

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

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, March 3, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

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

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

REPORTS OF COMITTEES/MUNICIPAL OFFICERS

7:05 Introduction of the new Youth City Council Members/Administration of Oath of Office

7:15 Police Chief Report on Law Enforcement Impacts Related to new Growth

PRESENTATION OF PETITIONS AND REQUESTS:

7:30 Brentwood Estates Final Plat

SUMMARY ACTION:

7:40 Minute Motion Approving Summary Action List

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

NEW BUSINESS:

7:45 Office Park Discussion

8:15 2015 Municipal Elections

GOVERNING BODY REPORTS:

8:25 City Manager Report

1. Executive Summary for Planning Commission held on February 19, 2015
2. UTA Improvements – Bus Stop Pads

8:30 Mayor Talbot & City Council Reports

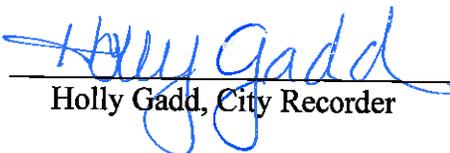
ADJOURN

CLOSED SESSION

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

DATED this 26th day of February, 2015.

FARMINGTON CITY CORPORATION

By: 
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 3, 2015

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

It is requested that City Councilmember Jim Young give the invocation to the meeting and it is requested that City Councilmember Brigham Mellor 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 3, 2015

S U B J E C T: Introduction of the new Youth City Council Members/Administration of Oath of Office

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Mayor Jim Talbot will introduce the new Youth City Council Members and perform the administration of Oath of Office.

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 3, 2015

S U B J E C T: Police Chief Report on Law Enforcement Impacts Related to new Growth

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Wayne Hansen, Police Chief will be making this presentation.

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

CITY COUNCIL AGENDA

For Council Meeting:
March 3, 2015

S U B J E C T: Brentwood Estates Final Plat

ACTION TO BE CONSIDERED:

See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: February 20, 2015

SUBJECT: **BRENTWOOD ESTATES FINAL PLAT - APPROVAL**
Applicant: **Nick Mingo – Ivory Homes**

RECOMMENDATION

Move that the City Council approve the proposed Final Plat for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. A truck route be established making all construction trucks use 1300 North to access the site prior to recordation;
2. Any outstanding issues raised by the DRC at Final Plat shall be addressed prior to recordation;
3. If the applicant has not paid for the open space waiver, as negotiated with the City Manager, then he shall pay that amount prior to recordation;
4. The improvements for the subdivision shall not go into warranty until the trail connection to Compton Road is constructed and installed.

Findings for Approval:

1. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.
2. The proposed Final Plat meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.
3. The outstanding issues raised by the DRC are minor revisions and can be addressed prior to either approval of stamped construction drawings or prior to recordation.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used

lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.

5. The applicant has negotiated a price with the City Manager for the open space waiver and has paid this amount.
6. The applicant is providing a detention basin that will service lots in addition to the Brentwood Estates i.e. North Compton Road.
7. The applicant has provided a trail connection from this development east to Compton Road and has worked with the Trails Committee to do so, expanding connectivity for the development, and the trails committee has reviewed and approved this trail easement.
8. The second access onto 1400 North is needed for safety issues associated with emergency responses and slope challenges on neighboring roads.

BACKGROUND

The applicant, Ivory Homes, is requesting final plat approval for a 25 lot subdivision on property located at approximately 437 West and 1400 North. The subdivision as proposed would consist of 25 lots on 13.82 acres of property. The underlying zone for this property is an LR-F zone, on which Ivory Homes is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

Much of this property lies in constrained land due to the steep slopes that exceed 30%. To compensate for this slope, the applicant has exceeded the required lot size significantly throughout the proposed subdivision. For instance, the minimum lot size required in the LR-F zone under a conservation subdivision option 1 is 7,500 s.f. with an average lot size of 9,000 s.f. The smallest lot size proposed by the applicant is 10,000 s.f. and the average lot size is 21,000 s.f.

A minimum lot size of 7,500 s.f. is allowed in a conservation subdivision with a set-aside of 10% of the total area for open space. Staff determined that the open space that should be provided would not benefit the City as undeveloped open space. The applicant has negotiated the terms of the open space waiver with the City Manager and has agreed to those terms. The applicant was only required to provide a partial waiver due to the detention basin provided (near Lot 1) and a trail connection to North Compton Road; the detention basin will service this development as well as several homes along North Compton Drive; as such, it is considered a system improvement and factored heavily into the open space waiver negotiations.

At the December 12, 2013, Planning Commission meeting, there was concern expressed at having homes backing 1400 North, as it would break the rhythm of the street. All of the homes along the south side of 1400 North to the west of this proposed development have homes fronting the street. Additionally, because a connecting road from this proposed development to either 1400 North or Compton Road was determined to be impossible within City standards (as determined by the City Engineer at the time and Great Basin Engineering) the Planning Commission wanted the developer to add a pedestrian connection to both of these streets from the proposed development. Also, the public expressed concerns over there only being one

access point to the development and having all construction vehicles during construction and resident traffic post-construction funneled onto a few small local streets. Because of the concerns of both the public and the commissioners, the Planning Commission added several conditions to address these issues.

However, between the December 12, 2013, Planning Commission meeting and the January 21, 2014 City Council meeting, some of the surrounding residents hired Scott Balling to design a potential thru-street to 1400 North. The engineered design would use retaining walls to flatten out the landing approaching 1400 North and allow for safe queuing, but there was still some questions regarding the 14% cross-slope where the proposed road would tie into 1400 North. The City Council at that time determined that the applicant, together with staff, needed to further pursue this potential connection to 1400 North.

The applicant revised his schematic plan showing a connection to 1400 North. The proposed access road had a relatively flat landing zone for safe queuing and loading, however, the inside radius of the tie-in (the southwest curve) was proposed at a 16% slope. Upon reviewing the revised schematic plan, the City Engineer determined that lowering the east side of the road where it ties into 1400 North would reduce the cross-slope of the southwest curve and make it more feasible as a connecting road. Under this proposal, a 10' high (or higher) retaining wall would be required to create the flat landing and lower the east side of the road as recommended by the City Engineer.

The preliminary plat reflected the approved schematic plan showing the road connection to 1400 North. However, the Planning Commission did not like the road and subsequently approved the schematic plan (from the January 21st Planning Commission meeting, with the cul-de-sac) in lieu of the preliminary plat. Both the applicant and one of the neighbors appealed the planning commission approval of an application that wasn't before them, and the City Council heard the appeal on both May 6th and May 13th. Because the City Council was acting as both the land use authority and the appeal body, a conflict of interest was raised, and subsequently this realization precipitated the amending of the subdivision approval process that was recently completed on 2-17-2015. On the advice of our attorney, the Mayor gave a directive at the May 13th City Council which read as follows:

"Legal counsel has advised that the Council's consideration of an appeal of the Preliminary Plat was not appropriate. The Planning Commission's Preliminary Plat decision is not a final decision on the land use matter. Because the appeal has been terminated, the applicant may proceed to submit a Final Plat application which will be processed by the City."

The Final Plat that is before you tonight has improved upon the design of the road that connects to 1400 North even further. The current landing spot for cars to queue is at a 5-7% slope and is approximately 100 feet long (which would allow for 5-6 cars to safely queue at a time). The cross slope has been reduced to 14%, even on the inside radius of the road. Staff recommends that the proposal before you, with the connection to 1400 North, be approved as it will provide additional access from the development and disperse traffic onto three separate roads (Cherry Blossom, 1300 North and 1400

North). The increased connectivity is preferred over a cul-de-sac and the design of the road connection is far preferable to Cherry Blossom Road and is equivalent to 1300 North.

Supplemental Information

1. Vicinity map.
2. Final Plat.
3. Road Profile and Plan Connecting to 1400 North
4. Preliminary Plat
5. Preliminary Plat Appeal Directive – From CC Minutes 5-13-2014

Applicable Ordinances

1. Title 11, Chapter 11 - Single-Family Residential Zones
2. Title 11, Chapter 12 – Conservation Subdivision Development Standards
3. Title 11, Chapter 30 – Foothill Overlay Zone
4. Title 12, Chapter 6 – Major Subdivisions
5. Title 12, Chapter 7 – General Requirements for All Subdivisions

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager



Farmington City



WESTWOOD ESTATES
A Conserving Home Division
 A part of the Southeast 1/4 of Section 12, T3N, R1W, SLB&M, U.S. Survey
 Farmington City, Davis County, Utah
 September 2014

- LEGEND**
- 1. Survey Boundary
 - 2. Easement
 - 3. Right-of-Way
 - 4. Utility
 - 5. Other

A = 875000"
 R = 880.00"
 LC = 81.52"
 S 19°07'05" E

A = 451748"
 R = 700.00"
 LC = 23.58"
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 R = 880.00"
 LC = 81.52"
 S 19°07'05" E



Scale 1" = 60'
 Graphic Scale

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Sheet 2 of 2

FARMINGTON SPECIAL CITY COUNCIL MEETING

May 13, 2014

Present: Mayor Jim Talbot, Council Members John Bilton, Brigham Mellor and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Development Director David Petersen, Associate Planner Eric Anderson, City Attorney Todd Godfrey and City Recorder Holly Gadd. Council Members Doug Anderson and Cory Ritz joined the meeting via telephone.

REGULAR SESSION

CALL TO ORDER:

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

Jim Young offered the invocation and Brigham Mellor led the Pledge of Allegiance.

Brentwood Estates Appeal

Mayor Talbot read the following statement: "Legal counsel has advised that the Council's consideration of an appeal of the Preliminary Plat was not appropriate. The Planning Commission's Preliminary Plat decision is not a final decision on the land use matter. Because the appeal has been terminated, the applicant may proceed to submit a Final Plat application which will be processed by the City."

John Bilton made a public apology to resident/Planning Commission Member Kris Kaufman. The information provided during the meeting on May 6, 2014 turned out to be very important for the City and as a result, the City Council recommended that:

- The applicant, Ivory Homes, prepare a final plat application for consideration before the Planning Commission;
- When the Planning Commission considers a final plat application, they should only rule on the application before them;
- Staff, in cooperation with the City Attorney, review City/State Codes in relation to the Council not acting as an appeal authority where such appeals may come into conflict with the Council's ultimate role as the land use authority for the City.

The City Council moved to the conference room for the remainder of the meeting.

WORK SESSION

Budget Related Items

Finance Director **Keith Johnson** presented detailed information regarding the following:

- Fund Balance Analysis – Revenues and Expenditures
- Capital Funds
- Enterprise Funds
- Debt Service
- RDA/MDA

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Jim Young** and unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation

CITY COUNCIL AGENDA

For Council Meeting:
March 3, 2015

S U B J E C T: Minute Motion Approving Summary Action List

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

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

Farmington City Council Meeting
February 17, 2015

Present: Mayor Pro Tem Jim Young, Council Members Doug Anderson and Brigham Mellor, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Mayor Jim Talbot and Council Member John Bilton were excused. Council Member Cory Ritz joined the regular session at 7:15 p.m.

WORK SESSION:

Mayor Pro Tem Young began the work session at 6:00 p.m. and the Council discussed several agenda items.

REGULAR SESSION:

CALL TO ORDER:

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

Brigham Mellor offered the invocation and local Boy Scout **Brayden Crockett** of Troop 58 led the Pledge of Allegiance.

PUBLIC HEARINGS:

Residences at Station Parkway – Rezone and Modification of Street Cross-Section

Eric Anderson said staff is recommending approval of both items.

Public Hearing:

The Public Hearing opened at 7:10 p.m. There were no comments and it closed.

Zone Change: Motion:

Brigham Mellor made a motion to approve the Ordinance rezoning the Residences at Station Parkway with two findings listed in the staff report. **Doug Anderson** seconded the motion which was approved by **Jim Young, Brigham Mellor** and **Doug Anderson**.

Street Cross-Section Modification: Motion:

Brigham Mellor made a motion to approve the street cross-section modification with one finding listed in the staff report. **Doug Anderson** seconded the motion which was approved by **Jim Young, Brigham Mellor** and **Doug Anderson**.

Zone text amendment to Chapter 18 of the Regulating Plan consistent with both the Cabela’s Site Plan and the Residences at Station Parkway Project

Eric Anderson said the proposed amendments to the Residences at Station Parkway Regulating Plan improve the block sizes, connectivity and the character of the road network in the area. The applicant has met the requirements set forth in Chapter 18 to make changes to the Regulating Plan through the PMP process.

Public Hearing:

The Public Hearing opened at 7:16 p.m.

Cory Morris, Cabela’s site development consultant, said they are concerned about the lack of specifics regarding the road.

The Public Hearing closed at 7:18 p.m.

Dave Millheim said the City received a request for a letter from Cabela’s regarding road details, which was provided to them earlier in the day, and he advised the Council to approve the amendment.

Motion:

Doug Anderson made a motion to approve the zone text amendment updating the Regulating Plan as set forth in Chapter 18 of the Zoning Ordinance and to attach the letter for Cabela’s with specifics regarding the right of way and with one finding listed in the staff report. **Cory Ritz** seconded the motion which was unanimously approved.

Chapter 18 Zone Text Changes – Standards related to rights-of-way, large footprint buildings, and other related standards

David Petersen said the Planning Commission recommended approval of these changes during the meeting on January 8, 2015.

Public Hearing:

The Public Hearing opened at 7:26 p.m. There were no comments and it closed.

Motion:

Brigham Mellor made a motion to approve the Ordinance amending Sections 11-18-104(3)a. and (4), 11-18-110(b)(C), and 11-18-107(2)(e)ii.17 of the Zoning Ordinance regarding standards related to rights-of-way, large footprint buildings and other related standards and with five findings listed in the staff report. **Cory Ritz** seconded the motion which was unanimously approved.

