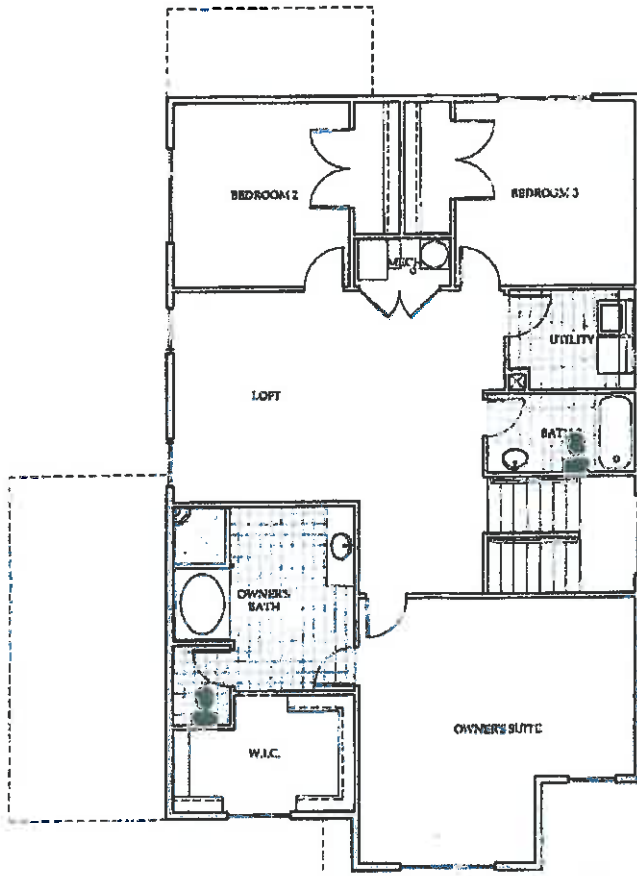
FieldStone
HOMES
 fieldstone-homes.com



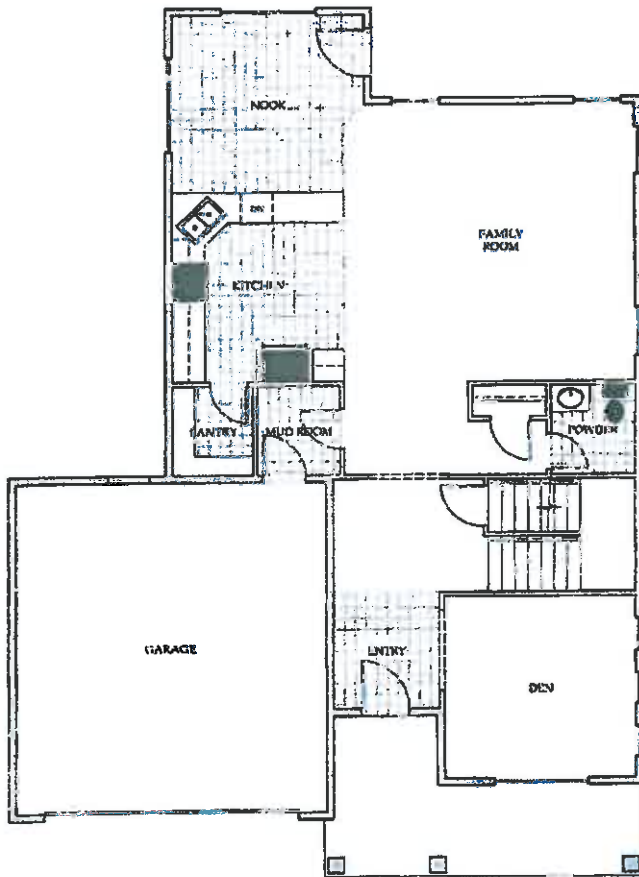
© 2011 FieldStone Homes, Inc. All rights reserved. FieldStone Homes, Inc. is a registered trademark of FieldStone Homes, Inc. FieldStone Homes, Inc. is a registered trademark of FieldStone Homes, Inc. FieldStone Homes, Inc. is a registered trademark of FieldStone Homes, Inc.



Falcon



OWNERS SUITE 17'-5" X 16'-11"
 OWNERS BATH 11'-4" X 11'-9"
 OWNERS W.I.C. 11'-5" X 7'-9"
 LOFT 11'-8" X 13'-6"
 BEDROOM 2 11'-1" X 11'-6"
 BEDROOM 3 11'-5" X 11'-5"



DEN 12'-1" X 11'-6"
FAMILY ROOM 18'-4" X 17'-7"
NOOK 12'-1" X 11'-6"
KITCHEN 10'-5" X 12'-0"
GARAGE 19'-7" X 21'-1"

Rosecrest

Approx. 1895 sq.ft.

- 2 Bedrooms
- Study
- 2 Baths
- Open Family Room
- Open Kitchen/Nook
- Mud Room
- Unfinished Basement

OPTIONS

- 84" Vanity at Owner's Bath
- Finished Basement



elevation A



Fieldstone Homes is a leading national homebuilder, offering a wide range of home designs and construction services. For more information, visit our website at www.fieldstone-homes.com.

FieldStone
HOMES
fieldstone-homes.com

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

PUBLIC HEARING: Building Height and Setback Amendments – BP Zone

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 19, 2014

SUBJECT: **BUILDING HEIGHT AND SETBACK AMENDMENTS-BP ZONE**

RECOMMENDATION

- A. Hold a Public Hearing
- B. Approve the enclosed ordinance increasing the building height in the BP zone from 40 feet to 45 feet and not to exceed 3 stories, modifying the building setback distances as set forth therein.

Findings (established by the Planning Commission):

1. It is likely that the intent of reducing the building height in this area from 60' to 40' in 1994 was not to prohibit the creation of 3 story Class-A office buildings as requested by the current applicant.
2. Present office building types call for higher ceilings.
3. The construction of a 3 story Class-A office building will allow the applicant to expand and keep his business in Farmington. This is good for the City's tax base and meets the City's economic development goals set forth in the General Plan and elsewhere.
4. Expansion of building activity on the project site will create more jobs for the community.
5. More jobs in Farmington/Davis County will result in less vehicle commuter miles on the transportation network. This will also result in better air quality.
6. High quality 3 story buildings in BP locations will enhance the City's business friendly image.
7. The increase in height coupled with the modification of setback requirements will not impact residential uses.
8. The modification of building setbacks is more in-line with the "build-to lines the City has established elsewhere.
9. The 3 story limit is more reflective of what could happen on the project site and other areas in BP zone districts.

10. By denying a request for 60 feet, it does not preclude a future applicant from requesting that height, but the City will be better able to judge the merits of such a request and decide if the 60 foot height is the most appropriate for the BP zone at that time.
11. The 45 foot height limit is more reflective of what could happen on the project site and other areas in the BP zone districts.

BACKGROUND

Indulgent Foods is located at 228 South 200 West in the office/warehouse facility adjacent to the south boundary of Farmington Junior High. The company is exploring the possibility of constructing an office building on the last remaining site on the west side of the property next to the Frontage Road/I-15. The applicant would like to seek approval for a three story office building 44.5 feet in height, but the height limit in the BP zone is 40 feet.

Prior to May 18, 1994, the property was zoned C-2. The building height in the C-2 was 60 feet. This zone was repealed, and replaced by a newly enacted BP zone (Ordinance 94-22, application #ZT-7-93), which reduced the building height to 40 feet. A search of the file does not show why the Planning Commission reduced the height [note: staff did not, however, conduct a search of meeting minutes].

Supplementary Information

1. Enabling Ordinance
2. Letter of request from Indulgent Foods dated February 4, 2014
3. Possible site plan and building elevations from the applicant.
4. Zoning Map showing the location of the BP zone districts city-wide.
5. Chapter 14--Business Park Zone (BP)

Applicable Ordinances

1. Title 11, Chapter 2 – Definitions
2. Title 11, Chapter 28 – Supplementary and Qualifying Regulations

Respectively Submitted



David Petersen
Community Development Director

Review and Concur



Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2014 -

AN ORDINANCE AMENDING SECTIONS 11-14-050 (1) and (2), and 11-14-060 OF THE FARMINGTON CITY ZONING ORDINANCE (ZT-1-14).

WHEREAS, the Planning Commission has held a public hearing in which the proposed text changes for Sections 11-14-050 (1) and (2), and 11-14-060 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. Amendments. Sections 11-14-050 (1) and (2), and 11-14-060 of the Farmington City Zoning Ordinance are hereby amended to read in their entirety as follows:

11-14-050 Minimum Lot and Setback Standards.

(1) **Setback from Streets:** The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ~~foot for each foot of height over twenty (20) feet~~ **ten (10) feet (thirty (30) feet total)**. Parking lots shall not be permitted within the minimum required street setback(s).

(2) **Commercial side and rear setbacks:** The minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional ~~foot for each foot of height over twenty (20) feet~~ **ten (10) feet (thirty (30) feet total)**. If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines.

11-14-060 Height Standards.

Non-residential buildings or structures in a BP Zone shall not exceed forty ~~five (40~~5~~)~~ feet in height ~~and three (3) stories~~, except accessory buildings, which shall not exceed 15 feet in height unless approved otherwise as a conditional use. Residential main buildings and accessory buildings shall not exceed thirty (30) feet in height.

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 19th day of March, 2014.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder



February 4, 2014
Farmington City
160 S. Main Street
Farmington, UT 84025

Re: Requested Zone Text Change – Business Park Zone (BP)

To Whom It May Concern:

We are requesting a change to the text of two sections of Chapter 14 – Business Park Zone (BP) of the Zoning Ordinance of the City of Farmington, Utah.

Here is the existing code for setbacks within the BP Business Park Zone:

11-14-050 Minimum Lot and Setback Standards.

(1) **Setback from Streets:** The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. Parking lots shall not be permitted within the minimum required street setback(s).

(2) **Commercial side and rear setbacks:** The minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines.

We are requesting that the text be changed to:

11-14-050 Minimum Lot and Setback Standards.

(1) **Setback from Streets:** The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. **Buildings or structures over twenty (20) feet in height shall be setback an additional 10' feet (30' total).** Parking lots shall not be permitted within the minimum required street setback(s).

(2) **Commercial side and rear setbacks:** The minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. **Buildings or structures over twenty (20) feet in height shall be setback an additional 10' feet (30' total).** If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines.

Here is the existing code for height standards within the BP Business Park Zone:

11-14-060 Height Standards.

Non-residential buildings or structures in a BP Zone shall not exceed forty (40) feet in height, except accessory buildings, which shall not exceed 15 feet in height unless approved otherwise as a conditional use. Residential main buildings and accessory buildings shall not exceed thirty (30) feet in height.

We are requesting that the text be changed to:

11-14-060 Height Standards.

Non-residential buildings or structures in a BP Zone shall not exceed sixty (60) feet in height, except accessory buildings, which shall not exceed 15 feet in height unless approved otherwise as a conditional use. Residential main buildings and accessory buildings shall not exceed thirty (30) feet in height.