Amendments to Chapters 1, 2, 3 and 6 of the Subdivision Ordinance

Mayor Pro Tem Young said this subject was thoroughly reviewed by the Planning Commission and the City Council, and the Commission recommended approval.

Public Hearing:

The Public Hearing opened at 7:30 p.m. There were no comments and it closed.

Motion:

Cory Ritz made a motion to approve the Ordinance amending Chapters 1, 2, 3 and 6 of the Subdivision Ordinance regarding the approval process for major subdivisions and related chapters where necessary. **Brigham Mellor** seconded the motion which was unanimously approved.

Cal Fadel – State Farm Insurance Sign on 184 West State Street

David Petersen explained that **Cal Fadel** would like to replace a sign that has been in place since 1982. The area was zoned C2 (Commercial) in 1981, rezoned to BR (Business Residential) in 1994, and rezoned to R (Residential) in 2003 when both the office and sign became non-conforming uses (professional offices are not allowed in an R zone). Options for Mr. Fadel include amending Section 11-5-107(a) of the Zoning Ordinance, rezoning (to R-4) only the portion of his property which will include the sign, or amending Section 15-5-101 of the Sign Ordinance. The Planning Commission recommended amending the Sign Ordinance.

Public Hearing:

The Public Hearing opened at 7:35 p.m. There were no comments and it closed.

Mayor Pro Tem Young said they discussed this item during the work session and are leaning toward the text change. **Cory Ritz** agreed and said he is not a fan of spot zoning.

Motion:

Brigham Mellor made a motion to approve the Ordinance amending Section 15-5-101 of the Sign Ordinance with four findings listed in the staff report. The motion was seconded by **Doug Anderson** and unanimously approved.

Consideration of adopting a Resolution authorizing the issuance and sale of a \$6 million General Obligation Bond

Dave Millheim explained that the bonds were voted on and passed during the November 2014 election and will be used to pay for the gym and park along 650 West. Moody's gave the City an Aa2 bond rating which is two steps higher than the previous rating and will allow a lower interest rate on the bonds and lower property taxes. **Mayor Pro Tem Young** thanked **Johnathan Ward** of Zions Bank for his efforts.

Motion:

Cory Ritz made a motion to approve the Resolution authorizing the issuance and sale of \$6,000,000 in General Obligation Bonds, the result of the election held November 4, 2014. The motion was seconded by **Doug Anderson** and approved by **Doug Anderson, Brigham Mellor, Cory Ritz** and **Jim Young**.

2015 Municipal Elections

City Recorder **Holly Gadd** said the City is in the process of deciding if they will use voting machines or vote by mail. She asked **Brian McKenzie**, Davis County election manager, and **Curtis Koch**, Davis County clerk/auditor to share the County's perspective.

Brian McKenzie, 474 East 100 South, Kaysville, said they looked at other options in 2013 because of their aging voting equipment and decided to try voting by mail in 2014. There was a significant increase in voter turnout. Each voter received a ballot and a postage-paid envelope which could be mailed up to the day prior to the election or delivered in person that day. Based on the primary election, a 30% turnout for the general election was projected, but there was a 48% turnout which required voters to wait in long lines. In the future they plan to do everything they can to educate voters and make voting more convenient, and he encouraged the City to participate in voting by mail. **Brigham Mellor** asked if the City would be able to use the voting machines even if the County voted by mail, and **Mr. McKenzie** said the City is a contracted agent with the County. There are other contractors who could provide machines and paper ballots could also be used.

City Trails Discussion

Vertis Anderson, 254 E. Oak Lane, represented 100 residents who signed a petition to stop the construction of a trail near the dike above 200 East. The City decided 12-14 years ago not to have a trail in this location, and the residents would like the proposal to be removed from the master plan. They appreciate the Trails Committee, but believe the City is saturated with trails.

Dennis Gibbons, 223 Oak Lane, is concerned that the City has too many trails—many are not properly maintained. Up to 75% of the trees planted on certain trails died, and there is a great deal of trash on the trails as well as the Dyer's Woad weed. Signs do not seem to help.

Dave Millheim concurred with the comments and explained that the Legacy Trail was an outgrowth of a poorly managed highway project that forced several cities and Davis County to take on a maintenance job they did not anticipate. Most of the trees died and will not be replaced because there is no way to water them. **Doug Anderson** will attend the Trails Committee meeting on Thursday, Feb. 19th and will discuss the subject with them.

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

The Council asked the Police Chief to present this report in two weeks when **Mayor Talbot** and **John Bilton** will be in attendance.

Storm Drain Agreement with Cabela's Wholesale, Inc.

Motion:

Cory Ritz made a motion to approve the Storm Drain Agreement with Cabela's Wholesale, Inc. **Doug Anderson** seconded the motion which was unanimously approved.

SUMMARY ACTION:

Summary Action List

1. Proposed City Ordinance for the "Building Occupancy Resumption Program" (BORP)
2. Amendment to ICMA 457 Plan to allow loans
3. Approval of Minutes from the City Council meeting held February 3, 2015
4. Approval of January Storm Water Bond Log

Motion:

Brigham Mellor made a motion to approve the four items on the Summary Action List. **Cory Ritz** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager

- He asked if the City should pursue a sponsorship for the ICSC conference in May, and the Council agreed it would be a good idea to attend.
- Centerville City is working on a development project west of I-15 (north of Parrish Lane) and plans to complete the road to the Farmington border. They asked Farmington to finish its portion of the road, but the City is not financially ready to do so and would like to know the outcome of the WDC prior to any improvements. **Cory Ritz** stated that traffic on Glover Lane and 650 West is a concern, and road improvements would require extra fill and significant expense to make it safe.
- The January Building, Police and Fire Monthly Activity Reports were in the staff report.
- UDOT's annual visit to Davis County and cities within the County will be held March 26, 2015 at the County Administration Building. He encouraged the Council to attend.
- He asked each Council Member to complete and submit the sign survey included in the packet by February 20th. The results will be shared at a future work session.
- The City is hiring Zions Bank Public Finance to complete an impact fee facilities plan for the parks, recreation and trails in Farmington. The Consulting Services Agreement with is included in the staff report, and the Council approved the plan.

City Council

Doug Anderson:

- He asked for a report on the water tank, the water supply and the splash pad. **Dave Millheim** said he received a lease agreement from **Mr. Armstrong** who wants the City to find water and then negotiate, but the City needs the easements prior to drilling. The snow pack is definitely challenged but there are no restrictions yet. Farmington supplies all of its own culinary water and is in first position with the Weber Basin for extra culinary water. He will follow up with **Neil Miller** on the splash pad.
- Several residents said there has been suspicious activity near the trail head on Clark Lane/Ranch Road which has no street lights. **Dave Millheim** said he will add it to the list, and contact Police Chief **Wayne Hansen** suspicious activity and possible costs.

Cory Ritz:

- He received an email regarding traffic on 650 West. **Dave Millheim** said they are preparing a list of the associated costs for various solutions. **Doug Anderson** spoke with the Police Chief about a speed table in the area, and he plans to attend a cottage meeting with residents to discuss the issue.
- He asked about the 3 homes that are being demolished for the new park, and **Mr. Millheim** said two of the homes were demolished, but the third homeowner wanted to stay until April. The City offered \$500 to the homeowner if he would move sooner, and that is likely to happen.

Jim Young:

- He also expressed concern regarding water—he lives on one acre and depends heavily on secondary water.

Brigham Mellor:

- Residents in the Ranches would like better internet service. The most dependable service is Century Link which is very slow. **Mr. Millheim** said Comcast was working on a major line in west Farmington, and he will obtain a progress report.

ADJOURNMENT

Motion:

Brigham Mellor made a motion to adjourn the meeting. **Cory Ritz** seconded the motion which was unanimously approved, and the meeting was adjourned at 9:05 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: February 20, 2015

SUBJECT: **OAKWOOD ESTATES PHASE VII FINAL PLAT - APPROVAL**
Applicant: **Lew Swain – Shepard Ridge Enterprises**

RECOMMENDATION

Move that the City Council approve the proposed final plat for the Oakwood Estates Phase VII subject to all applicable Farmington City ordinances and development standards.

Finding for Approval:

The lot already has all improvements and was approved as part of a larger master plan in Phase IV.

BACKGROUND

The applicant, Lew Swain is requesting final plat approval for the Oak Wood Estates Phase VII, which is located at approximately 517 West Oak Wood Circle. In the LR zone, the minimum lot size is 20,000 s.f., and the applicant is proposing one lot that is 34,429 s.f. The proposed lot is currently Parcel G of Oakwood Estates Phase 4. All of the improvements for this one lot subdivision have been completed in earlier phases of Oakwood Estates/Bray Subdivision, and the preliminary plat, that acted as a master plan for the entirety of the Oakwood Estates Subdivision has been approved. This is largely a simple exercise in platting the lot according to the ordinance.

Supplemental Information

1. Vicinity map.
2. Final Plat.

Applicable Ordinances

1. Title 11, Chapter 11 - Single-Family Residential Zones
2. Title 11, Chapter 12 – Conservation Subdivision Development Standards
3. Title 11, Chapter 30 – Foothill Overlay Zone

4. Title 12, Chapter 6 – Major Subdivisions
5. Title 12, Chapter 7 – General Requirements for All Subdivisions

Respectfully Submitted



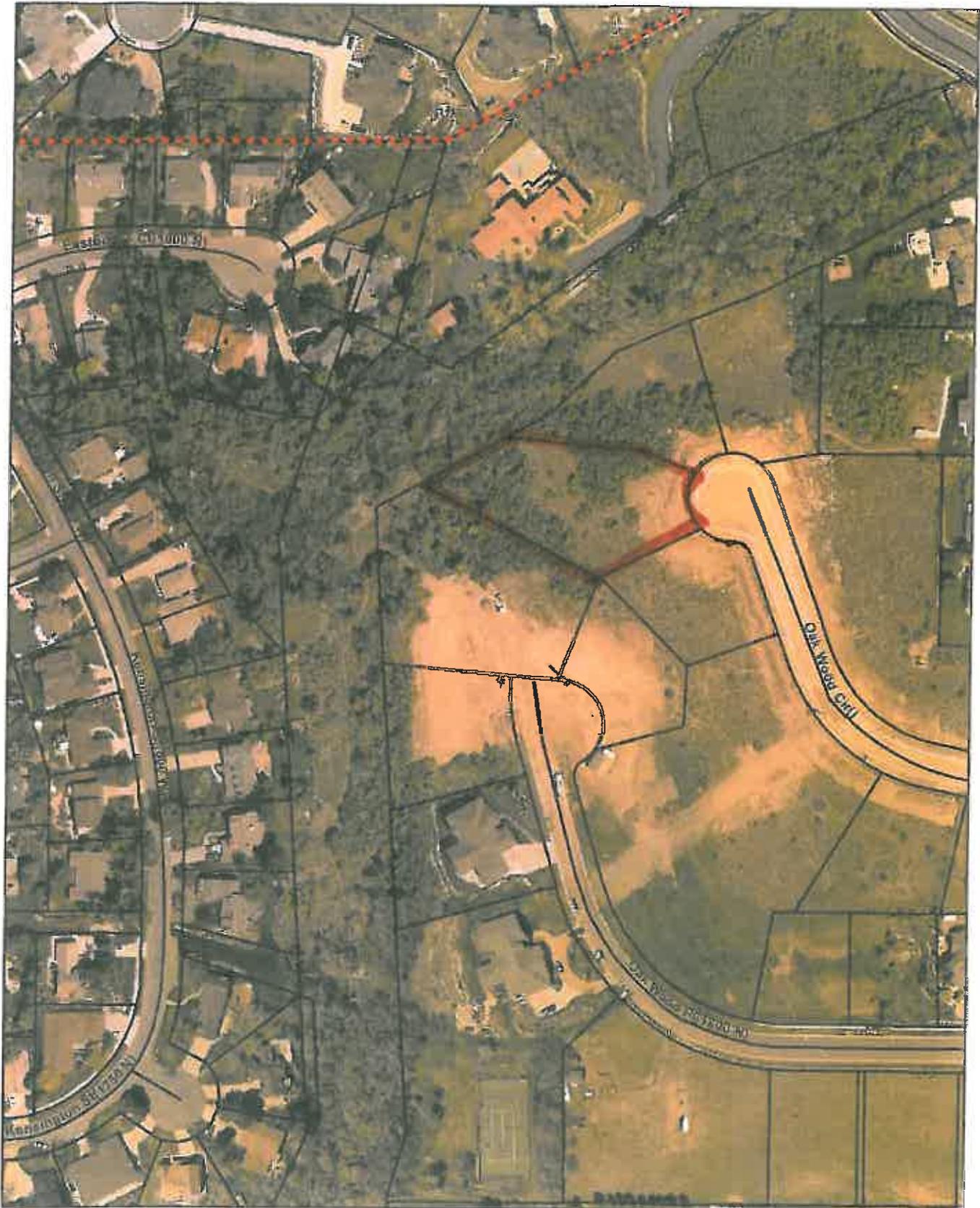
Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

Farmington City



SURVEYOR'S CERTIFICATE:

I, WILLIAM W. WILSON, Surveyor, being duly sworn, depose and say that I am a duly licensed Surveyor in the State of Utah, and that I am the author of the foregoing plat, and that the same is a true and correct copy of the original as the same appears in my office, and that I am not aware of any other copy of the same.

OWNER'S DEDICATION:

I, DAVID WOOD, owner of the above described property, do hereby dedicate to the public use of the State of Utah, the easement described herein, and I do hereby certify that the same is a true and correct copy of the original as the same appears in my office, and that I am not aware of any other copy of the same.

ACKNOWLEDGMENT:

I, DAVID WOOD, do hereby acknowledge that I am the owner of the above described property, and that I have executed the foregoing plat, and that I am not aware of any other copy of the same.