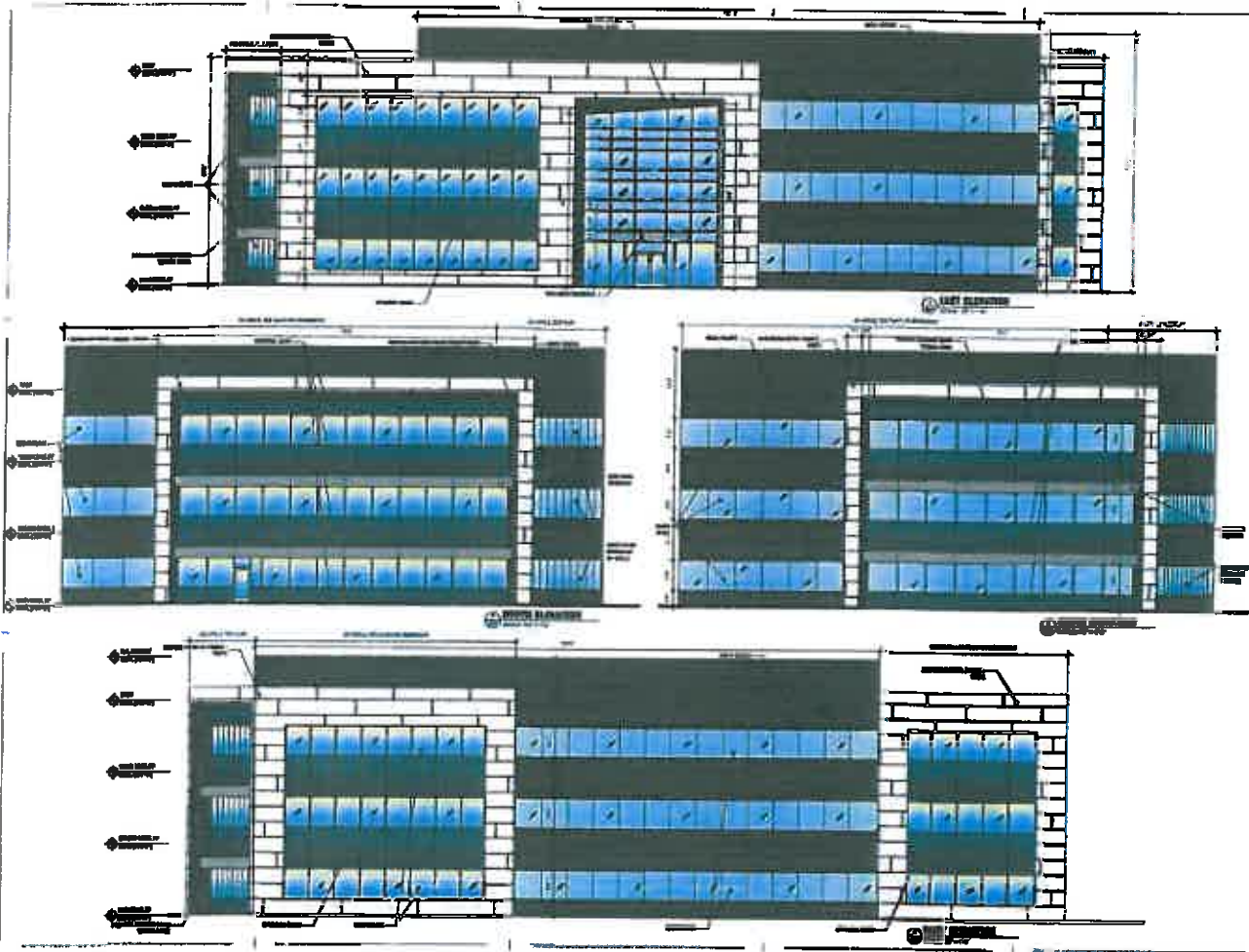
These changes are being requested to allow us to apply for the site development and construction of a 3 story Class-A Office Building on a vacant parcel of land located at approximately 230 S. 200 W. in Farmington, next to the Stephen's Gourmet Warehouse building.

It is our understanding that the height standard was sixty (60') feet at some point in the past. We are requesting that it be changed back to that previous standard as noted.

Sincerely,



David Cowley
President
Indulgent Foods, LLC



Indigent Foods
200 South 200 West
PO Box 10
Farmington, UT 84403

Office Building
(View 2 South)
200 West Farmington UT

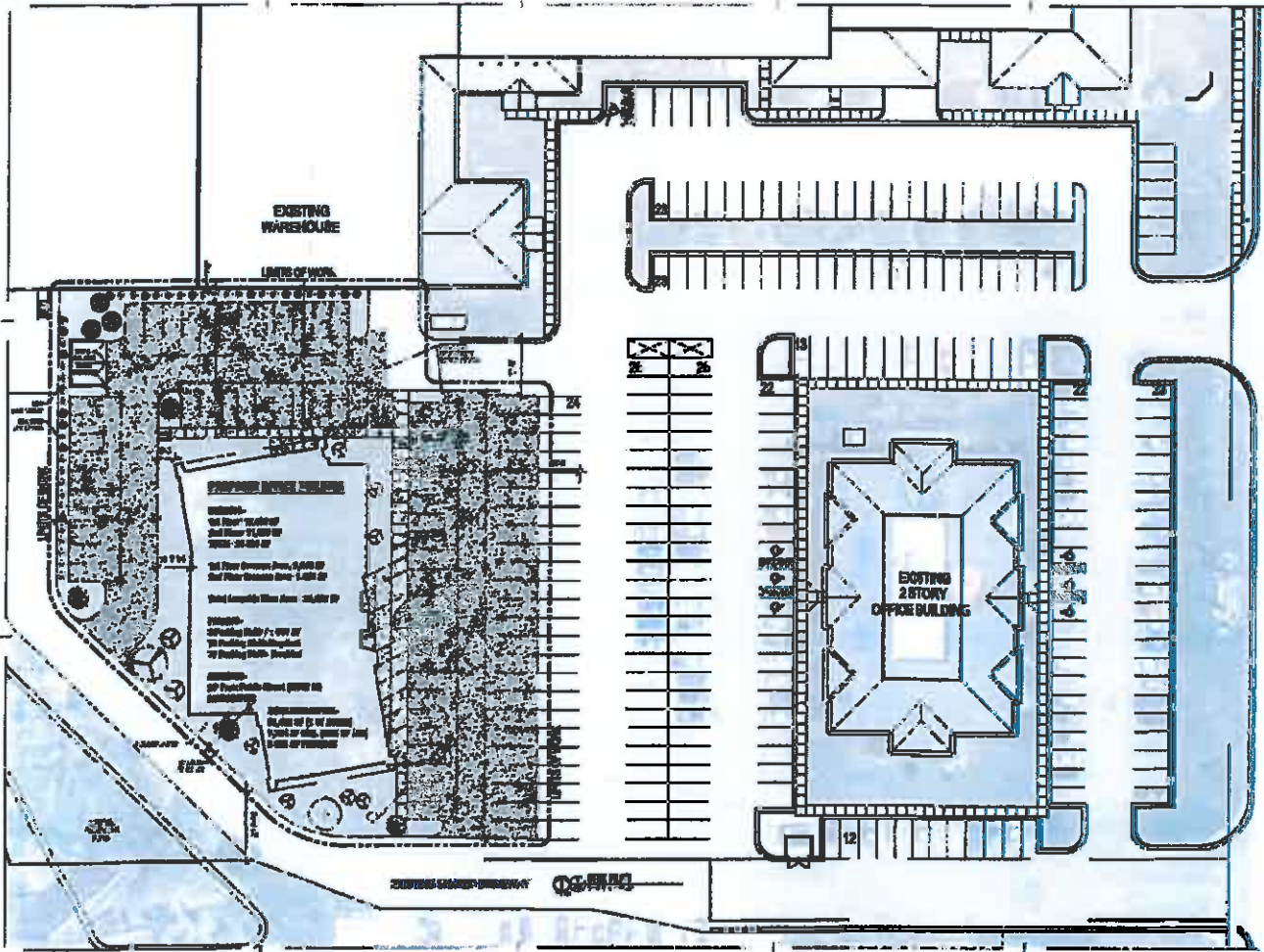
PROCESSED
DATE

#	DATE	BY

DATE: 10/10/2018

12.2

10/10/2018



Indigent Foods
 200 South 200 West
 PO Box 20
 Provo, UT 84601

Office Building
 200 S. 200 W.
 Provo, UT 84601

SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION

SITE PLAN OPTION - 1

NO. 1







CHAPTER 14

BUSINESS PARK ZONE (BP)

11-14-010	Purpose.
11-14-020	Permitted Uses.
11-14-030	Conditional Uses.
11-14-040	Conceptual Plan and Site Plan Review.
11-14-050	Minimum Lot and Setback Standards.
11-14-055	Accessory Buildings and Structures.
11-14-060	Height Standards.
11-14-070	Design Standards.

11-14-010 Purpose.

The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services which will be compatible with, and serve as a transition to, nearby residential areas and will promote a quiet, clean environment. In certain unique locations, residential planned unit developments may also be appropriate to provide this transition. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will compliment, and serve as a transition to, surrounding land uses.

11-14-020 Permitted Uses.

The following are permitted uses in the BP Zone after a conceptual development plan has been approved as provided in this Chapter. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (1) Agriculture;
- (2) Business and professional offices;
- (3) Commercial testing laboratories and services;
- (4) Data processing services;
- (5) Day care/preschool;
- (6) Funeral home;
- (7) Printing/publishing;
- (8) Public park;
- (9) Public or quasi-public administrative offices (excluding temporary or portable buildings);
- (10) Public utility lines and rights-of-way;
- (11) Research services;
- (12) Residential facility for the elderly;
- (13) Residential facility for the handicapped;
- (14) Seasonal fruit/produce vendor stands;
- (15) Signs complying with provisions of the Sign Ordinance;
- (16) Uses customarily accessory to a listed permitted use.

11-14-030 Conditional Uses.

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (1) Any development which includes multiple buildings or is proposed on a site which is over one (1) acre in size;
- (2) Athletic or tennis club;
- (3) Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.);
- (4) Financial institutions;
- (5) Light manufacturing uses (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials);
- (6) Outside storage;
- (7) Planned unit development or condominium, commercial;
- (8) Planned unit development or condominium, residential, in areas where such development provides an appropriate transition from non-residential to lower density residential uses;
- (9) Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site;
- (10) Public utility substations, wireless transmission towers except as specified in Section 11-28-190, generating plants, pumping stations, and buildings;
- (11) Restaurants (traditional sit-down only);
- (12) Storage/warehousing, as an accessory use, as necessary to maintain a principal use;
- (13) Temporary uses;
- (14) Uses customarily accessory to a listed conditional use.

11-14-040 Conceptual Plan and Site Plan Review.

(1) When a development will include multiple buildings or is proposed on a site which is over one (1) acre in size, an overall conceptual development plan, encompassing the entire site, shall be submitted to the Planning Commission for conditional use and site development review. The intent of this requirement is to commit the developer to a general plan within which individual businesses can be placed. Once approved, any material change to the conceptual plan shall require the approval of the Planning Commission. A material change shall be interpreted as any change which substantially alters the original plan and/or has the potential of causing a significant impact beyond the site.