ACKNOWLEDGMENT:

I, DAVID WOOD, do hereby acknowledge that I am the owner of the above described property, and that I have executed the foregoing plat, and that I am not aware of any other copy of the same.

ACKNOWLEDGMENT:

I, DAVID WOOD, do hereby acknowledge that I am the owner of the above described property, and that I have executed the foregoing plat, and that I am not aware of any other copy of the same.

ACKNOWLEDGMENT:

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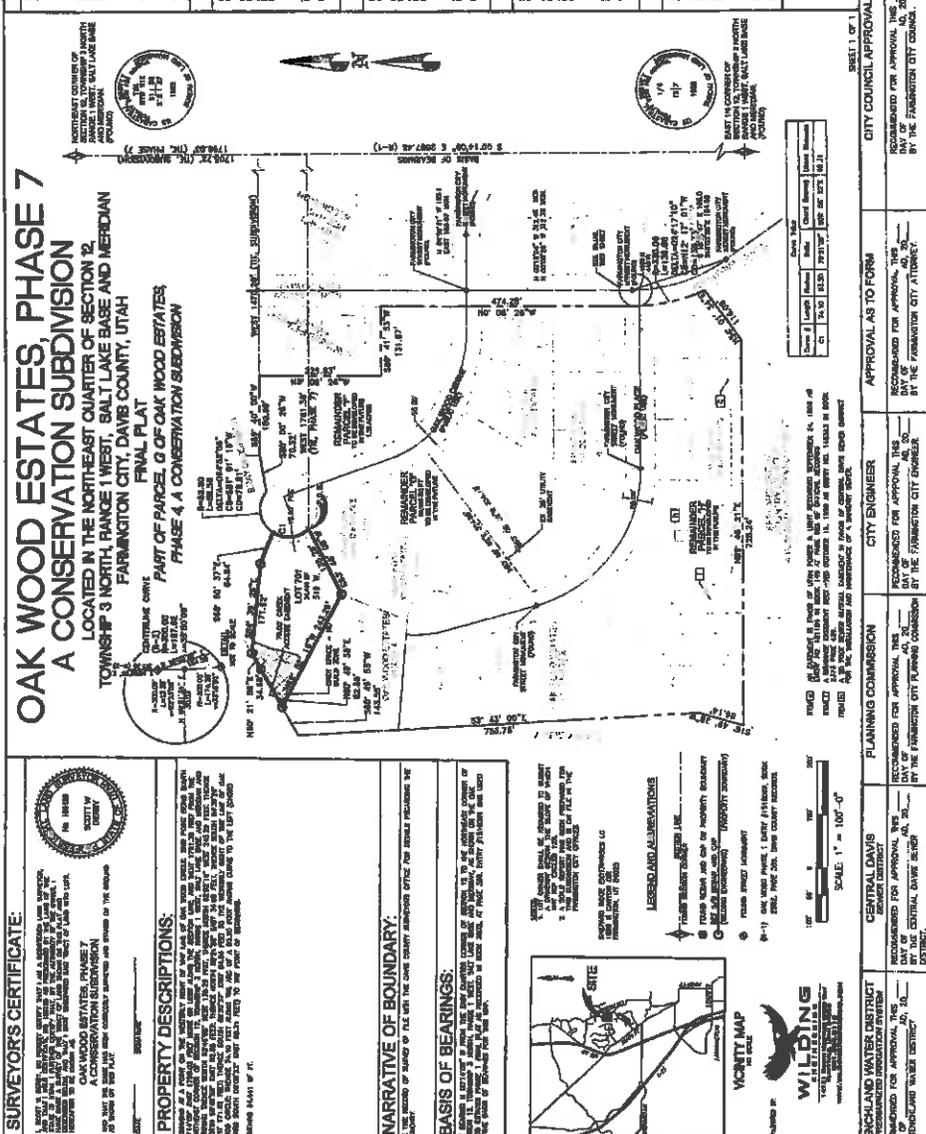
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<p>PROPERTY DESCRIPTIONS:</p> <p>Subdivision of a portion of the north half of the east half of the north quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, Utah, as shown on the plat of the same, recorded in the office of the County Clerk of Davis County, Utah, on this 1st day of June, 1988.</p>	<p>NARRATIVE OF BOUNDARY:</p> <p>The boundary of the above described property is as shown on the plat of the same, recorded in the office of the County Clerk of Davis County, Utah, on this 1st day of June, 1988.</p>	<p>BASIS OF BEARINGS:</p> <p>The bearings and distances shown on the plat of the same, recorded in the office of the County Clerk of Davis County, Utah, on this 1st day of June, 1988, were measured and computed by the Surveyor, William W. Wilson, on this 1st day of June, 1988.</p>	<p>LEGEND AND ABERRATIONS:</p> <p>1. The boundary of the above described property is as shown on the plat of the same, recorded in the office of the County Clerk of Davis County, Utah, on this 1st day of June, 1988.</p>	<p>APPROVAL AS TO FORM:</p> <p>RECOMMENDED FOR APPROVAL, THIS PLAT IS AS SHOWN ON THE PLAT OF THE SAME, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH, ON THIS 1ST DAY OF JUNE, 1988.</p>	<p>CITY COUNCIL APPROVAL:</p> <p>RECOMMENDED FOR APPROVAL, THIS PLAT IS AS SHOWN ON THE PLAT OF THE SAME, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH, ON THIS 1ST DAY OF JUNE, 1988.</p>
--	--	--	--	---	---

OWNER'S DEDICATION:

I, DAVID WOOD, owner of the above described property, do hereby dedicate to the public use of the State of Utah, the easement described herein, and I do hereby certify that the same is a true and correct copy of the original as the same appears in my office, and that I am not aware of any other copy of the same.

ACKNOWLEDGMENT:

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FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: February 20, 2015

SUBJECT: **TUSCANY GROVE FINAL PLAT - APPROVAL**
Applicant: **Phil Holland – The Wright Group**

RECOMMENDATION

Move that the City Council approve the final plat for the Tuscan Grove Subdivision as requested, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant makes just compensation through approval of a development agreement to the City for use of the City's detention basin for storm-water storage as determined by the City Engineer;
2. Any comments from the DRC that have yet to be resolved, must be addressed prior to recordation of the plat;
3. The applicant shall pay the full TDR amount of \$20,945.94 prior to or concurrent with recordation of the plat;
4. It appears that portions of the trail and the necessary abutting land adjacent to the Frontage Road may be located outside City property, if so, this land must be conveyed to the City, as per the TDR/arrangement with the City Council, prior to recordation.

Findings

1. The proposed subdivision meets the new requirements and standards of the underlying LR zone.
2. While the proposed subdivision layout is dependent on the TDR transaction approval, the densities proposed would reflect or be less than the surrounding developments, such as Tuscan Village, Tuscan Cove, and Aegean Village.
3. The conditions placed on the motion reflect any outstanding minor concerns raised by the DRC and can be addressed more fully prior to City Council consideration of final plat or recordation of the plat.

BACKGROUND

The applicant is seeking to consolidate and develop several parcels into one subdivision in south Farmington. The applicant has already received a zone change for the property at the City Council meeting held on September 2nd. You may recall that the applicant did not apply for his subdivision application before the pending legislation changes to Chapters 10, 11, 12, and 28, so the applicant had to wait to apply for subdivision approval until those changes were codified, which was done at the October 9th City Council meeting.

The applicant is now proposing a final plat with 9 lots under the new Chapter 11 of the Zoning Ordinance, which regulates single family residential zones. Under a conventional subdivision in the LR zone, the applicant would be required to design a layout with a 20,000 s.f. lot minimum; the applicant has provided this layout as a yield plan. The yield plan dictated that 7 lots could be built and meet all of the minimum requirements of the underlying LR zone. The new Chapter 11 allows for an alternative lot size minimum of 10,000 s.f., however, this higher density can only be obtained through a TDR transaction with the City. The applicant is proposing 9 lots using the alternative lot size with all of the proposed lots exceeding 14,000 s.f. (or 4,000 s.f. more than the required minimum) with 2 of these 9 lots being gained through a TDR transaction. The TDR transaction and the monetary compensation to be paid to the City were approved by the City Council as part of the schematic plan.

This subdivision meets all of the requirements and provisions of the City.

Supplemental Information

1. Vicinity map.
2. Final Plat.

Applicable Ordinances

1. Title 11, Chapter 11 - Single-Family Residential Zones
2. Title 12, Chapter 6 – Major Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur

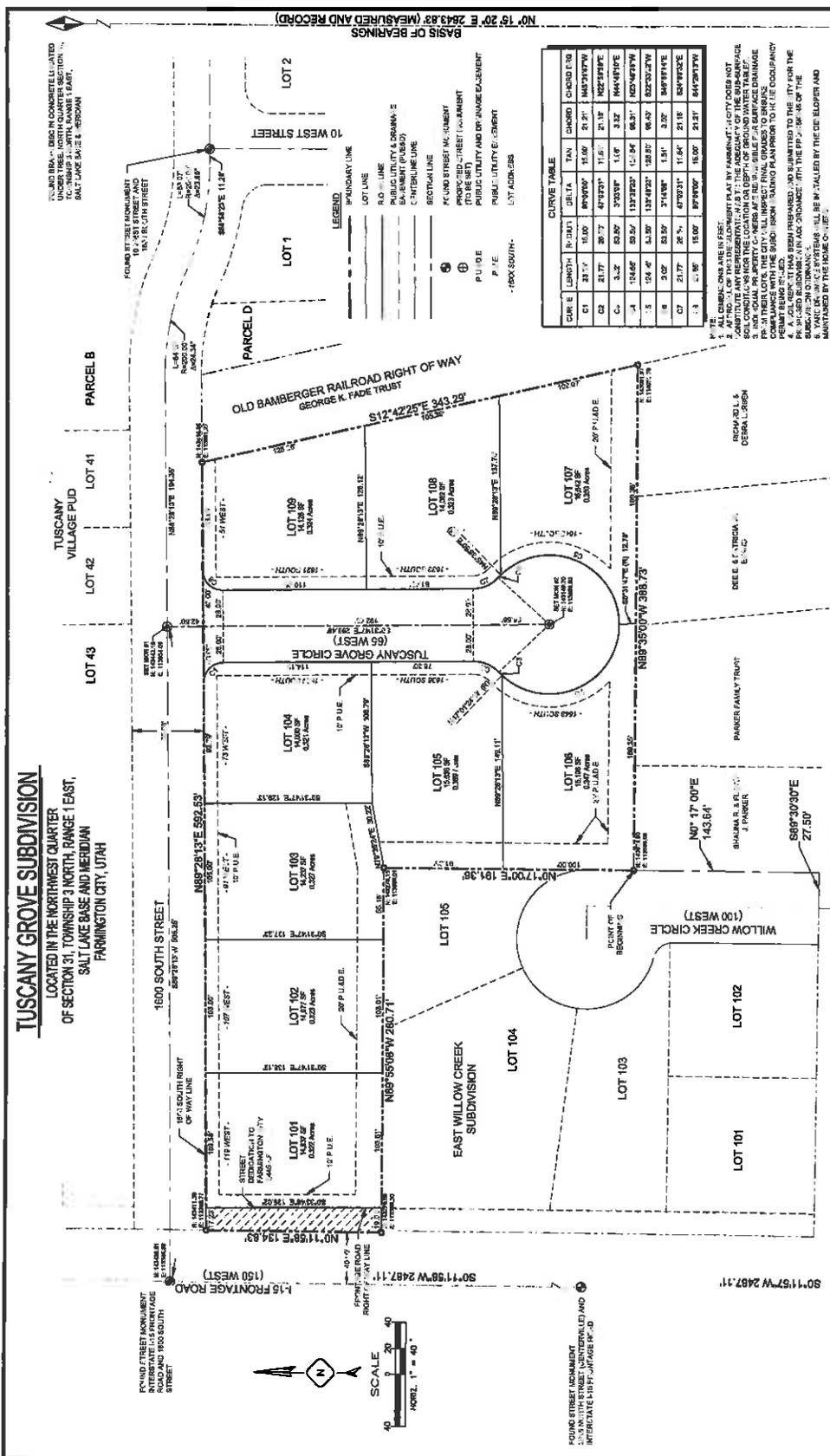


Dave Millheim
City Manager

Farmington City



TUSCANY GROVE SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, UTAH



CURVE TABLE

CURVE NO.	LENGTH	CHORD	DELTA	AREA	CHORD DIST.
C1	23.77	16.00	80°00'00"	12.00	21.21'
C2	21.77	15.00	67°00'00"	11.16	21.18'
C3	3.22	0.20	3°00'00"	1.07	3.32'
C4	124.65	52.50	137°00'00"	11.54	68.31'
C5	124.47	52.50	137°00'00"	11.54	68.31'
C6	3.02	0.20	3°00'00"	1.07	3.32'
C7	21.77	15.00	67°00'00"	11.16	21.18'
C8	23.77	16.00	80°00'00"	12.00	21.21'

THE CURVE DATA IN THESE
 2. BEARINGS AND DISTANCES ARE IN DEGREES, MINUTES AND SECONDS.
 3. THE DISTANCE FROM THE CENTER OF GRAVITY TO THE CENTER OF GRAVITY OF THE LOT IS THE DISTANCE FROM THE CENTER OF GRAVITY TO THE CENTER OF GRAVITY OF THE LOT.
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RECORDED # _____
 DATE _____ TIME _____
 FEES \$ _____

CITY COUNCIL AGENDA

For Council Meeting:
March 3, 2015

S U B J E C T: Office Park Discussion

ACTION TO BE CONSIDERED:

Discussion Only.