(2) The conceptual development plan shall include the following specific information and shall also comply with all other applicable standards contained in Chapter 7 of this Title. The plan shall:

- (a) Indicate the location of existing streets and, if applicable, the proposed street layout for the entire development;
- (b) Identify the general location of building pads and the height of all proposed buildings and structures;

- (c) Identify the general location and extent of existing and proposed parking areas;
- (d) Include a conceptual landscape plan showing the general location, density and size of trees, shrubs and ground cover;
- (e) Identify proposed phasing of the project (if any);
- (f) Illustrate the architectural design of buildings including type of materials, colors, and any proposed signs;
- (g) Illustrate the relationship of the proposed development to surrounding uses.

11-14-050 Minimum Lot and Setback Standards.

(1) **Setback from Streets:** The minimum setback from public or private streets shall be twenty (20) feet for buildings or structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. Parking lots shall not be permitted within the minimum required street setback(s).

(2) **Commercial side and rear setbacks:** The minimum side and rear setbacks from property lines shall be twenty (20) feet for buildings and structures twenty (20) feet or less in height. Buildings or structures over twenty (20) feet in height shall be setback an additional foot for each foot of height over twenty (20) feet. If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten (10) feet in width shall be maintained along the property lines.

(3) **Residential side and rear setbacks:**

- (a) The minimum side yard setback from non-residential zone boundaries for a new residence in a BP zone shall be twenty (20) feet. A mix of evergreen and deciduous trees and shrubs shall be planted in such yard area to help mitigate potential impacts from adjacent non-residential uses;
- (b) The minimum rear setback from non-residential zone boundaries shall be forty (40) feet. A landscaped strip, not less than twenty (20) feet in width shall be maintained along the rear property line to help mitigate potential impacts from adjacent non-residential uses;
- (c) Side and rear yard setbacks from boundaries of zones which are exclusively residential shall be the same as the adjacent residential zone.

(4) **Minimum lot size:**

- (a) The minimum lot size for a non-residential use or development in the BP Zone shall be one half (½) acre.
- (b) The minimum development acreage for a residential planned unit development or condominium shall be not less than five (5) acres. Lot size, dimensions, and/or arrangement of buildings shall be determined by

the Planning Commission after review of the conceptual development plan. Gross density shall not exceed eight (8) dwelling units per acre.

(5) **Lot Width:** The minimum lot width in a BP zone, except in a residential planned unit development or condominium, shall be one hundred (100) feet. For individual lots with a single use, one hundred (100) feet of frontage shall be provided on a fully improved public street.

(6) **Maximum lot coverage:** The maximum percentage of coverage for all buildings and structures in a BP zone shall be fifty percent (50%).

(7) **Minimum district size:** A BP zone district shall contain not less than five (5) acres.

11-14-055 Accessory Buildings and Structures.

(1) Accessory buildings shall be located to the rear of the main building, shall not encroach on any recorded easement, shall not cause the maximum lot coverage ratio to exceed the standards set forth herein, shall, without exception, be subordinate in height and area to the main building, and shall be reviewed as a conditional use.

(2) **Accessory building setbacks:**

- (a) **Setback from rear and side property lines.** No setback is required except as specified below;
- (b) **Where office/commercial development in a BP zone share a common property line with a residential zone or a residential use within the BP zone, the minimum setback for the accessory building abutting the residential zone shall be the same as that required for such residential zone.**
- (c) **The placement of an accessory building shall not interfere with site plan objectives such as traffic circulation, open spaces, landscaping, etc.**
- (d) **On double-frontage lots, the setback from the rear lot line for accessory buildings shall meet the setback requirement for main buildings.**
- (e) **Architecturally compatible accessory buildings as approved by the Planning Commission, may be located in the side yard of a lot if all front, side, and rear setbacks are provided as specified herein.**

11-14-060 Height Standards.

Non-residential buildings or structures in a BP Zone shall not exceed forty (40) feet in height, except accessory buildings, which shall not exceed 15 feet in height unless approved otherwise as a conditional use. Residential main buildings and accessory buildings shall not exceed thirty (30) feet in height.

11-14-070 Design Standards.

(1) All areas of a developed site not occupied by buildings, required parking, driveways, sidewalks, or service areas, shall be appropriately landscaped with lawn, trees, shrubs

and other landscaping materials in accordance with an approved landscaping plan. A minimum of fifteen percent (15%) of the gross area of a commercial site and forty percent (40%) of a residential site shall be landscaped. Gross area is interpreted as the total site area remaining after any required street dedication.

(2) Parking lots shall be provided with landscaping around the periphery and in islands and bays in the interior of the lot. If parking lots are oriented parallel to the street, a landscaped berm, at least three (3) feet in height, shall be provided between the parking lot and sidewalk in order to help screen vehicles from view.

(3) Street trees shall be planted along the street frontage(s) of all sites and shall be spaced at not more than thirty (30) feet on center. The minimum caliper size for street trees shall be two (2) inches.

(4) In landscape buffers adjacent to residential zones and between residential and non-residential uses within the zone, a mix of evergreen and deciduous trees shall be planted at a ratio of not less than one (1) tree for each three hundred (300) square feet of landscape area. For conditional uses, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site.

(5) All uses located in the zone shall be conducted entirely within a fully enclosed building. There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use, except as specifically approved by the Planning Commission in conjunction with a conditional use application.

(6) Trash storage and dumpsters shall be located in an area convenient for pick-up and shall be screened from public view by a six (6) foot masonry wall.

(7) A masonry or architectural concrete wall or alternative visual barrier as approved by the Planning Commission, at least six (6) feet in height, shall be erected along all development boundaries adjoining a residential zone or a residential use within the BP zone. The required wall shall be constructed prior to, or concurrently with, construction of the first building on the site.

(8) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(9) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration.

Repealed as Residential-Suburban R-S, 4/1/92, Ord. 92-08
Establish Business Park Zone BP, 5/18/94, Ord. 94-22
Establish Business/Residential Zone BR, 10/19/94, Ord. 94-42
11-13-103(10) Amended, 4/2/97, Ord. 97-17
Recodified from Chapter 13 to Chapter 14, 4/21/99, Ord. 99-19
Business/Residential Zone BR Recodified from Chapter 14 to Chapter 15, 4/21/99, Ord. 99-19
Enactment of Section 11-14-055 and amendment of 11-14-060 - 12/14/05, Ord. 2005-69
Amended, 08/15/06, Ord. 2006-55

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

PUBLIC HEARING: Residential Setbacks in Conservation Subdivisions

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Take no action, pending a recommendation from the Planning Commission.

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 19, 2014
SUBJECT: **RESIDENTIAL SETBACKS IN CONSERVATION SUBDIVISIONS**

RECOMMENDATION

1. Hold a public hearing.
2. Take no action, pending a recommendation from the Planning Commission.

BACKGROUND

The Planning Commission considered the possibility of amending residential setbacks for Conservation Subdivisions but tabled action to allow time to review such changes as part of an anticipated "overall" of the entire Chapter 12 related to direction received from the City Council at their recent retreat.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager



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 19, 2014

SUBJECT: **HISTORIC LANDMARK DESIGNATION-WALTER GROVER HOME**

RECOMMENDATION

1. Hold a Public Hearing
2. Approve the enclosed ordinance designating the Walter Grover home at 630 North Main Street as an historic resource on the Farmington Historic Landmarks Register as requested by the owner, Bob Aamodt, and recommended by the Farmington City Historic Preservation Commission.

BACKGROUND

Bob Aamodt acquired the Walter Grover home a few years ago and restored and converted it into an office building. In so doing he also provided a beautiful and very context appropriate addition to make the site even more viable as an office use. Now Bob desires landmark status for his building (see enclosed request dated October 17, 2013); and he received a recommendation from the Historic Commission dated February 14, 2014 (see enclosure)

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

PUBLIC HEARING: Historic Landmark Designation – Walter Grover Home

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Approve the enclosed ordinance designating the Walter Grover home at 630 North Main Street as a historic resource on the Farmington Historic Landmarks Register as requested by the owner, Bob Aamodt, and recommended by the Farmington City Historic Preservation Commission.

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, UTAH

ORDINANCE NO. 2014 - ____

AN ORDINANCE OF THE FARMINGTON CITY COUNCIL DESIGNATING THE WALTER GROVER HOME AS AN HISTORIC RESOURCE ON THE FARMINGTON HISTORIC LANDMARKS REGISTER.

WHEREAS, the Farmington City Council recognizes that the historical heritage of the home built by Walter Grover as one of its most valued and important community assets; and

WHEREAS, the designation of Historic Resources to the Farmington Historic Landmarks Register serves to protect the original settings and structure and to preserve Farmington's historical heritage; and

WHEREAS, the Farmington Historic Preservation Committee finds that the home built by Walter Grover satisfies the criteria governing the designation of Historic Resources to the Farmington Historic Landmark Register and has recommended to the Farmington City Council that the building built by Walter Grover be so designated;

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

Section 1. Designation. The building at 630 North Main Street, built in 1880 by Walter Grover (Davis County Tax I.D. #08-054-0095) in Farmington City is hereby designated an Historic Resource on the Farmington Historic Landmark Register.

Section 2. Notice of Listing. A Notice of Listing pertaining to the building built by Walter Grover shall be filed with the City Recorder and recorded in the office of the Davis County Recorder.

Section 3. Recordation. The Historic Preservation Commission shall record this ordinance with the City Recorder's Office and the Davis County Recorder's Office

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 19th DAY OF MARCH, 2014.**

FARMINGTON CITY

ATTEST:

Holly Gadd
City Recorder

By: _____
H. James Talbot
Mayor

Mayor Talbot
Farmington City Council Members
Dave Millheim

Re: Nomination to Farmington City Historic Landmarks Register

February 14, 2014

Dear Farmington City Officials:

The Farmington City Historic Preservation Commission (FCHPC) is pleased to forward its recommendation that the Walter Grover home be designated to the Farmington City Historic Landmarks Register.

Located at 630 North Main Street, the rock home was built c.1880 by Walter Grover (at age 19!) for his mother, Elizabeth Walker Grover. Elizabeth was a pioneer of 1856 and the 6th wife of Walter's father, Thomas Grover, one of Farmington's earliest settlers. Although Thomas had other homes in Farmington, this is the only known remaining one. A 3-room rock addition was added in 1938 by Leo and Florence Manning. The building was used as a residence until just a few years ago. Because of its odd setting in the "island" between Main/660 North and North Compton Road, the building was left in a threatened position following its last sale. Bob Aamodt purchased and restored the building, also adding a large addition in adapting its use into an office space.

The FCHPC followed the procedures outlined in Chapter 39 11-39-105(4) in recommending the nomination for your approval. This nomination was discussed at the last FCHPC meeting where it was unanimously passed. We now forward it to the City Council for your vote and, if approved, "adoption of an appropriate ordinance" officially designating the building to the Farmington City Historic Landmarks Register. We hope the City Council will join us in showing appreciation for the efforts of Bob Aamodt in giving this iconic Farmington rock building a new lease on life.

Please add this item to your agenda. As per Chapter 39 of the City zoning code, property owners need to be officially notified by Farmington City that they are invited to attend the City Council meeting.