GENERAL INFORMATION:

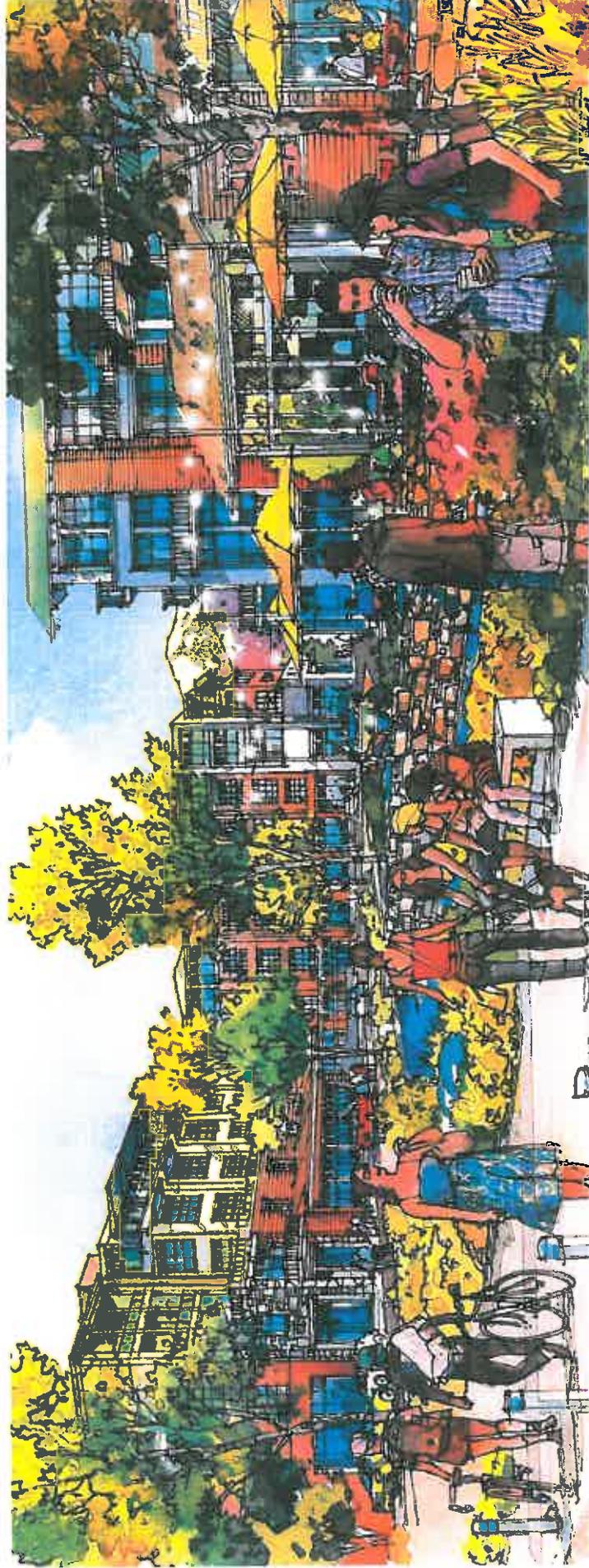
Matthew Godfrey, CEO of Better City will be making this presentation.

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

NORTH STATION CONCEPT PLAN:

Farmington, Utah **U R B A N D E S I G N A S S O C I A T E S**

FEBRUARY 2015



North Station Concept Plan

PREPARED FOR
Chartwell Capital Partners

CONSULTANT TEAM
Urban Design Associates
A-Trans
Better Cities
Great Basin
MBG+A



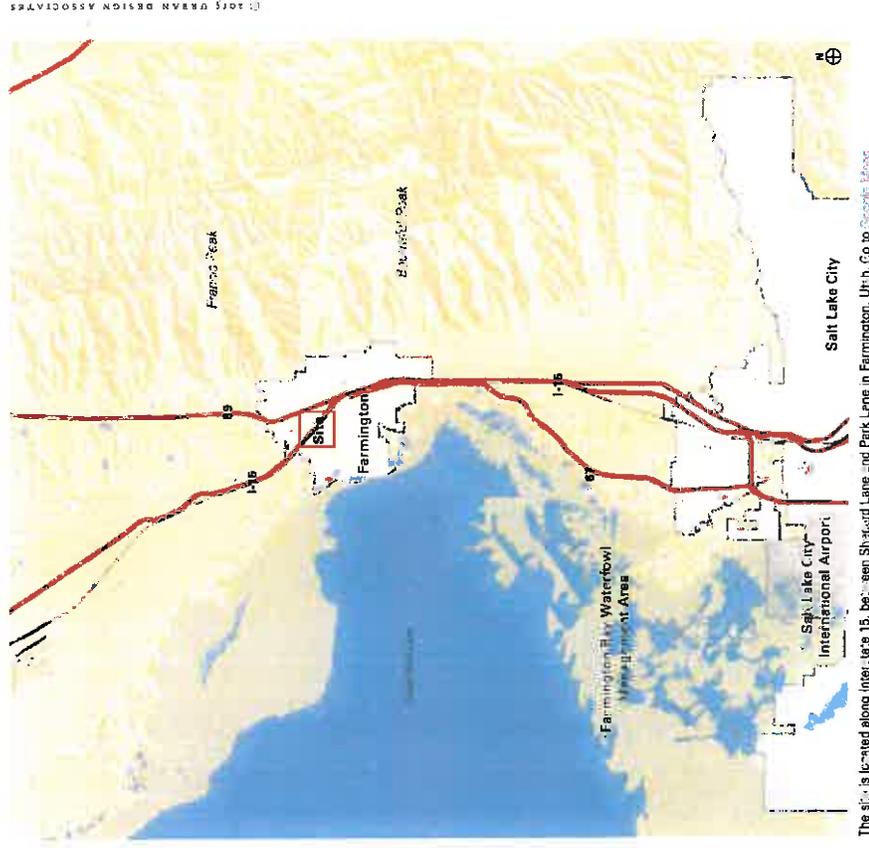
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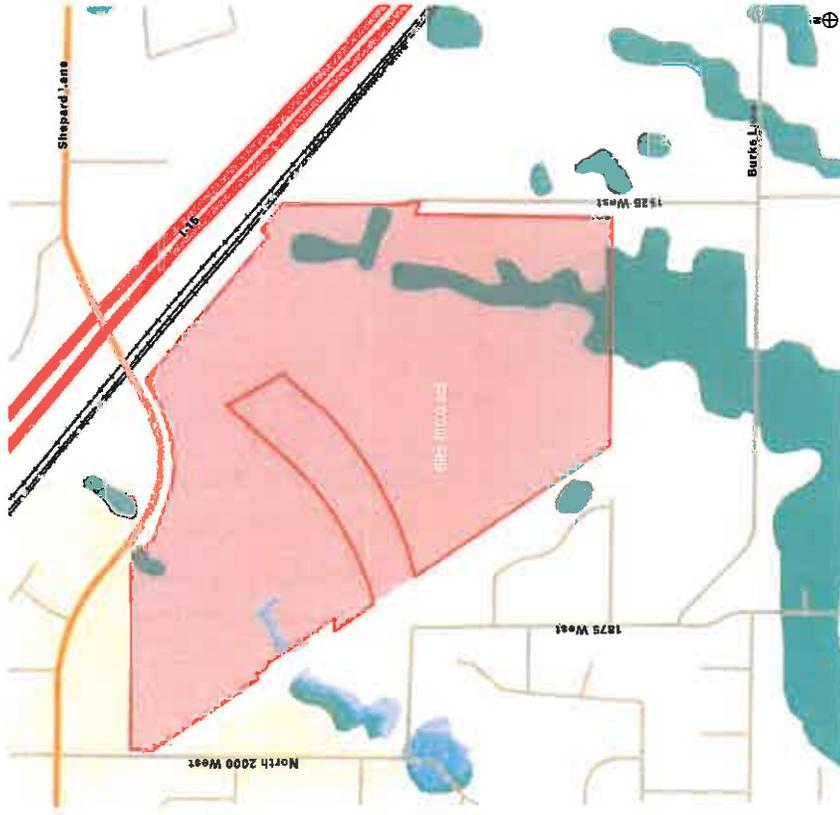
Overview

NORTH STATION is located in Farmington, Utah, along the Interstate 15 and UTA FrontRunner corridor approximately seventeen miles north of Salt Lake City.

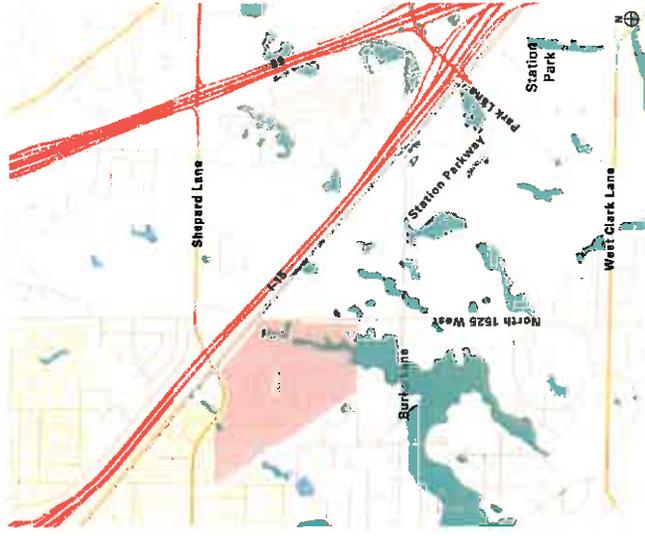


The station is located along Interstate 15, between Shepard Lane and Park Lane in Farmington, Utah, to [Google Maps](#).

Portrait of Existing Conditions



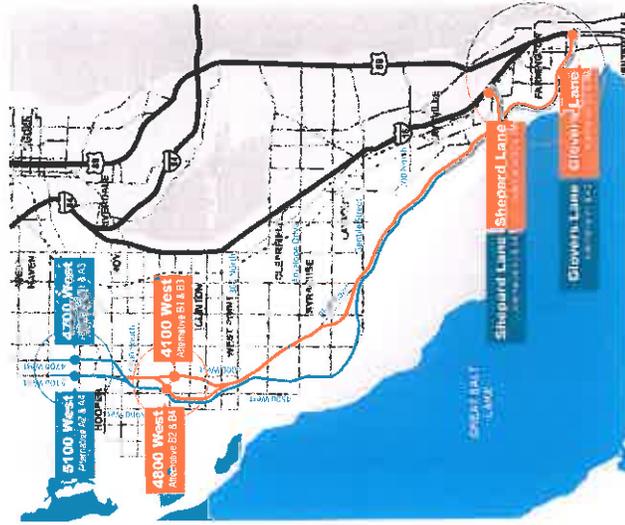
Portrait of Existing Conditions



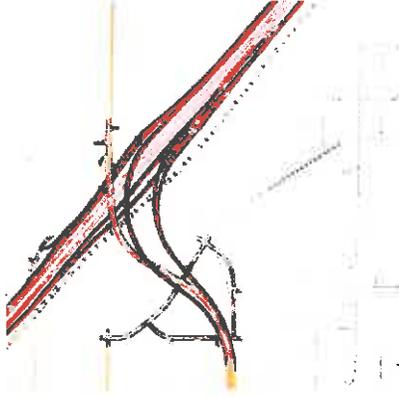
Portrait of Existing Conditions

Shepard Lane Interchange

UDOT is in the process of determining the most viable alignments for the West Davis Corridor. The first alternative is a no-build option which would not build the West Davis Corridor and make capacity upgrades to the existing Interstate 15 corridor. A second option features a free-moving connection at Shepard Lane between Interstate 15 and the new corridor to the west. An alternative to this is a similar connection at Glovers Lane. The Shepard Lane alternative has significant land impacts to the North Station site and severs access from the north to the site.



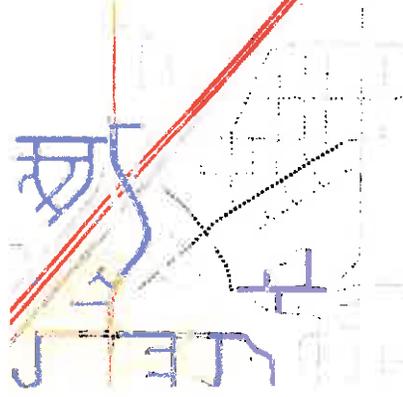
The West Davis Corridor Plan (UDOT)



Current Shepard Lane interchange concept (UDOT)



The interchange impacts 28 acres of this study area.



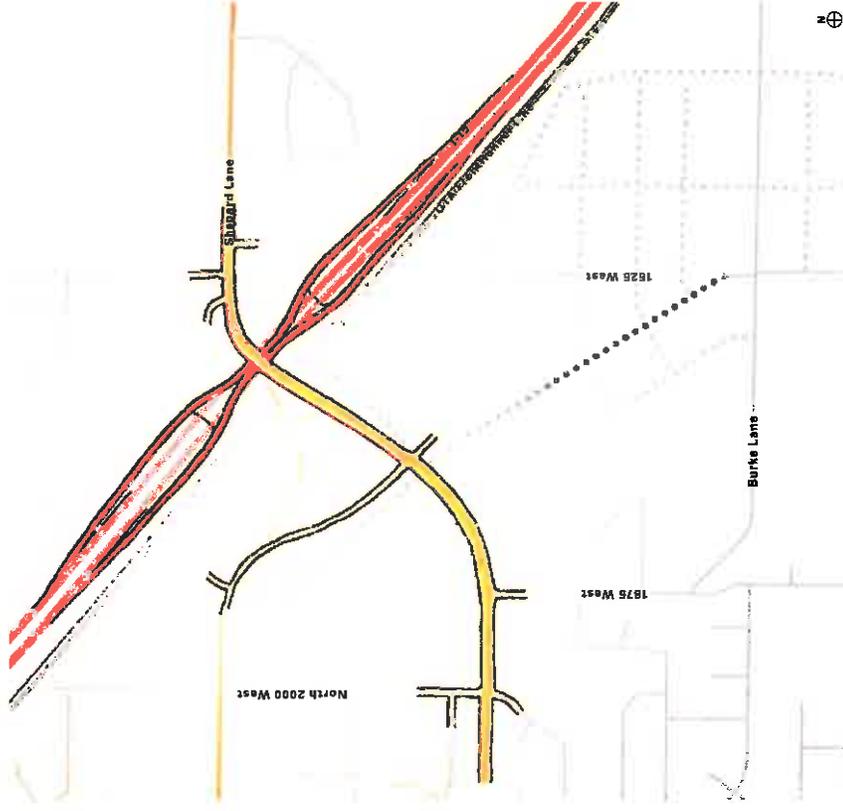
Access to and through out off by interchange concept. Blue segments are removed portions of street and purple segments are affected neighborhood streets.