Kindest regards,



Alysa Revell, Chair
Farmington City Historic Preservation Commission
447-4397 or 801-644-6165 cell
alysa_revell@yahoo.com

Attachments:

Copy of "Chapter 39 Historic Buildings and Sites" for reference to designation procedures
Copy of Mr. Aamodt's request for designation
Handouts on the home's history and its special points of interest



October 17, 2013

Farmington Historic Preservation Commission
c/o Farmington City Hall
160 South Main Street
Farmington, Utah 84025

Dear Commission Members,

I would like to nominate the building, located at 630 North Main Street, to be on the Farmington City Landmark Register. I love the history and heritage of Farmington and saw a great opportunity to preserve a part of this town's wonderful pioneer legacy and some of my own family heritage when I purchased the property. My great, great grandfather, Leonard Rice, helped settle Farmington.

The home was built in 1880 by Walter Grover as a gift for his mother, Elizabeth Walker Grover, a Mormon handcart pioneer who emigrated from England to Utah in 1856. Walter, Elizabeth's eldest child, was just 19 years old when he started and finished the construction of the small two-room house. Building the home finally gave his mother, the sixth plural wife of Thomas Grover, a permanent residence for her and her four children.

Walter began the building of the home by chopping logs in the Farmington canyons and hauling them by oxen team to a Farmington sawmill. There they were made into lumber for all the heavy beams and floors. Walter hauled rock from the foothills for the walls, and sand and clay from the shores of the Great Salt Lake west of Centerville. This clay and very fine sand made the mortar to lay the rock. A stonemason was hired to lay the rock walls, which were built two-feet thick — a necessary insulating technique used at the time against cold and heat due to the very poor shielding properties of stone. Walter did all of the shingling himself and most of the carpentry.

In 1938 a three-room rock addition was added to the house by Leo and Florence Manning. An additional foundation was laid, in the 1990s, by Bob Sutton to further expand the footprint of the building to the North by several hundred square feet.

The floors, beams, and walls Walter Grover lovingly constructed for his mother have been fully restored. Replica windows and doors have been installed and the décor and furnishings of the building are designed to be true to the home's pioneer period.

Additional information and photos are attached.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Bob Aamodt", written in a cursive style.

Bob Aamodt

630 North Main Street Farmington, UT 84025 Tel: 801.447.4200 Fax: 801.984.8008

The WALTER GROVER *Historic* ROCK HOME *in* Farmington, Utah

The original small rock home at 630 North Main Street in Farmington, Utah is one of many stone structures that helps set Farmington apart as a city with a distinguishing architectural heritage.



*Walter Grover
circa 1887*

The home was built in 1880 by Walter Grover as a gift for his mother, Elizabeth Walker Grover, a Mormon handcart pioneer who emigrated from England to Utah in 1856. Walter, Elizabeth's eldest child, was just 19 years old when he started and finished the construction of the small

two-room house. Building the home finally gave his mother — the sixth plural wife of Thomas Grover — a permanent residence for her and her four children.

Walter received consent from his father, Thomas Grover, to build the home on the east end of the family farm. The farm was located on a plot of ground, which based on the earliest 1875 Davis County records, was first surveyed by Daniel W. Miller, one of Farmington's early settlers. The title to the land appears to have been sold to Thomas Grover around 1876 by either Thomas White or Daniel Miller.

Walter began the building of the home by chopping logs in the Farmington canyons and hauling them to a Farmington sawmill. There they were made into lumber for all the heavy beams and floors. Walter hauled rock from the foothills for the walls, and sand and clay from the shores of the Great Salt Lake west of Centerville using a yoke of oxen. This clay and very fine sand made the mortar to lay the rock.

A stonemason was hired, either by Walter or his father, to lay the rock walls, which were built two-feet thick — a necessary insulating technique used at the time against cold and heat due to the very poor shielding properties of stone. Walter did all the shingling himself and most of the carpentry. Elizabeth's remark when Walter presented her with a finished home was, "It seems like heaven!"

Elizabeth Grover lived in the home until all of her children except the youngest were married. After the death of her husband in 1886, she moved to Logan with her youngest son to care for her aging parents, renting the house in her absence. She passed away in 1917.



*The Walter Grover home as
it appeared circa 1939*

In 1938 a three-room rock addition was added to the house by Leo and Florence Manning and in the 1990s an additional foundation was laid by Bob Sutton to further expand the footprint of the building to the North by several hundred square feet.



*The Walter Grover home as it
appears today preserved and
restored by Bob Aamodt, Inc.*

Today the home has been preserved and restored by its new owner and occupant, Bob Aamodt, Inc., a financial advisory firm. To make use of the existing foundation laid in the 1990s, the home now includes a new rock addition, providing office space to the North. The floors, beams, and walls Walter Grover lovingly constructed for his mother have been fully restored. Replica windows and doors have been installed and the decor and furnishings

of the building designed to be true to the home's pioneer period.

Reference: Walter Grover Family History by Wayne Airmet

The WALTER GROVER *Historic* ROCK HOME *in* Farmington, Utah

— Home Tour —

✦ POINT OF INTEREST #1

Foundation: A cellar was dug and a rock foundation laid by a stonemason on which eventually a small two-room home would be built by 19-year-old Walter Grover as a gift for his mother, Elizabeth Walker Grover.



Elizabeth Grover

✦ POINT OF INTEREST #2

Beams: Walter chopped logs in the Farmington canyons and hauled them to a Farmington sawmill by oxen team. There some of the logs were rough-hewn into heavy beams for the floors and ceiling. Walter set the heavy beams on the foundation in preparation for laying the floor, and the roof beams on the walls once the stonemason had laid them. Bringing the home up to fire, structural, and electrical code required a renovation of the ceiling, making the roof beams no longer visible.

✦ POINT OF INTEREST #3

Rock Walls: Walter hauled rock from the Farmington foothills for the walls. A stonemason was hired, either by Walter or his father, Thomas Grover, to lay the walls. The home is one of 37 stone structures still standing in Farmington that was built during the city's pioneer and agricultural period from the plentiful field and foothill rock of the area. The number of stone structures in Farmington gives the town a distinguishing architectural heritage.

✦ POINT OF INTEREST #4

Flooring: Walter cut logs in the Farmington canyons and hauled them to a Farmington sawmill. There they were milled into lumber for all the floors. Walter laid the floor beams himself and did most of the carpentry and finishing work on the flooring for the two original rooms.

✦ POINT OF INTEREST #5

Kitchen Addition: In 1938, Leo and Florence Manning purchased the house and made important additions to the structure. The kitchen with indoor plumbing was added, along with a small bathroom. The Mannings preserved the pioneer style of the home by including wooden floors to match the original flooring of the house, and window and door framing similar to the 1880 design.



*The kitchen addition
photographed 1939*

✦ POINT OF INTEREST #6

Two-room Addition: In addition to the kitchen, Leo and Florence Manning also added two small bedrooms to the north side of the home. The bookshelves in these rooms indicate where the windows were placed by the Mannings. The walls were built to match the 1880 home in thickness. Again, wooden floors were laid to match as closely with Walter Grover's flooring as possible.

— Walter Grover Home Tour —

✦ POINT OF INTEREST #7

Two-foot Thick Walls: The walls were built two-foot thick in order to insulate against heat and cold. This practice of building the walls this thick was used at the time due to the very poor shielding properties of stone.

✦ POINT OF INTEREST #8

1990s Foundation: In the 1990s, owner Bob Sutton laid a foundation to the North of the existing structure with the intent of adding onto the old house. Bob Aamodt, Inc. has taken advantage of this foundation by adding several hundred square feet of office space onto the old home.

✦ POINT OF INTEREST #9

New Office/Work Space: Bob Aamodt, Inc. has added two additional offices, a common work area, a bathroom, and a garage onto the 1990's foundation.



The Walter Grover home today, restored and preserved by Bob Aamodt, Inc.

✦ POINT OF INTEREST #10

Rice Memorial Conference Room: The addition to the new foundation also includes a 15 x 30-foot conference room, named in honor of Leonard G. Rice, Bob Aamodt's great, great grandfather and early Farmington pioneer. The room celebrates Bob's personal connection to the settling of Farmington by his forebears and the rich pioneer heritage of the city.

✦ POINT OF INTEREST #11

Period Furniture: In an effort to preserve the pioneer heritage of the 1880 house, Bob Aamodt, Inc. has included several pieces of furniture from the home's era. These include a rosewood sofa (circa 1860), an arm chair from the late 1800's, and a secretary dating about 1890. Other antique pieces in the home include a pump organ, buffet credenza, and German clock, all dating from around the turn of the 19th century.

✦ POINT OF INTEREST #12

Ralph Gibbons Art: The Walter Grover home has been recreated in watercolor by Farmington artist, Ralph Gibbons. Gibbons has spent several years researching Farmington's pioneer architectural heritage and preserving that tradition through his renditions of several of the town's stone structures, creating them as he envisions they would have appeared in their early years. Several of Gibbons' watercolor pieces representing some of Farmington's historic rock buildings are on display at Bob Aamodt, Inc. and available for sale.

FARMINGTON, UTAH

ORDINANCE NO. 2008-40

AN ORDINANCE OF THE FARMINGTON CITY COUNCIL AMENDING TITLE 11, CHAPTER 39 OF THE FARMINGTON CITY ZONING ORDINANCE RELATING TO HISTORIC BUILDINGS AND SITES.

WHEREAS, the Farmington City Council has determined that the historical heritage of the Farmington Community is a valued and important asset and desires to adopt regulations in an effort to preserve and protect historic buildings, sites, monuments, streetscapes and landmarks which are part of that heritage; and

WHEREAS, the Farmington City Council have held all required public hearings and the Planning Commission has recommended the approval of the revised and amended Title 11, Chapter 39;

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

Section 1. Amendment. Title 11, Chapter 39 of the Municipal Code is hereby amended and adopted to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by this reference.


Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.


PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 5th DAY OF AUGUST, 2008.

FARMINGTON CITY

ATTEST:



Margy Lomax
City Recorder

By: 

Scott C. Harbertson
Mayor



CHAPTER 39

HISTORIC BUILDINGS AND SITES

- 11-39-101 Purpose
- 11-39-102 Definitions
- 11-39-103 Historic Preservation Commission
- 11-39-104 Farmington Historic Sites List
- 11-39-105 Farmington Historic Landmark Register
- 11-39-106 Standards for Rehabilitation
- 11-39-107 Appeals

11-39-101 Purpose

Farmington City (the “City”) recognizes that the historical heritage of the community is among its most valued and important assets. It is the intent of the City to identify, preserve, protect, and enhance historic buildings, sites, monuments, streetscapes and landmarks within the City deemed architecturally or historically significant. By protecting such historically significant sites and structures, they will be preserved for the use, observation, education, pleasure and general welfare of the present and future residents of the City.

11-39-102 Definitions

For the purposes of this Chapter, the following terms and words and their derivations shall have the meaning as given herein. Words not included herein or in the building code shall be given their usual meaning as found in the English dictionary, unless the context of the words clearly indicates a different meaning.

“Certificate of Historic Appropriateness” – A document evidencing approval by the Historic Preservation Commission of an application to make a material change in the appearance of a designated Historic Resource.

“Exterior Architectural Features” – The architectural style, general design and general arrangement of the exterior of a building, structure or object, including but not limited to the kind of texture of the building material and the type and style of windows, doors, signs and other appurtenant architectural fixtures, details or elements relative to the foregoing.

“Exterior Environmental Features” – All those aspects of the landscape or the development of a site which affect the historic character of the property.

“Important” – Marked by or indicative of significant worth or consequence.

“Historic Resource” - Any building, structure, object, site or district listed on the City’s Historic Sites List or the Historic Landmarks Register.

“Material Change in Appearance” – A change to a building or Historic Resource that would affect the exterior architectural or environmental features of a Historic Resource, such as:

1. Reconstruction or alteration of the size, shape or façade of a Historic Resource, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
2. Demolition or relocation of a Historic Resource;
3. Commencement of excavation for construction purposes; or
4. The erection, alteration, restoration or removal of any building or Historic Resource, including walls, fences, steps and pavements or other appurtenant features except exterior paint alterations.

“Major Alteration” – A change or alteration to a building or Historic Resource that would destroy the historic integrity including, but not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering exterior walls (except adobe) with non-historic materials, moving the Historic Resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the Historic Resource when viewed from a public right-of-way.

“Positioning” – The placement of a Historical Resource on a property or its placement relative to other structures and/or landmarks in the general vicinity.

“Reconnaissance Level Survey” – A visual evaluation of a large portion of properties in a community for the purpose of providing a “first cut” of buildings that may, based on their age and integrity, be eligible for listing in the National Register of Historic Places. The evaluation rating of potential sites and Historic Resources shall be given one of the following ratings:

- A – Eligible/Significant: built within the historic period and retains integrity; excellent example of a style or type; unaltered or only minor alterations or additions; individually eligible for National Register of Historic Places under criterion “C”; also, buildings of known historical significance.
- B – Eligible: built within the historic period and retains integrity; good example of a style or type, but not as well-preserved or well-executed as “A” buildings; more substantial alterations or additions than “A” buildings, though overall integrity is retained; eligible for National Register of Historic Places as part of a potential historic district or primarily for historical, rather than architectural, reasons.

C – Ineligible: built during the historic period but has undergone Major Alterations or additions; no longer retains integrity.

D – Out-of-period: constructed outside the historic period.

“Scale” – The distinctive relative size, extent or degree of a Historic Resource.

“Significant” – Having or likely to have influence and effect.

11-39-103 Historic Preservation Commission

The Historic Preservation Commission, created pursuant to Farmington City Code §3-03-040, as amended, shall provide advisory assistance to the City regarding the implementation of the provisions of this Chapter.

11-39-104 Farmington Historic Sites List

(a) Created. There is hereby created a Farmington Historic Sites List (the “List”), which shall serve as a means of providing recognition to and encouraging the preservation of Historic Resources in the City. The List shall be prepared and maintained by the Historic Preservation Commission and filed with the City Recorder’s Office.

(b) Contents. The List shall describe each Historic Resource, the date or approximate date of its construction the date during which its historic significance was established, the reason for including it on the List, and the name and address of the current owner as shown on the records of the Davis County Recorder.

(c) Criteria. The Historic Preservation Commission may designate any building, structure, object, site or district to the List as a Historic Resource in accordance with the procedures set forth herein if it is determined by the Historic Preservation Commission that the Historic Resource meets all of the following criteria:

- (1) It is located within the official boundaries of the City; and
- (2) It is at least fifty (50) years old; and
- (3) There are no Major Alterations or additions that have obscured or destroyed the significant historic features.

(d) Designation Procedures. The Historic Preservation Commission is charged with designating properties to and maintaining the List. The List shall reference any research related to the Historic Resource and a copy of the List shall be kept in the Historic Preservation Commission’s historic sites files. The historic sites files shall be open to the public in accordance with the Farmington City Government Records Access and Management Ordinance. This List shall be reviewed and Historic Resources shall be added or deleted as appropriate on, at minimum, a yearly basis by the Historic

Preservation Commission. The List should include all Historic Resources located within the City that meet the minimum requirements set forth below:

- (1) Rate an "A" or "B" on a professional Reconnaissance Level Survey;
 - (2) Are deemed "A" or "B" by the Historic Preservation Commission (for properties outside of a surveyed area);
 - (3) Any Historic Resource that does not meet the "A" or "B" criteria established by the National Register of Historic Places, but is of exceptional importance to Farmington's history; or
 - (4) Any Historic Resource that has undergone Major Alterations or has been destroyed. Markers may be placed on these sites with City Council approval.
- (e) Results of Designation.
- (1) Certificate. The owner of an officially designated Historic Resource may obtain a historic site certificate from the Historic Preservation Commission. The certificate shall contain the historic name of the property, the date of designation, and signatures of the Mayor and the Historic Preservation Commission Chairperson.
 - (2) Demolition. If a Historic Resource is to be demolished or undergo Major Alterations, efforts shall be made by the Historic Preservation Commission to document its physical appearance before that action takes place.
 - a. The City shall delay issuing a demolition permit for a maximum of ten (10) calendar days and shall notify a member of the Historic Preservation Commission, who will take responsibility for the documentation.
 - b. Documentation shall include, at a minimum, exterior photographs of all elevations of the Historic Resource. When possible, both exterior and interior measurements of the building will be made in order to provide an accurate floor plan drawing of the building.
 - c. A demolition permit shall be issued after a period ten (10) calendar days from the initial date of permit application whether or not the Historic Preservation Commission has documented the building. The permit may be issued earlier

if the Historic Preservation Commission has completed its documentation before the ten (10) day deadline.

- d. Documentation shall be kept in the Historic Preservation Commission's historic sites files, which shall be open to the public in accordance with the Farmington City Government Records Access and Management Ordinance.

(f) **Removal of Properties.** If, after review and consideration by the Historic Preservation Commission, it is determined that a Historic Resource no longer meets the criteria for listing, the Historic Preservation Commission may remove the Historic Resource from the List.

11-39-105 Farmington Historic Landmarks Register

(a) **Created.** There is hereby created a Farmington Historic Landmarks Register (the "Register"), which shall provide further recognition of significant Historic Resources; provide protection for Historic Resources as set forth in this Chapter; and may qualify owners of Historic Resources to special assistance from the City as may be determined by the City Council in its sole discretion. The Register shall be prepared and maintained by the Historic Preservation Commission in accordance with the provisions set forth in this Chapter. A Notice of Listing shall be filed for each property listed on the Register with the City and recorded in the office of the Davis County Recorder.

(b) **Contents.** The Register shall describe each Historic Resource, the date or approximate date of its construction, the date during which its historic significance was established, the qualifications for including it on the Register, and the name and address of the current owner of the property as shown on the records of the Davis County Recorder.

(c) **Criteria.** Any building, structure, object, or district may be designated to the Register in accordance with the procedures set forth herein if it meets all the criteria set forth below:

- (1) It is located within the corporate boundaries of Farmington City.
- (2) It is currently listed in the National Register of Historic Places (the "*National Register*"), or it has been officially determined eligible for listing in the National Register under the criteria of 36 C.F.R. 60.4, as amended.
- (3) Historic Resources shall also meet at least two (2) of the following criteria:
 - a. It is an easily identifiable visual feature of its neighborhood or the City because of its positioning, location, age, scale or

style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;

- b. It figures importantly into Farmington's founding or development through its uses, especially public uses;
 - c. It is associated with persons significant in the founding or development of Farmington, especially the earliest settler families (1847-1900);
 - d. It is associated with events that have made a significant contribution to the founding or development of Farmington;
 - e. It illustrates an important architectural form, style, or building technique, especially as an example of "local vernacular" (e.g. single & two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style, or technique within the City;
 - f. It has been used as a way-finding landmark for at least 50 years; or
 - g. It has yielded, or may be likely to yield, information important in prehistory or history (e.g. archeological sites).
- (4) If a Historic Resource does not meet at least two (2) of the criteria of Subsection (2) above, but is of exceptional importance to Farmington's history and the owner of the property wishes to have it designated as a Historic Resource on the Register, the Historic Preservation Commission may review the request and, if deemed suitably significant, may recommend to the City Council that the Historic Resource be added to the Register.

(d) Notification. The owner of the Historic Resource shall be notified in writing either by certified mail or hand delivery of proposed action to designate the Historic Resource to the Register and shall be invited to attend the Historic Preservation Commission meeting in which the designation will be discussed.

(e) Designation.

- (1) Official designation proceedings shall begin with submittal of a written request for designation by either the property owner or a member of the Historic Preservation Commission. The request shall identify the property by its address and historic name, give

the date the property was listed in the National Register or officially determined eligible, and include a statement summarizing the property's significance to the City. This official request may be preceded by informal contacts with the property owner by Historic Preservation Commission members, private citizens, local officials, or others regarding designation of the property.

- (2) Upon written request for designation, the Historic Preservation Commission Chairperson shall arrange for the designation to be considered at the next Historic Preservation Commission meeting, which shall be held at a time not to exceed thirty (30) days from the date the designation request was received.
 - (3) A decision by the Historic Preservation Commission shall be based on whether the property meets the criteria for designating properties to the Register as set forth in Section 11-39-105 (c). The Historic Preservation Commission shall forward its recommendation in writing to the City Council within fourteen (14) days of the decision.
 - (4) The City Council may, by adoption of an appropriate ordinance, designate a Historic Resource to the Register. The owner of the Historic Resource shall be notified at least three (3) days prior to the City Council meeting at which the ordinance will be considered and shall be allowed to address the Council with regard to the designation. Following designation, a notice of such shall be mailed to the owners of record together with a copy of Chapter 39 of the City code.
 - (5) A Historic Resource which, in the opinion of the Historic Preservation Commission, no longer meets the criteria for eligibility may be removed from the Register after review and recommendation by the Historic Preservation Commission and the adoption of an appropriate ordinance by the City Council.
 - (6) Upon official adoption of a designating or removal ordinance, the Historic Preservation Commission shall record the ordinance with both the City Recorder's Office and the County Recorder's Office to indicate such designation or removal on the official records thereof.
- (f) Result of Designation.

- (1) An owner of a Historic Resource listed on the Register may seek assistance from the Historic Preservation Commission in applying for grants or tax credits for rehabilitating the owner's properties.
- (2) Proposed repairs, alterations, additions, relocation or demolitions to Historic Resources listed on the Register requiring a building permit are subject to review by the Historic Preservation Commission and shall receive a "Certificate of Historic Appropriateness" prior to issuance of a building permit. The purpose of this review is to ensure the preservation of Historic Resources to the greatest extent reasonably possible.
 - a. Any application for a building permit pertaining to a Historic Resource designated on the Register shall be forwarded by the Zoning Administrator to the Historic Preservation Commission for its determination prior to the issuance of the requested permit.
 - b. At its next scheduled meeting, the Historic Preservation Commission shall review the application and proposed work for compliance using the United States Secretary of the Interior's Standards for Rehabilitation, (the "Standards") as set forth in Section 11-39-106 of the Farmington City Code.
 - c. The Historic Preservation Commission's determination shall be forwarded within three (3) days to the Zoning Administrator for review. If the Historic Preservation Commission denies or requires significant revisions to a permit application, the determination shall indicate of the specific "Standards" on which the decision of the Historic Preservation Commission is based and, where appropriate, shall provide a brief explanation setting forth the reasons for the determination. Copies of the determination shall be forwarded by the Zoning Administrator to the property owner.
 - d. The Zoning Administrator shall upon receipt of the Historic Preservation Commission's determination, process the permit as set forth in this section. Projects which, as determined by the Historic Preservation Commission, are consistent with the Standards shall be issued a Certificate of Historical Appropriateness which authorizes the building permit to be issued upon compliance with all other applicable requirements of this Title or any other applicable ordinance.