The length of rail realigned to accommodate the interchange.

Alternate Shepard Lane Interchange

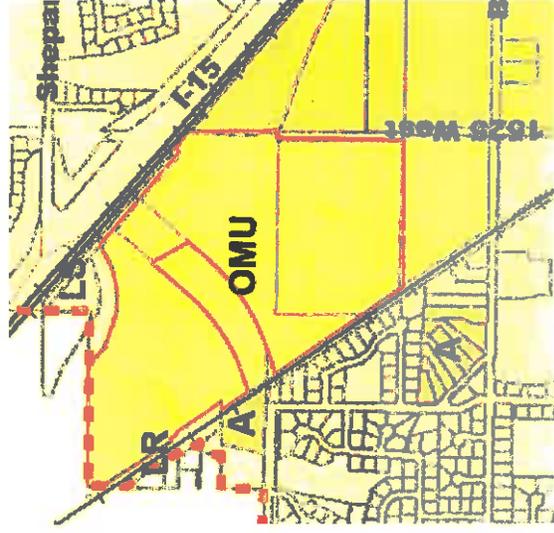
In either the no build option or the Glovers Lane alternative, a simpler approach to the Shepard Lane interchange is worth exploring that minimizes the land implications and improves access to the neighborhoods and to North Station. This approach would be include a standard intersection at Interstate 15 (either a single point or diamond design).



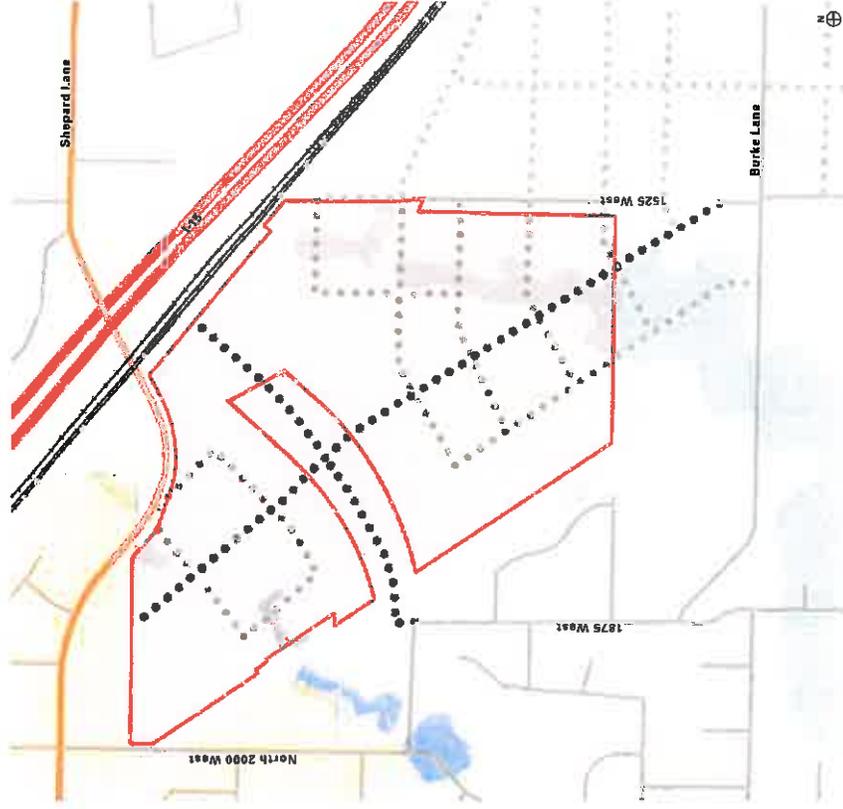
An alternate concept for the Shepard Lane at Interstate 15.

City of Farmington Regulating Plan

The City of Farmington has adopted a form-based code and regulating plan for this part of the city. The site is currently zoned Office Mixed-Use (OMU) which favors office and light industrial uses supported by service uses. The street network realigns 1525 West to be the main thoroughfare through the site complemented by a secondary street network.

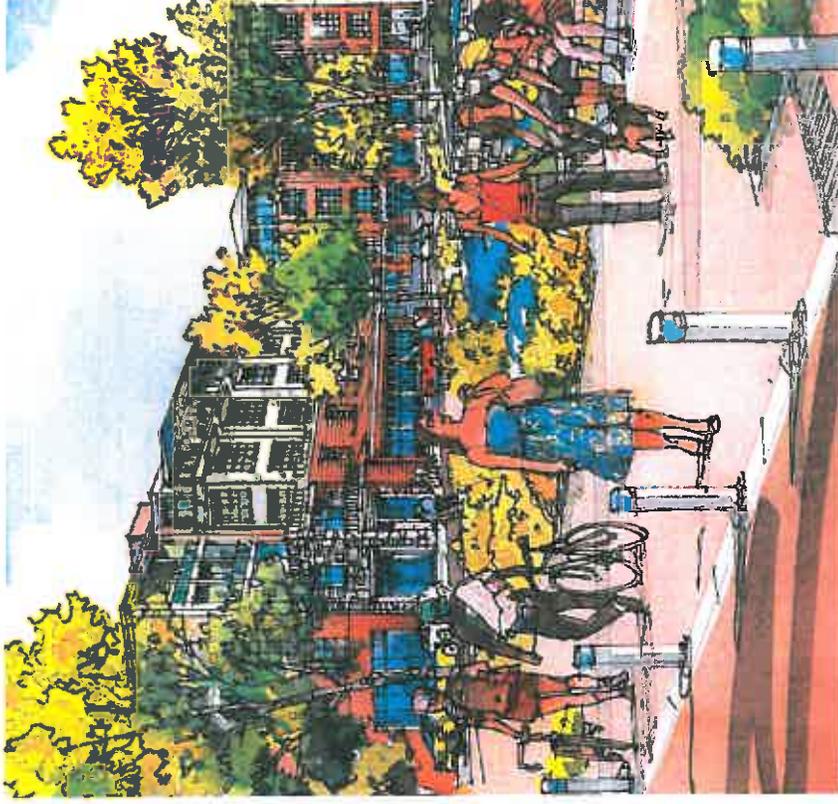


The site is zoned Office Mixed-Use (OMU).



The City of Farmington's Regulating Plan (interpreted by UDA).

Building a 21st Century Employment Destination



URBAN DESIGN ASSOCIATES

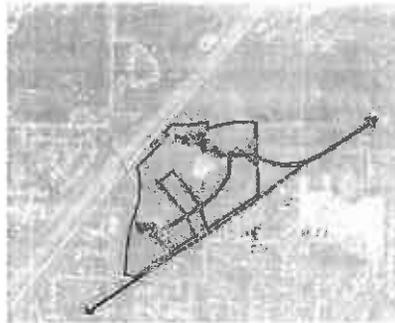
Image and Character



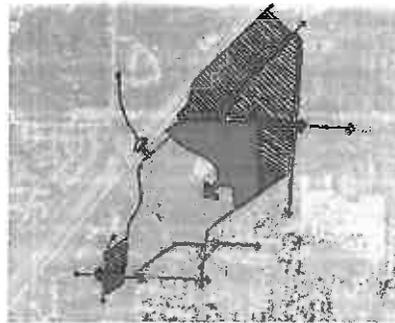
Design Principles and Approach



1. Connect Shepard Lane to Park Lane with a new street



2. Leverage regional trail and wetland to create active public space



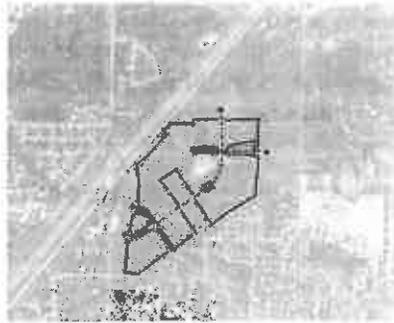
3. Grow a phaseable pattern of development with surrounding parcels



4. Create a flexible, interconnected block framework



5. Transition from east to west



6. Build dynamic, diverse, programmed, and walkable

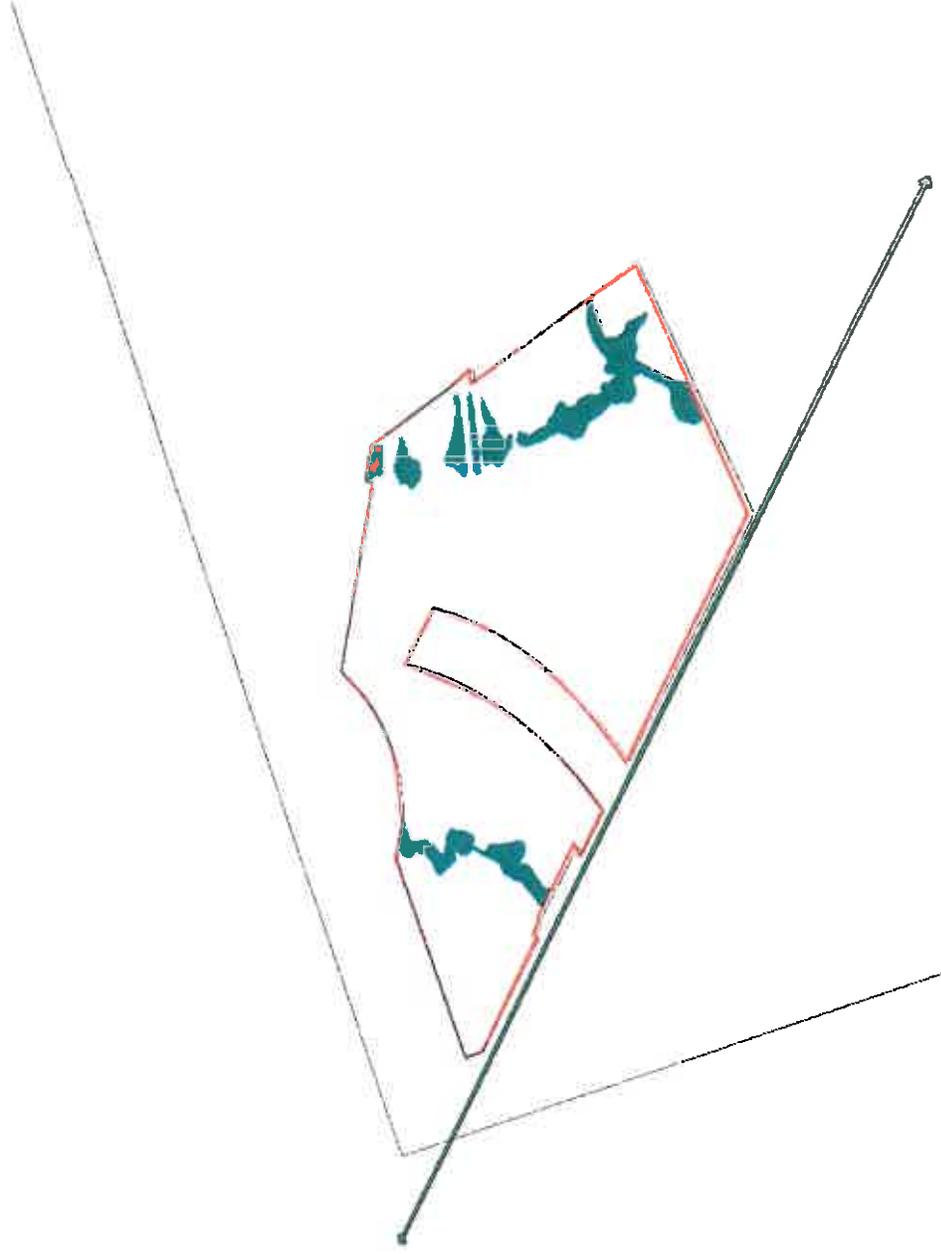


7. Recruit and develop a smart mix of uses to attract mid-class companies to Farmington



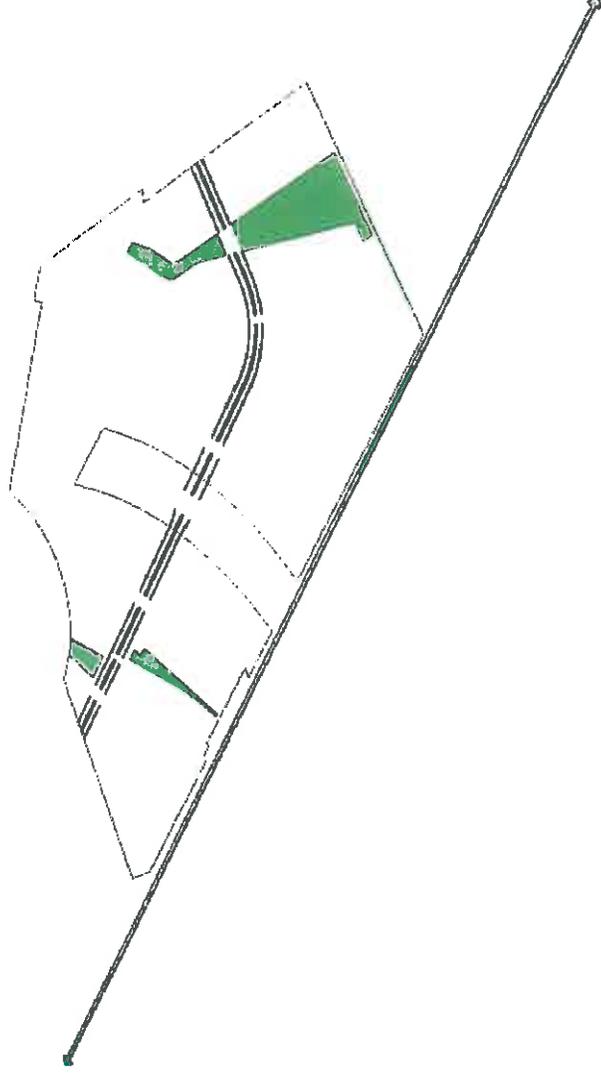
8. Allow diversification and diversification to happen over time