- e. An applicant whose submittal does not comply with the Standards may, for a period of sixty (60) days, meet with the Historic Preservation Commission, together with the Zoning Administrator, to explore means for proper repair, alteration or addition to the Historical Resource which are consistent with the Standards, which may include the following:
 - i. Feasibility of modifications to the plans;
 - ii. Feasibility of alternative uses of the Historic Resource;
 - iii. Feasibility of acquiring easements and/or variances;
 - iv. Feasibility of acquiring financial or other forms of assistance from preservations organizations.

- f. If no approval is granted within the initial sixty (60) days, the Historic Preservation Commission may grant an extension of an additional sixty (60) days. If no approval is granted at the conclusion of one hundred twenty (120) days, the Certificate of Historic Appropriateness shall be denied if the Standards for Rehabilitation cannot be met and the requested building permit shall not be issued by the Zoning Administrator.

- g. A decision by the Historic Preservation Commission approving or denying a Certificate of Historic Appropriateness for the relocation of a Historic Resource shall be guided by the following criteria:
 - i. How the historic character and aesthetic interest the Historic Resource contributes to its present setting;
 - ii. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - iii. Whether the Historic Resource can be relocated without significant damage to its physical integrity; and

- iv. Whether the proposed relocation area is compatible with the historical and architectural character of the Historic Resource.
 - h. A decision by the Historic Preservation Commission approving or denying a Certificate of Historic Appropriateness for the demolition of a Historic Resource listed on the Register shall be guided by the following criteria:
 - i. The historic, scenic or architectural significance of the Historic Resource;
 - ii. The importance of the resource to the character of the neighborhood or City;
 - iii. The difficulty or the impossibility of reproducing the Historic Resource because of its design, texture, material, detail, or unique location;
 - iv. Whether the Historic Resource is one of the last remaining examples of its kind in the neighborhood or City;
 - v. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
 - vi. Whether reasonable measures can be taken to save the Historic Resource from deterioration or collapse; and
 - vii. Whether the Historic Resource is capable of being used to earn a reasonable economic return on its value.
 - i. A Certificate of Historical Appropriateness shall become void unless construction authorized by a building permit is commenced within one hundred eighty (180) days after issuance of the certificate.
- (3) Ordinary maintenance and repair of any exterior architectural or environmental feature in or on a Historic Resource to correct deterioration, decay, or to sustain the existing form, and that does not

involve a material change in design, material or outer appearance thereof, does not require a Certificate of Historic Appropriateness.

- (4) An owner of a Historic Resource listed on the Register shall not allow any building to deteriorate by failing to provide ordinary maintenance or repair. The Historic Preservation Commission shall be charged with the following responsibilities regarding deterioration by neglect:
- a. The Historic Preservation Commission shall monitor the condition of Historic Resources to determine if any Historic Resource is being allowed to deteriorate by neglect. Conditions such as broken windows, doors and exterior openings which allow the elements to enter or otherwise become an attractive nuisance, or the deterioration of a Historic Resource's structural system shall constitute failure to provide ordinary maintenance or repair.
 - b. In the event the Historic Preservation Commission determines there is a failure to provide ordinary maintenance or repair, the Historic Preservation Commission shall notify the owner of the Historic Resource and set forth the steps which need to be taken to remedy the situation. The owner of the Historic Resource shall have thirty (30) days to make necessary repairs.
 - c. In the event that the condition is not remedied in thirty (30) days, the Historic Preservation Commission may recommend to the City Council that penalty fines be imposed as provided in Chapter 38, "Enforcement and Penalties", of this Title.
- (5) When, by reason of unusual circumstance, the strict application of any provision of Section 11-39-105 (e) if this chapter would result in the exceptional practical difficulty or undue economic hardship upon any owner of a Historic Resource, the City Council, with recommendation from the Historic Preservation Commission, shall have the power to modify strict provisions, so as to relieve such difficulty or hardship; provided such modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the Historic Resource, shall be conserved and substantial justice done. In granting modifications, the City Council, with or without recommendation from the Historical Preservation Commission, may impose such reasonable and additional stipulations and conditions as will, in its judgment, best

fulfill the purpose of this Chapter. Undue hardship shall not include a situation of the person's own making.

- (6) A person who alleges that action by the Historic Preservation Commission or the City will result in an unconstitutional taking of property may request a review thereof as provided in the Farmington City Code.

(g) **Enforcement.** Failure to follow the procedure for acquiring a Certificate of Historical Appropriateness may result in the Zoning Administrator issuing a stop-work order while a review is conducted. The review will determine if revocation of a conditional use permit granted for a use associated with the Historic Resource revocation of building permits and/or other penalty fines are necessary as per Chapter 38, "Enforcement and Penalties", of this Title.

- (1) Failure to follow the procedure set forth in this Chapter for acquiring a Certificate of Historic Appropriateness may result in removal of the Historic Resource from the Register and the National Register, thus rendering the property ineligible for federal, state, and City tax credits, grant and loan programs.
- (2) In addition, if the Historic Resource has received land use entitlements as a result of its placement on the Register, the City may consider the revocation of such entitlements and/or the acceleration of any debt issued by the City as part of a program of Historic Preservation/Rehabilitation consistent with applicable law.

11-39-106 Standards for Rehabilitation.

The following "Standards for Rehabilitation" shall be used when determining the historic appropriateness of any application pertaining to a Historic Resource:

(a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(b) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

(c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(d) Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.

(e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

11-39-107 Appeals

(a) Any person adversely affected by any final decision of the Zoning Administrator in the administration of this Chapter may appeal such decision as set forth in section 11-5-106 of the Zoning Ordinance.

(b) Any person adversely affected by any final decision of the Historic Preservation Commission in the administration of this Chapter may appeal such decision to the City Council in accordance with the provisions of this Section.

(1) Appeals shall be taken within fifteen (15) days of a written decision by filing a written notice with the City Manager, specifying the grounds for appeal. Only grounds specified in the appeal shall be considered by the Council.

(2) An appeal stays all proceedings in furtherance of the action appealed from unless the Historic Preservation Commission

certifies to the City Council that, by reason of fact stated in the certificate, a stay would cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by restraining order which may be granted by the appropriate appeal body or by the District Court on application and notice and on due cause shown.

- (3) The City Council shall schedule a public hearing to hear the appeal. Notice of the hearing shall be given at least fifteen (15) days prior to the hearing. Notice of the hearing shall be made as required by law. The City Council may modify the order, requirement, decision or determination appealed from and may make such determination as ought to be made and to that end shall have all powers of the Historic Preservation Commission. A concurring vote of a simple majority of the total membership of the Council shall be necessary to act on the appeal.

(c) Any person adversely affected by any final decision of the City Council designating a Historic Resource to the Register, or regarding an appeal from a decision of the Historic Preservation Commission in the administration of this Chapter may have and maintain a plenary action for relief therefrom in a court of competent jurisdiction; provided a petition for such relief is presented to the Court within thirty (30) days after the rendering of such decision.

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

SUBJECT: TOWN HALL MEETING

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

This time is reserved for anyone wanting to talk about a non-agenda item.

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

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 26, 2014 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 plan trees to gladden hearts and promote the well-being of present and future generations.

Dated this 19th day of March 2014

H. James Talbot
Mayor

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT ("Agreement") is made and entered into as of the ____ day of _____, 2014, by and between Carlene S Holbrook, Trustee for and Paul Tinney 250 S 650 W Farmington UT 84025, hereinafter referred to as "Seller," and FARMINGTON CITY, a Utah municipal corporation, hereinafter referred to as "Buyer."

RECITALS:

A. Seller is the owner of approximately of 3.969 acres of real property, located at 250 South 650 West in Farmington City, Utah, which real property is more particularly described as tax parcel number 080760034 on the records of the Davis County Recorders office located in Farmington Utah, (the "Property").

B. Seller is desirous of selling the Property to Buyer and Buyer desires to purchase the Property from Seller, all upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Sale and Purchase Price.** Seller does hereby agree to sell, transfer, assign and convey, and Buyer does hereby agree to purchase the Property at the purchase price of Four Hundred and Forty Eight Thousand Dollars (\$448,000), payable by Buyer to Seller in lawful money of the United States in accordance with all of the provisions of this Agreement.

2. **Settlement and Closing.** Time is of the essence to this Agreement. Settlement shall take place on or before April 1, 2014, or at such other date which Buyer and Seller shall agree in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to Backman Title Company, (the "Closing Office"), all documents required by this Contract, by written escrow instructions or by applicable law; (b) any monies required to be paid by Buyer under these documents have been delivered by Buyer to Seller or to the Closing Office in the form of collected or cleared funds; (c) any monies required to be paid by Seller under these documents have been delivered by Seller to Buyer or to the Closing Office in the form of collected or cleared funds; and (d) all contingencies set forth in paragraph 6, below, have been satisfied. At Settlement Seller shall deliver to Buyer a duly executed and acknowledged Special Warranty Deed for the real property. The transaction will be considered "Closed" when Settlement has been completed, and when the applicable closing documents have been recorded in the office of the Davis County Recorder. The transaction shall be Closed within four calendar days of Settlement.

3. **Title Insurance.** Seller agrees to furnish good and marketable title to the Property, evidenced by a current ALTA standard-coverage owner's policy of title insurance in the amount of the Purchase Price. Buyer shall order a preliminary commitment for a policy of title insurance to be issued by such title insurance company as Buyer shall designate. A copy of the preliminary

commitment shall be delivered by Buyer to Seller within ten (10) days of the execution of this Agreement. Buyer shall give written notice to Seller specifying reasonable objections to title within three business days of delivery of the preliminary commitment. Thereafter, Seller shall be required, through escrow at closing to cure the defects to which Buyer has objected. The Title Policy to be issued shall contain no exceptions other than those provided for in said standard form. If title cannot be made so insurable through an escrow agreement at closing, the escrowed purchase price shall, unless Buyer elects to waive such defects or encumbrances, be refunded to Buyer, and this Agreement shall thereupon be terminated. Seller agrees to pay any cancellation charge.

4. **Warranties of Seller.** Seller warrants that he has no knowledge or has received no claim nor notice of any environmentally hazardous condition concerning the property which has not or will not be remedied prior to Closing. Seller warrants that all obligations against the Property including taxes, assessments, mortgages, liens or other encumbrances of any nature shall be brought current on or before Closing. No other representations have been made by Seller to Buyer.