Wetland Structure

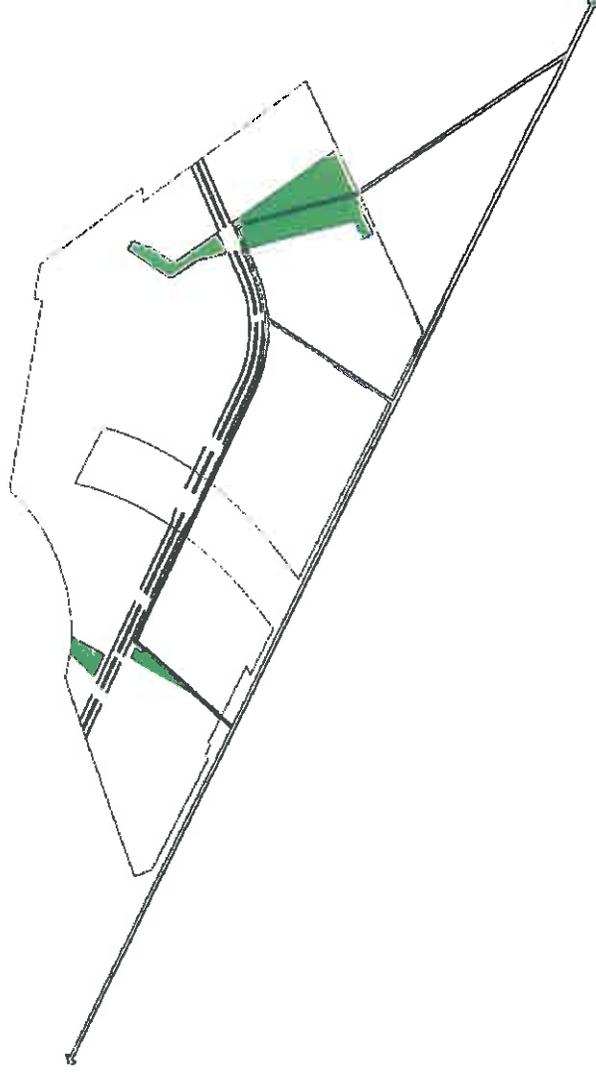


Constructed Open Space

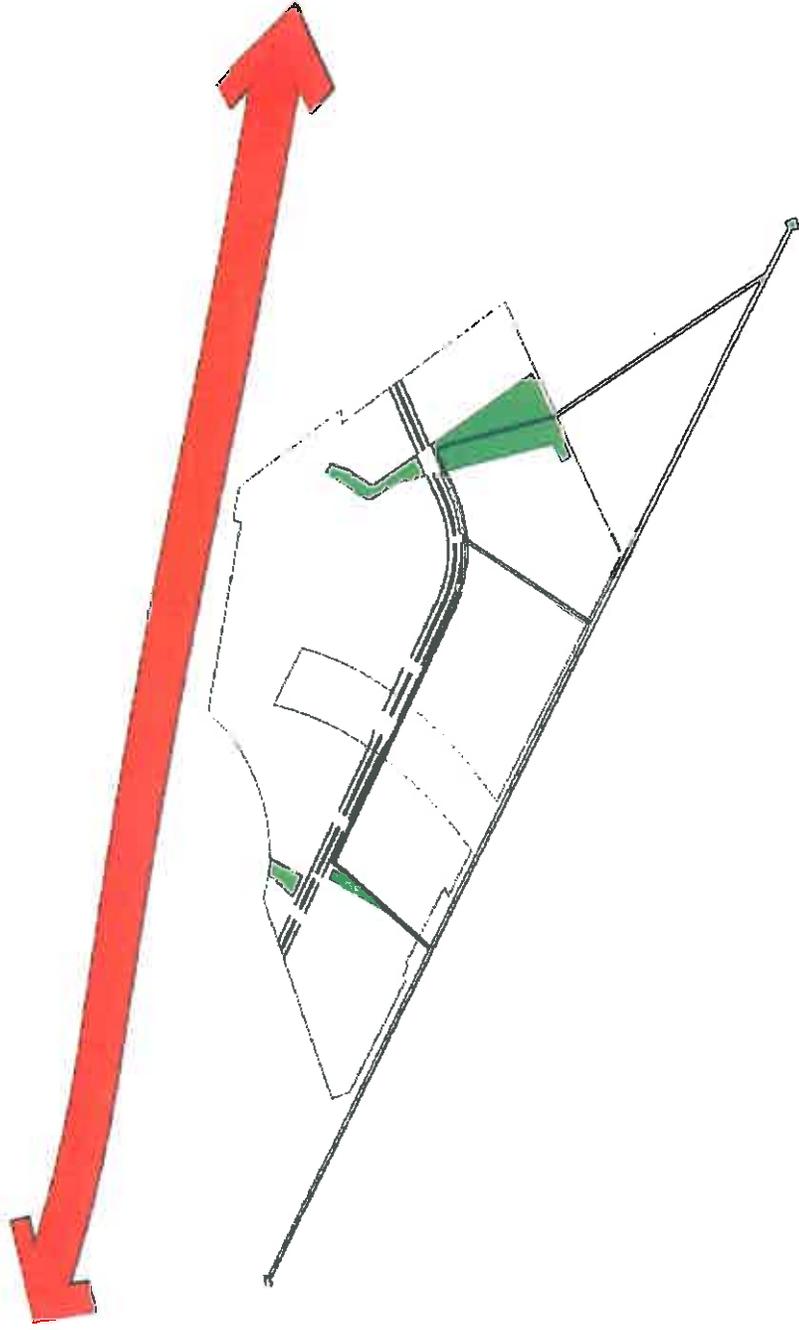
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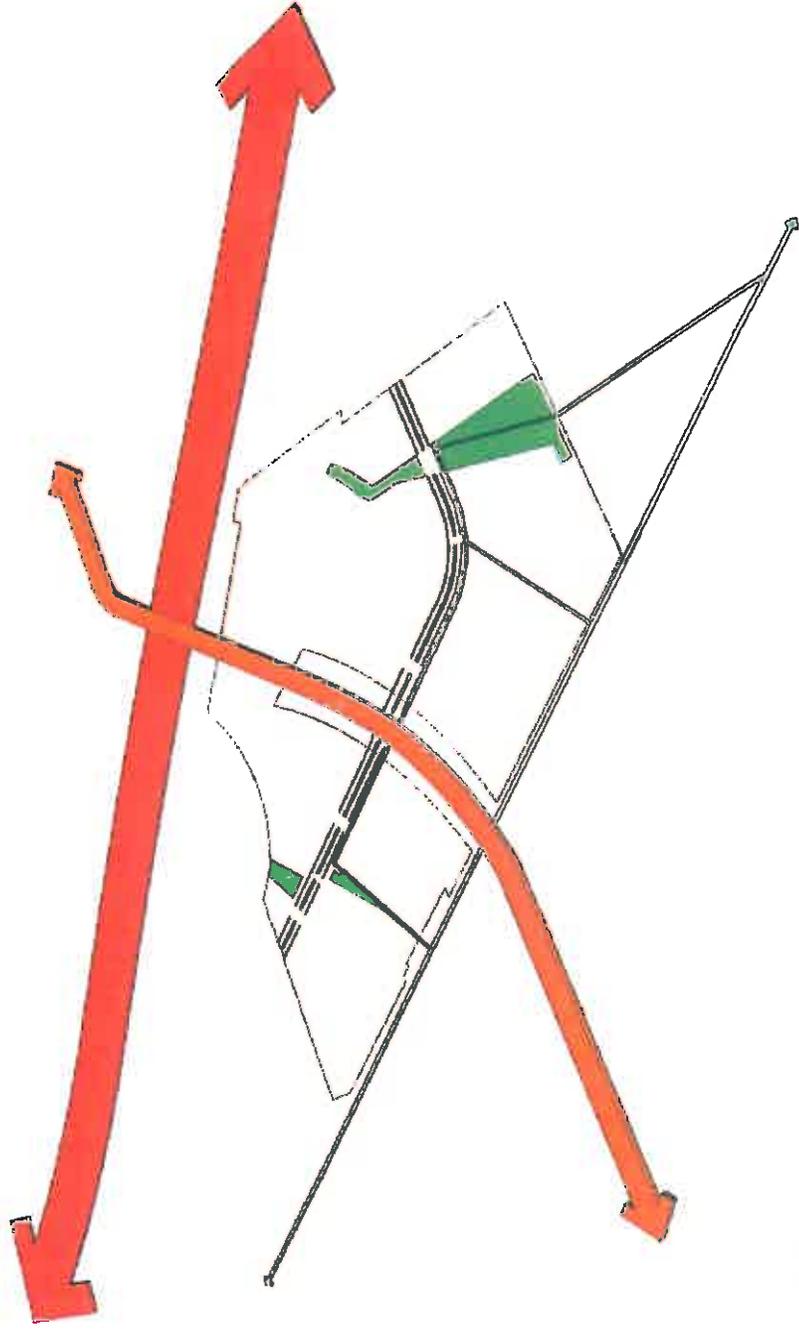
Trail Extension



Interstate 15

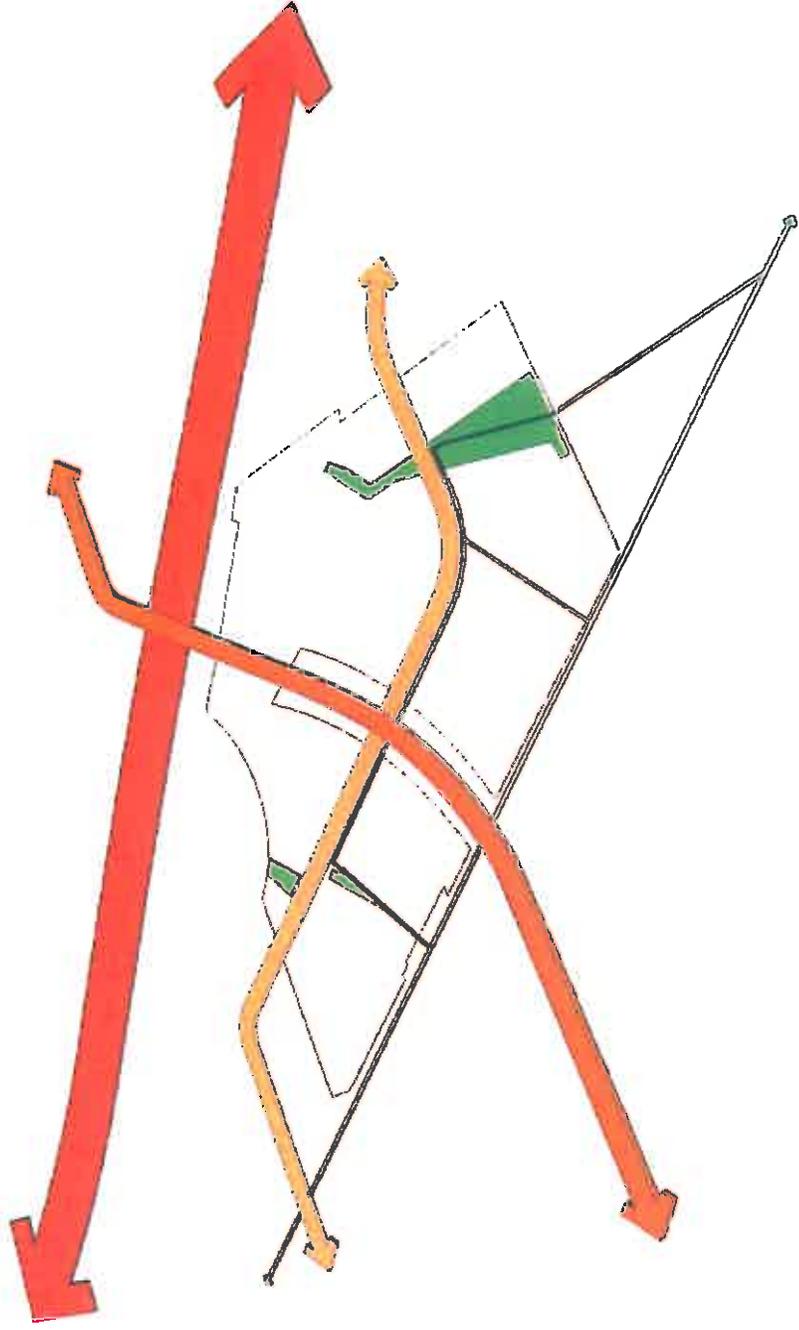


Shepard Lane Interchange and Realignment



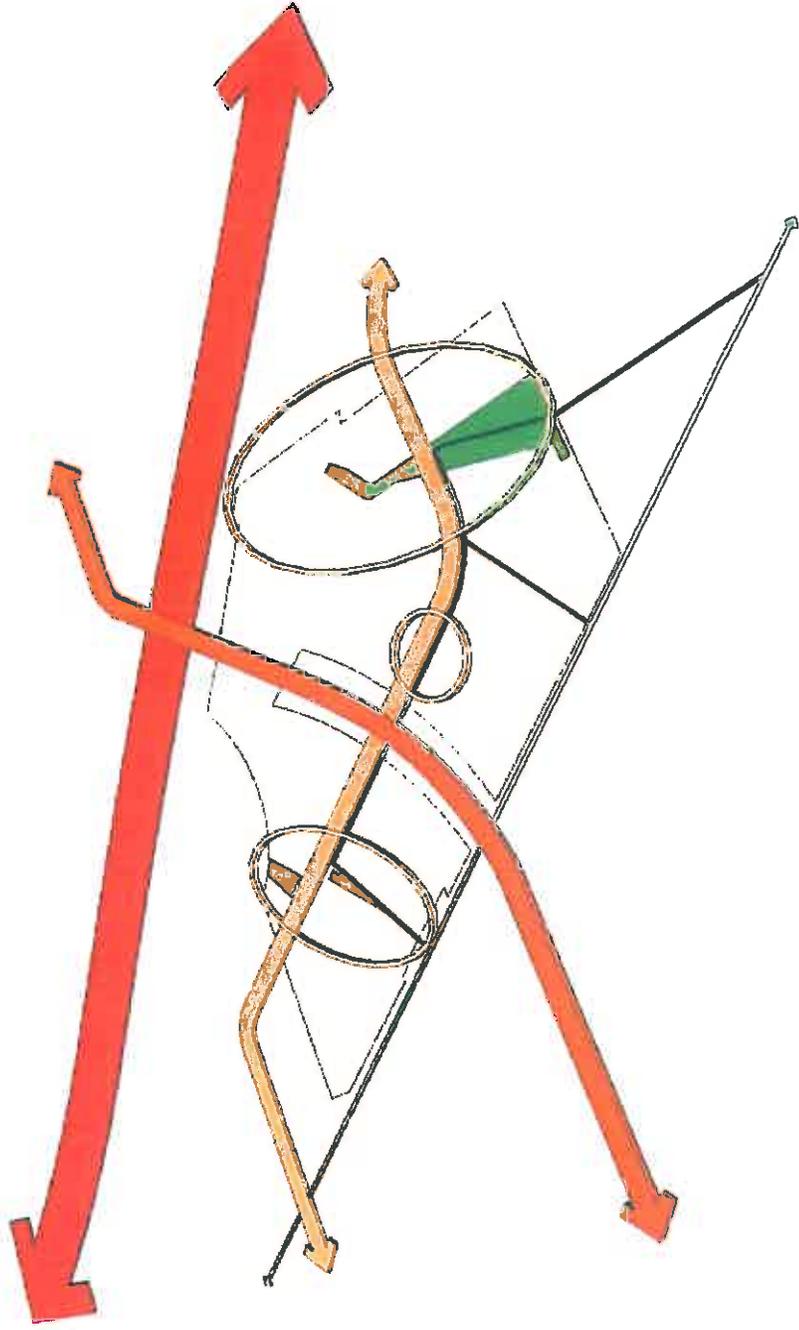
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Station Parkway Extension



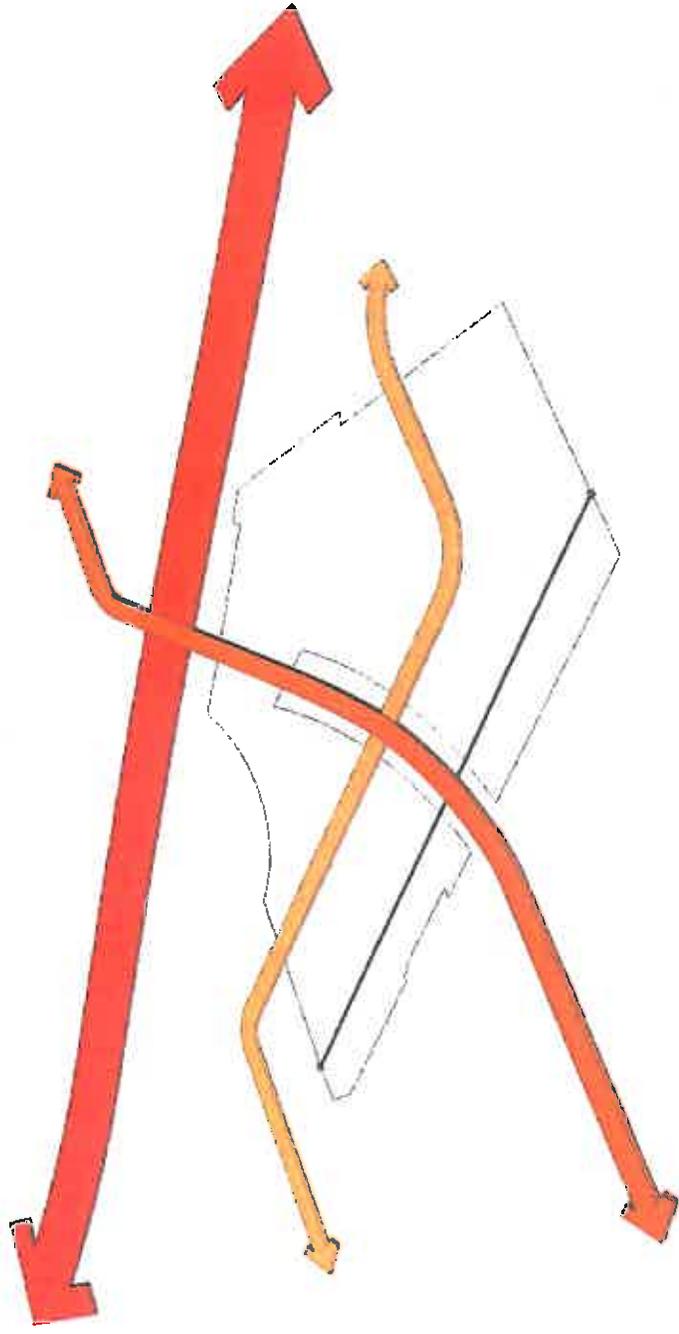
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Create Distinct and Complete Places

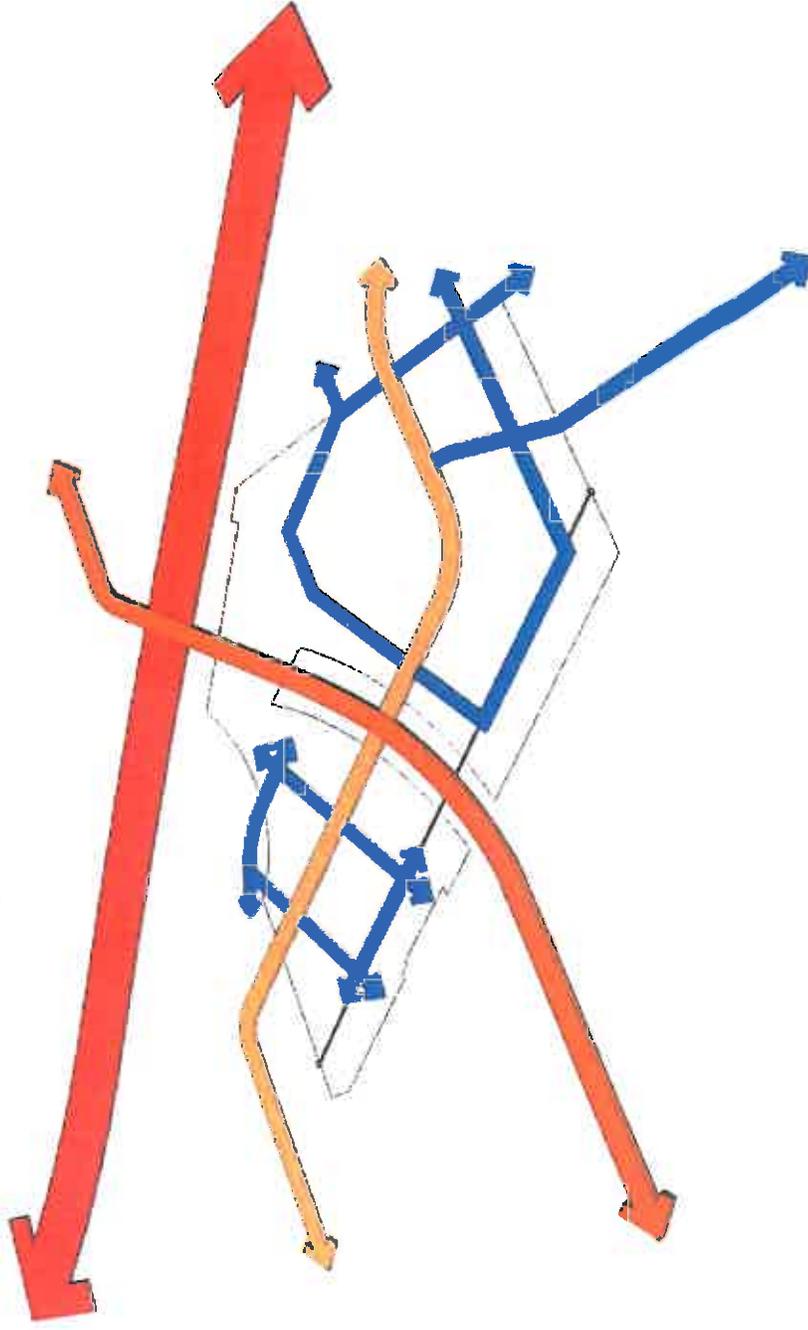


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Gas Line

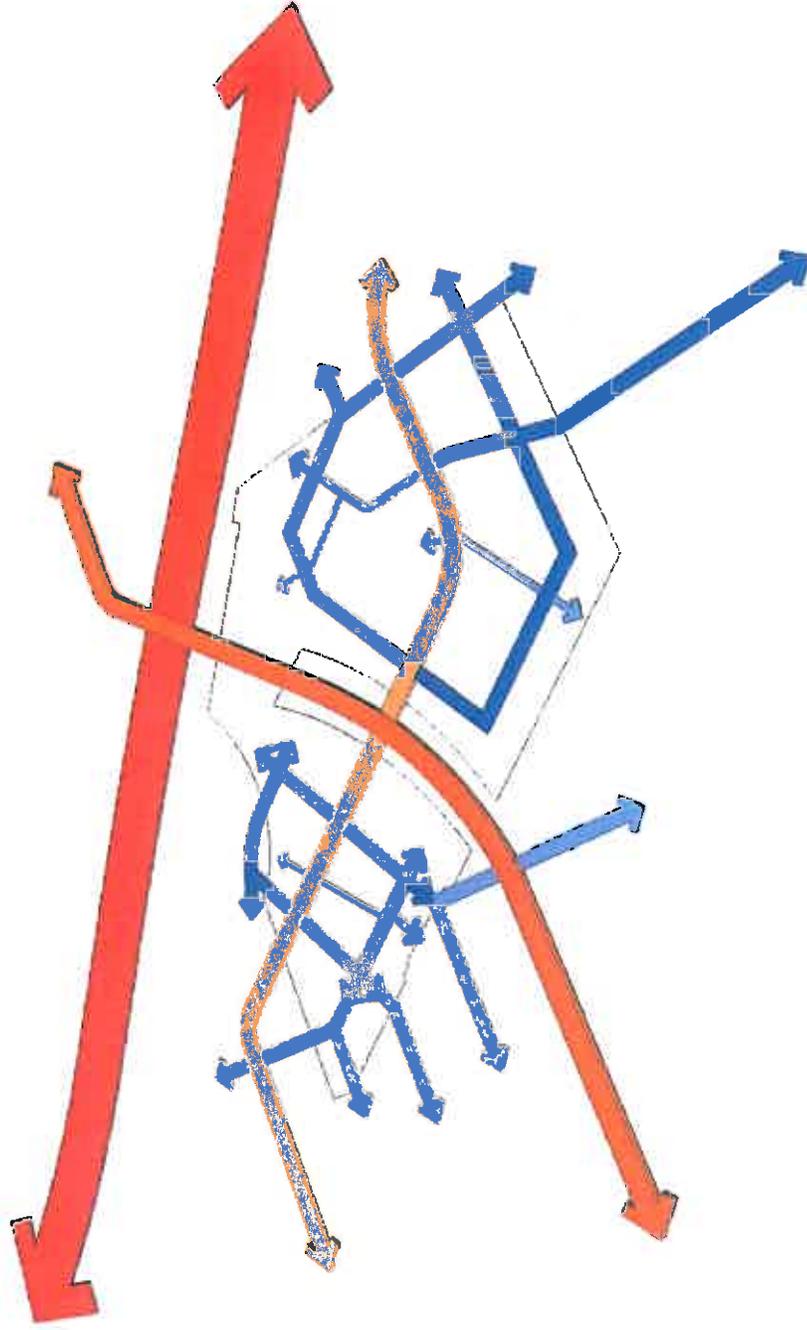


Secondary Street Network



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Tertiary Street Network



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Development Kit of Parts

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Parking



Farming



Parking



PRIMARY BUILDING TYPES

CLASS A OFFICE
3 to 6 stories

25,000 to 30,000 SF floorplates
1 level of basement parking

CLASS A - OFFICE
2 to 4 stories

12,000 to 18,000 SF floorplates

FLEX/LIGHT INDUSTRIAL
1 to 2 stories

30,000 SF floorplate
Retail, food/beverage, office, and light manufacturing uses

HOTEL
3 to 5 stories

80 to 120 rooms
Limited service and small conference support

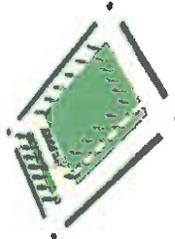
LIVE/WORK UNITS

Ground-floor offices/incubator space
Upper floor flats or townhouse
Tuck-under parking