5. **Water Rights.** Seller warrants that any water or well rights associated with the property (if any) are surrendered to the Buyer at the Closing as part of this sale.

6. **Proration's.** Seller and Buyer shall each pay one-half (1/2) of the escrow closing fee. Costs of providing title insurance shall be paid by Seller. Taxes and assessments shall be paid by Seller for the year 2014, on a pro-rated basis, to the date of closing. Buyer shall be responsible for recording costs for the special warranty deed. To the extent any roll-back or greenbelt taxes become due by virtue at the sale of this property to the City, Seller shall be responsible to pay such taxes.

7. **Contingencies.** This Purchase Agreement is contingent on the following:

a. Formal acceptance by the Seller via signature on this document no later than 5:00 PM on March 3, 2014.

b. Formal approval of the terms of this Agreement by the Farmington City Council.

8. **Notices.** Any notice required or desired to be given pursuant to this Agreement shall be delivered personally or mailed by certified mail, return receipt requested, postage prepaid, to the parties as follows:

Seller:

Carlene Holbrook and Paul Tingey
809 West 2310 North
West Bountiful UT 84087

Buyer:

Farmington City
Attn: City Manager
160 North Main Street
Farmington, Utah 84025

The Buyer and Seller may change their addresses by notice given as required above.

9. **Default.** If Buyer defaults, Seller may proceed to exercise any remedies at law it may have. If Seller defaults, Buyer may elect to sue Seller for specific performance and/or damages. Under no circumstance shall the escrowed funds be deemed an earnest money deposit or liquidated damages.

10. **Abrogation.** Except for those paragraphs in this Agreement expressly surviving the Closing, and the express warranties contained in this Agreement, execution and delivery of the final closing documents shall abrogate this Agreement.

11. **Successors and Assigns.** This Agreement shall bind each of the parties hereto and their respective heirs, personal representatives, successors and assigns.

12. **Entire Agreement.** This Agreement, with any exhibits incorporated by reference, constitutes the final expression of the parties' agreement and is a complete and exclusive statement of the terms of that agreement. This Agreement supersedes all prior or contemporaneous negotiations, discussions and understandings, whether oral or written or otherwise, all of which are of no further effect. This Agreement may not be changed, modified or supplemented except in writing signed by the parties hereto.

13. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

14. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one single agreement. Facsimile transmission of any signed original document, and the retransmission of any signed facsimile shall be the same as delivery of an original.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement individually or by and through their respective, duly authorized representatives as of the day and year first above written.

"BUYER"

FARMINGTON CITY

ATTEST:

City Recorder

By: _____
Jim Talbot, Mayor

"SELLER"

By: P. Ingrey

By: Carlene J. Holbrook

EXHIBIT "A"

BEG AT A PT N 849.75 FT ALG THE 1/4 SEC LINE & N 89°59'34" W 409.48 FT FR THE SE COR OF THE SW 1/4 OF SEC 24-T3N-R1W, SLM; & RUN TH N 89°59'34" W 294.55 FT; TH N 0°00'26" E 591.11 FT; TH N 89°50' E 294.55 FT; TH S 0°0'26" W 592.01 FT TO THE POB. TOGETHER WITH & SUBJECT TO A 60 FT R/W. CONT. 4.0 ACRES.



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 19, 2014
SUBJECT: **2014 BOA APPOINTMENTS**

RECOMMENDATION

Move that the City Council ratify proposed Board of Adjustment re-appointments by Mayor Talbot as follows:

Tyler Judkins	One 5 year term: January 1, 2014 to December 31, 2018
G. Bret Gallacher	One 5 year term: January 1, 2013 to December 31, 2017

BACKGROUND

Section 11-5-102 of the Zoning Ordinance states that members of the Board of Adjustment shall be appointed by the Mayor with the advice and consent of the City Council. Normally, the Board meets on an infrequent basis, sometimes once or twice a year. Nevertheless institutional memory for Board members is important because their decisions stem from quasi judicial deliberations. Therefore, it is not un-common for members to serve more than one 5 year term. Tyler Judkins and G. Bret Gallacher completed their first terms of service on the December 31, 2013 and December 31, 2013 respectively, and are more than willing to serve another term.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

2013 FARMINGTON CITY BOARD OF ADJUSTMENTS

DJ (David) Williams
188 N. Morningside Drive
Farmington, Utah 84025

12/31/16
Appointed CC Mtg. 2/15/06

Home: 451-0535
Work: 328-3131
dwilliams@stoel.com

Tyler Judkins
907 Farmington Crossing
Farmington, Utah 84025

12/31/13

Home: 540-1499
8112000@gmail.com

G. Bret Gallacher
1737 N. Sweetwater Lane
Farmington, Utah 84025

12/31/12
Appointed CC Mtg. 2/15/06

Home: 447-4660
Cell: 243-7726
bggallacher@afstores.com

PC Rep.

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

SUBJECT: UTA Improvements

ACTION TO BE CONSIDERED:

Decide not to build or pay for the bus stop cement pads at various locations at this time.

GENERAL INFORMATION:

See enclosed staff report prepared by 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: Keith Johnson, Assistant City Manager
Date: March 10, 2014
Subject: **BUS STOP PADS.**

RECOMMENDATIONS

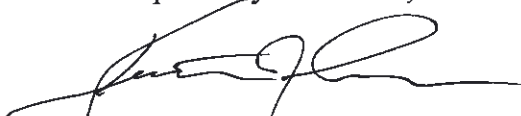
Decide not to build or pay for the bus stop cement pads at various locations at this time.

BACKGROUND

The City was contacted by UTA last fall about wanting to have bus stop pads and benches at various bus stops in the City. UTA said that it would cost around \$7,000.00 per pad and the City would pay half of that amount. Staff told UTA that the City could do the cement pads for a lot less and if the City did the pads would UTA take care putting in the benches, which UTA agreed to do. The City went and got a bid from Ross Campbell to do the cement pads and his bid is \$895.00 for a 5 foot by 10 foot pad, which was going to cost around \$22,000 for 24 bus stops. UTA has since come back and said we need to have the pads 8 feet by 15 feet to accommodate ADA requirements which doubled the cost to \$44,000. The City contacted UTA if they would pay for these improvements and UTA stated that they might be able to do a few a year, but they could not do all at once either.

The staff recommendation is that we do not do these improvements now, as additional costs have incurred for other projects and there are still additional projects that are more important including the 650 W and Clark Lane intersection area that will need to be funded.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

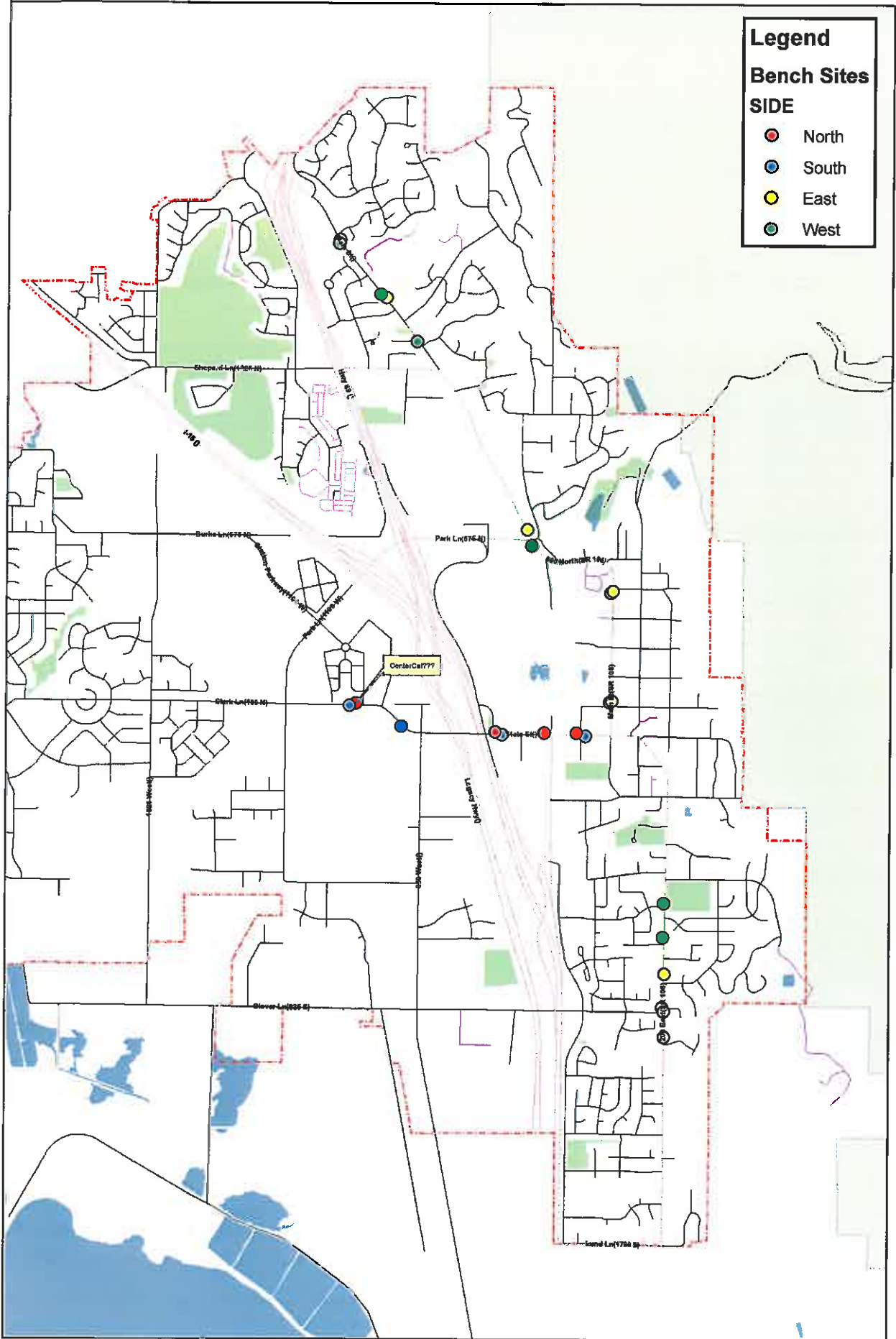
Review and Concur,



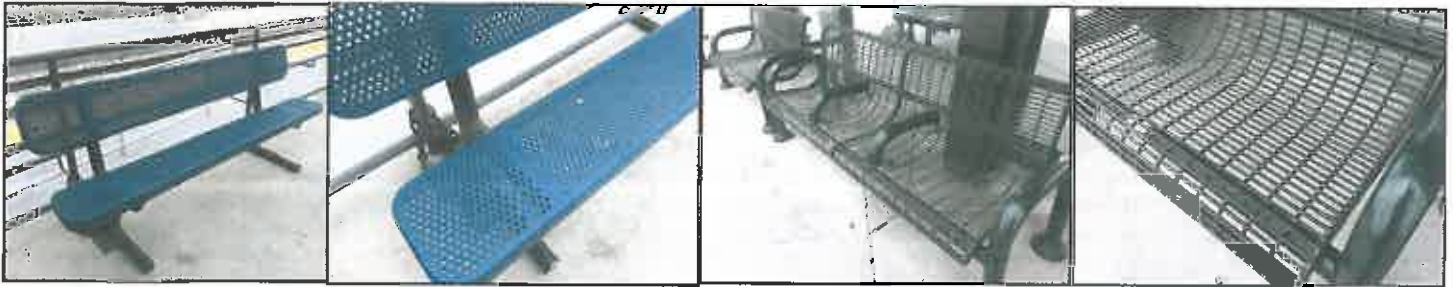
Dave Millheim,
City Manager



Farmington City Bus Stops



UTA Amenities 1 Pager



UTA Benches currently installed at Salt Lake Central

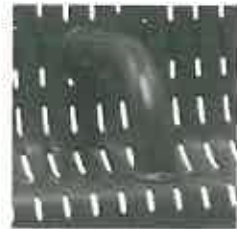
Some available benches that meet "Buy America" regulation



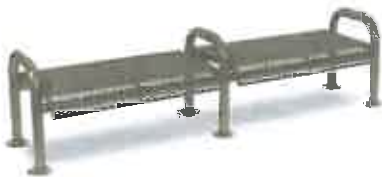
8 foot bench = \$1,100



6 foot bench = \$700



Arm braces = \$50 each



8 foot bench = \$1,000



6 foot bench = \$650



6 foot bench = \$400



Plate Covers = \$100



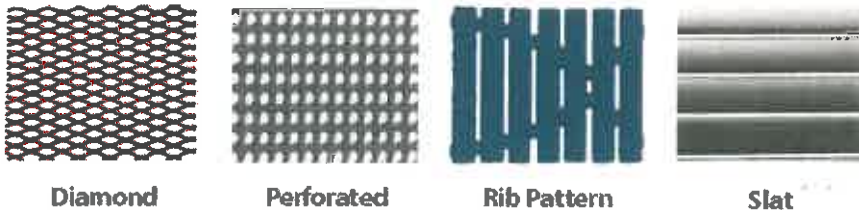
Garbage Can = \$600

Available Colors



*White, Vanilla & Orange only in frame colors.

Available Patterns



Prices are approximate and do not include freight, handling, and other fees/taxes

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

S U B J E C T: Election for the GO Bonding and RAP Tax for the Construction of the Large Park and Gym this coming November

ACTION TO BE CONSIDERED:

Decide to move forward with the GO Bond and RAP tax election for this November.

GENERAL INFORMATION:

See enclosed staff report prepared by 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: Keith Johnson, Assistant City Manager

Date: March 10, 2014

Subject: **DISCUSS ELECTION FOR THE G.O. BONDING AND RAP TAX FOR THE CONSTRUCTION OF THE LARGE PARK AND GYM THIS COMING NOVEMBER.**

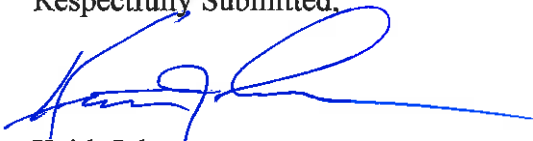
RECOMMENDATIONS

Decide to move forward with the G.O. bond and RAP tax election for this November.

BACKGROUND


The City wants to construct the large park area along 650 W and a gymnasium along 1100 W next to the elementary school that will be built in the next couple of years. The costs for both of these will be from 6 to 9 million dollars. In order for the City to pay for these costs, a continuation of an existing G.O. bond and the RAP tax on sales tax will have to be approved. Both of these will have to be approved by a majority vote in the November election. The City needs to start now formulating plans and taking the necessary steps in order to have these on the ballot for this November. That is why a decision to move forward with both of these elections needs to be made at this time.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,



Dave Millheim,
City Manager

Regional Park Development and Gymnasium

	<u>Estimates</u>		
Park Development Costs	3,500,000	Park Savings	665,000
Gym.		G.O. Bond	3,500,000
120 ft x 180 ft block const	3,700,000	Impact Fees ???	2,000,000 - 3,000,000
140 ft x 220 ft block const	5,200,000	Total Financing	<u>6,165,000 - 7,165,000</u>
120 ft x 180 ft Metal bldg	2,400,000	Other Financing	
140 ft x 220 ft Metal bldg	3,400,000	Sell Old Farm property	
Total Costs	<u>5,900,000 to 8,700,000</u>	RAP Tax	
		Future TDR \$20,000 / Unit	

Bonding

Pay off GO bond on Heritage Park and Community Center in 2016
Do new bond using the same revenue stream - not having to raise property taxes.

Have to have on ballot for approval in November.

Payment on 3,500,000 @ 18 yrs @ 4% 276,500

Time Line For Bonding

March - April	Form a grass root committee to promote the bond election
July	Have draft of flyer and write up of the answers to questions and solutions to the problems.
August	Pass the bond election notification.
Sept.	Get pamphlets ready to send out and any props to use at open house
October	Send out pamphlets Hold open house to answer citizens concerns
November	Hold election
	Have 10 years to bond after the election and have 3 years to spend the funds after bonding.

RAP Tax

This is added to the sales tax rate for the City. It is good for 8 years
Have to have on ballot for approval in November.
We could pay back about \$1,000,000 over 8 yrs.

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

SUBJECT: City Manager Report

1. Police and Fire Monthly Reports for February
2. Use of City Trails for Private Access

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



Farmington City Police Department 2014 - Summary Cont.

	Average	Total
Cases	140.50	281

Reports	
Officer	66.00
Crime	56.00
Accident	19.00
Supp	40.00

Citations	
Total	178
Traffic	89.00
Speed	53.50
Parking	60.00
Other	7.50
	29.00

Activities	1880.50	3761
------------	---------	------

Investigations	Working	40.50
# Reports		33.50
		67



Farmington City Fire Department



Monthly Activity Report

February 2014



Emergency Services

Fire / Rescue Related Calls: 27

All Fires, Rescues, Haz-Mats, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Support, etc...

Ambulance Related Calls: 40 / Transported 24 (60%)

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, etc...

Calls Missed / Unable to adequately staff: 2

Urgent EMS Related Response Times (AVG): 4.8 Minutes GOAL 4 minutes or less (+.8min.)

Urgent Fire Related Response Times (AVG): 7.2 Minutes GOAL 4 minutes or less (+ 3.2min.)

Department Man-Hours (based on the following 28-day pay periods February 7th and February 21st)

Part-Time Shift Staffing:	1,375	Budgeted 1,344	Variance +31
Part-Time Secretary:	40	Budgeted 40	Variance - 0
Part-Time Fire Marshal:	30	Budgeted 40	Variance - 10
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 48
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	210		
Emergency Callbacks:	176	FIRE 54.5 Hrs / EMS 121.5 Hrs	
Special Event Hours:	60.5		(YTD:) 96
Total PT Staffing Hours:	1,891.5		(YTD:) 3,395

Monthly Revenues & Grant Activity YTD

Ambulance:	Prev. Month	Calendar Year	FY 2014
Ambulance Services Billed (previous month):	\$ 36,061.44	\$36,061.44 YTD	\$292,095.41
Ambulance Billing Collected (previous month):	\$ 23,926.04	\$23,926.04 YTD	\$181,727.59
Variations:	-\$12,135.40	-\$12,135.40 YTD	-\$110,367.82

Grants / Assistance / Donations:

Grants Applied For: UBEMS Per Capital & Competitive	\$ 30,000	\$30,000 YTD
Grants / Funds Received: None	\$ 0	\$200 YTD

Scheduled Department Training (To Include Wednesday Evening Drills) & Man Hours

Drill # 1– Officers Monthly Meeting & Training:	21	
Drill #2– FIRE – Canyon Rescue / Rigging Overview	24	Avg. Wednesday Night Drill Att.
Drill #3– ADO - ADO Annual Written & Practical	24	by FFD Personnel This Month: 9
Drill #4– EMS – ER Operations / Davis No. Hosp.	24	
Other: Spartan Factory Visit Baltimore	72	
Ice Rescue Trainer Completion x 6 personnel	48	
Ice Rescue Technician Certification x 24 personnel	192	
Total Training / Actual Attended:	395	668 YTD

Fire Prevention & Inspection Activities

Business Inspections:	QTY	
	19	
Fire Plan Reviews & Related:	12	
Station Tours & Public Ed Sessions:	16	

Health, Wellness & Safety Activities

Reportable Injuries:	QTY	
	0	0 YTD
Physical Fitness / Gym Membership Participation %	44%	
Chaplaincy Events:	1	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	1	1 YTD
--	---	--------------

Active FFD Committees: Emergency Medical Services (EMS), Apparatus & Equipment, Fire Apparatus & Equipment, Rescue – Heavy Rescue, Water, Rope & Related Equipment, Wildland Apparatus & Equipment, Health, Wellness & Safety, Charity / Fund Raiser, Fire Prevention & Pub-Ed, Haz-Mat, Building and Facilities.

Additional Narrative:

Call volumes (and call-types) followed typical seasonal trends with delivery of emergency services (emergency response times) still improving compared to last year's statistics. Emergent EMS response times averaged 4.8 minutes and Emergent FIRE response times averaged 7.2 minutes. Two calls resulted in no-staffing or short-staffing of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). FFD exceeded budgeted staffing hours based on testing activities for new hires. Fulltime hours reflect an additional 48-hours due to Ice Rescue Instructor & Technician certification completions. Note: Additional OT hours applied to city-wide leadership training for one of our FT Captains. FFD had to restrict eight (8) part-time personnel from working regular hours (until June 1st) due to the Affordable Care Act (ACA). This prohibits any of our PT personnel from working above 1560 hours within a twelve-month period without providing health and retirement benefits. This rule will negatively impact our most valuable employees and the department's ability to staff call-backs, shiftwork and training sessions.

Ambulance transport percentages came in at 60% (above normal). Collections of revenues continue with little predictability due to collection & mandated billing variables. This month's training focused on Leadership Development, Canyon Rescue / Rope Rescue Operations, the start of our annual ADO/ Engineer written and practical testing for engineers, Emergency Department Operations (hosted by Davis North Medical Center) and Specialized Ice Rescue Technician certification completion for all department personnel. FFD is now fully mission capable for Ice Rescue deployment as part of a taskforce within Davis County (Syracuse FD, Layton FD and now Farmington FD). FFD is also a registered training site for regional training as we now boast six (6) certified Ice Rescue Instructors. New part-time hire testing commenced with a large volume of candidates. This testing process included various activities to help ensure only the best candidates be considered for employment (with additional consideration is given to personnel residing within the Farmington community). At this time we plan to fill six part-time positions. Three personnel from the FFD apparatus committee attended a Spartan factory in PA for a fact-finding three-day tour which provided a tremendous insight to new generation aerial apparatus designs, mandates, capabilities and costs. This trip was facilitated by Spartan / Crimson Apparatus. Spartan is one of three manufacturers who build a ladder / platform device most suited for Farmington's needs. More to come...

*Please feel free to contact myself at your convenience with questions, comments or concerns:
Cell (801) 643-4142 or email gsmith@farmington.utah.gov*

Respectfully,

Guido Smith
Fire Chief



Proud Protectors of Your Life and Property – Since 1907

CITY COUNCIL AGENDA

For Council Meeting:
March 19, 2014

SUBJECT: 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.