PRIMARY PUBLIC SPACE TYPES

TRAILS AND BIKE LANES
On-street bike lanes
Off-street multi-use trails



SQUARES AND PARKS
Programmed open space for events and passive recreation



WETLAND CORRIDORS
Reconstructed wetlands
Filtered roof and street run-off
Active patios and overlocks

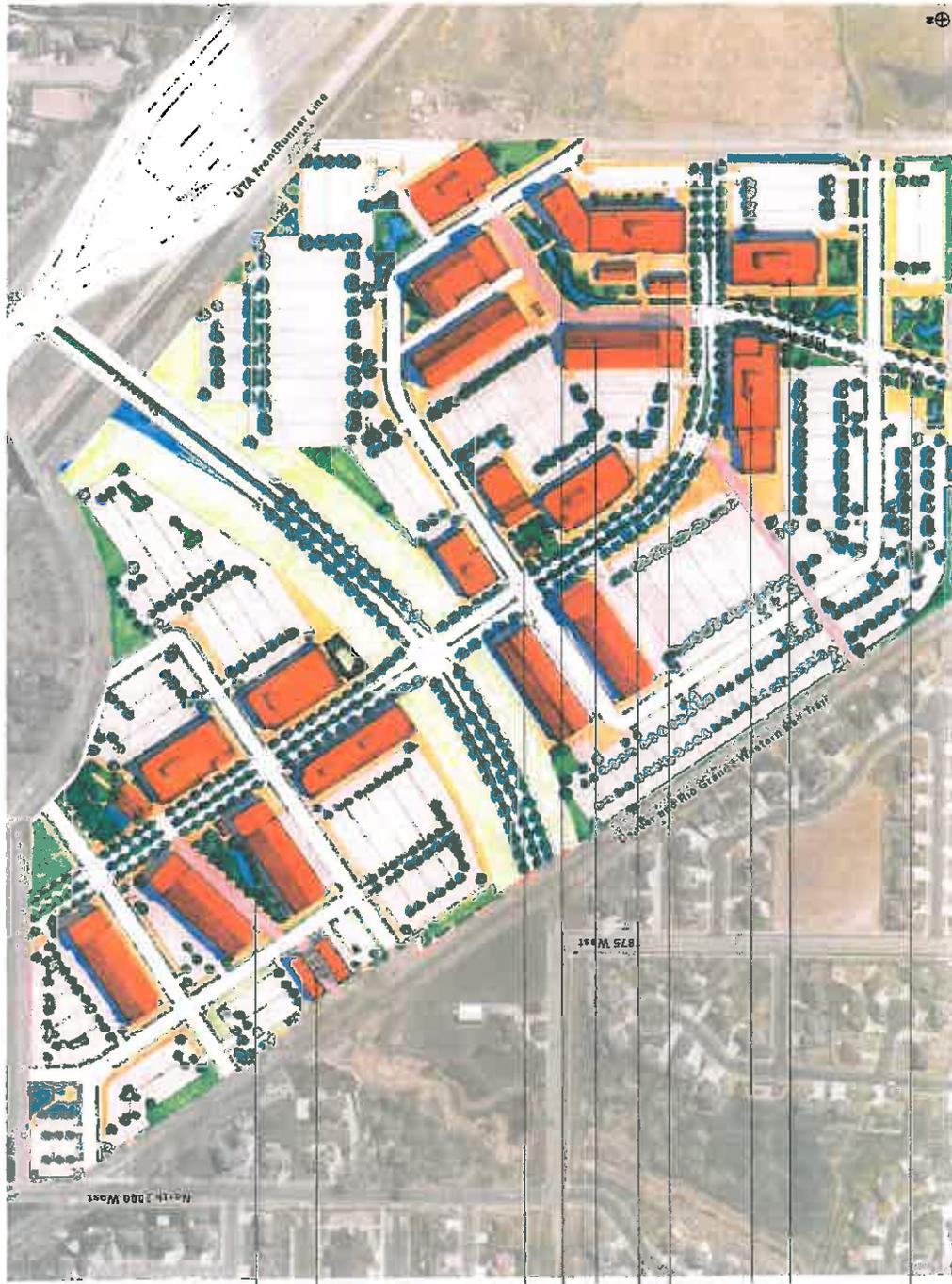


COURTYARDS
Semi-private spaces for office users



TERRACES AND PATIOS
Active places for building lobbies and ground floor retail use

Concept Plan: Partial Build-out



Heights Creek Park

Mews Street

Town Square

Central Greenway

Tech Shop

Food truck plaza

Cafe and Bike/Commuter Hub

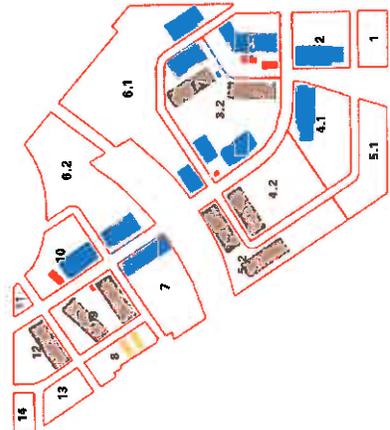
STEAM Magnet School

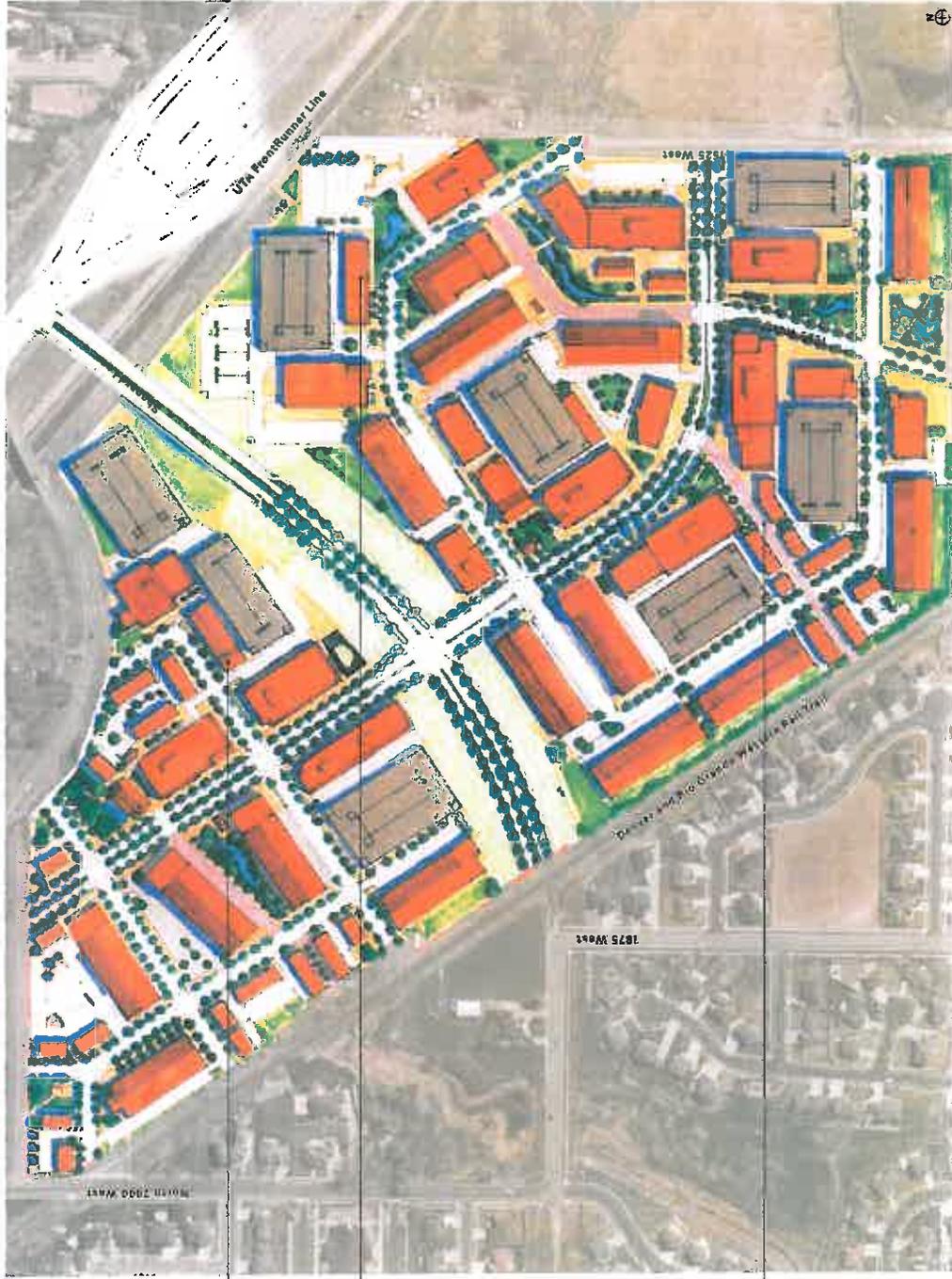
Health and Wellness Center

Southern Gateway

Partial Build-out Development Program

Block	Office Space	Office Live/Work	Third Floor Retail	Hotel	Residential	Total Development	Required Spaces	Surface Parking Area	Surface Parking Spaces	Basement Parking	Total Parking Provided	NET FAR
1.0	0	0	0	0	0	0	0	37,137	168	0	168	0
2.0	130,000	0	0	0	0	130,000	554	53,100	158	80	238	1.12
3.1	172,500	0	0	0	0	172,500	749	13,700	41	121	162	1.13
3.2	278,000	81,600	1,600	0	0	419,200	1,987	153,800	470	160	630	1.02
4.1	180,000	0	0	0	0	180,000	672	272,353	889	80	969	0.89
4.2	0	0	0	0	0	0	0	156,400	467	0	467	0.14
5.1	0	0	0	0	0	0	0	101,055	275	0	275	0.00
6.1	162,000	43,800	0	0	0	205,800	60	14,1961	428	0	428	0.13
6.2	138,000	0	0	0	0	138,000	552	202,724	530	0	530	0.44
7.0	31,600	0	0	0	0	31,600	326	120,973	358	0	358	0.44
7.1	0	0	0	0	19,200	19,200	25,520	37	27,253	80	110	0.24
10.0	158,000	0	0	0	0	158,000	715	292,500	360	0	360	1.09
11.0	0	0	0	0	0	0	0	14,277	42	0	42	0.01
12.0	0	0	0	0	0	0	0	63,759	137	0	137	0.30
13.0	0	0	0	0	0	0	0	67,966	191	0	191	0.00
14.0	0	0	0	0	0	0	0	28,261	55	0	55	0.00
Total	1,256,400	122,400	4,320	180,000	15,225	1,597,545	6,313	3,822,230	5,854	701	6,355	0.52





Concept Plan: Full Build-out

Hotel

Hotel

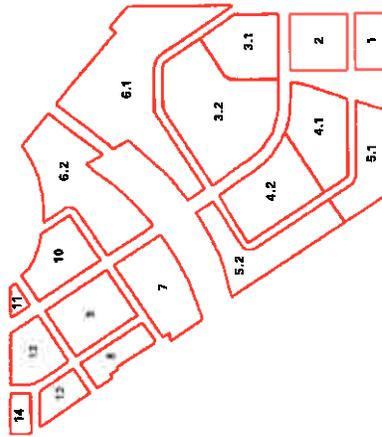
Startup Lane

Full Build-out Development Program

Block	Office - Light/Mid	Office - High	Hotel	Residential	Total Development	Required Spaces	Surface Parking Area	Surface Parking Spaces	Basement Parking	Total Parking Provided	NET FAR
1.0	0	0	0	0	0	0	-50,000	-88	0	0	0.34
2.0	0	0	0	0	0	0	-5,000	-169	0	1,111	0.00
3.1	0	0	0	0	0	0	0	0	0	0	0.00
3.2	2,650	0	0	11,770	36,670	249	-189,896	-470	12	375	0.23
4.1	8,375	0	0	21,800	115,775	372	-187,418	-465	50	582	0.82
4.2	7,215	0	0	17,280	188,105	705	-153,493	-477	90	476	0.91
5.1	40,890	0	0	15,360	88,580	539	-151,095	-385	16	562	0.86
5.2	2,125	0	0	9,690	71,250	129	-121,967	-359	10	319	0.37
6.1	138,000	0	0	66,000	234,000	879	-125,000	-543	80	607	0.47
6.2	152,000	0	0	35,000	304,000	618	-100,000	-281	24	1,225	0.62
7.0	0	0	0	0	30,000	52	-4,000	-247	0	548	0.16
8.0	0	0	0	28,680	22,820	52	-77,295	-30	23	0	0.47
9.0	0	0	0	0	0	0	0	0	0	0	0.00
10.0	0	0	0	24,560	43,210	73	-82,002	-185	0	117	0.54
11.0	0	0	0	8,780	7,005	11	-14,337	-42	8	53	0.19
12.0	0	0	0	21,120	25,725	41	-83,739	-187	22	165	0.26
13.0	0	0	0	0	23,000	60	-60,000	-88	0	0	0.54
14.0	0	0	0	0	14,000	22	-13,071	-52	12	-41	0.10
Total	444,000	204,000	1,600	182,400	1,214,375	3,892	-1,324,253	-3,885	374	6,740	0.40
Total From	1,256,400	122,400	4,320	180,000	1,597,546	5,872	1,922,230	5,654	701	0	0.82
1.0											
Buildout	1,700,400	326,400	44,895	380,000	2,811,920	9,475	597,977	1,759	1,075	6,740	0.82

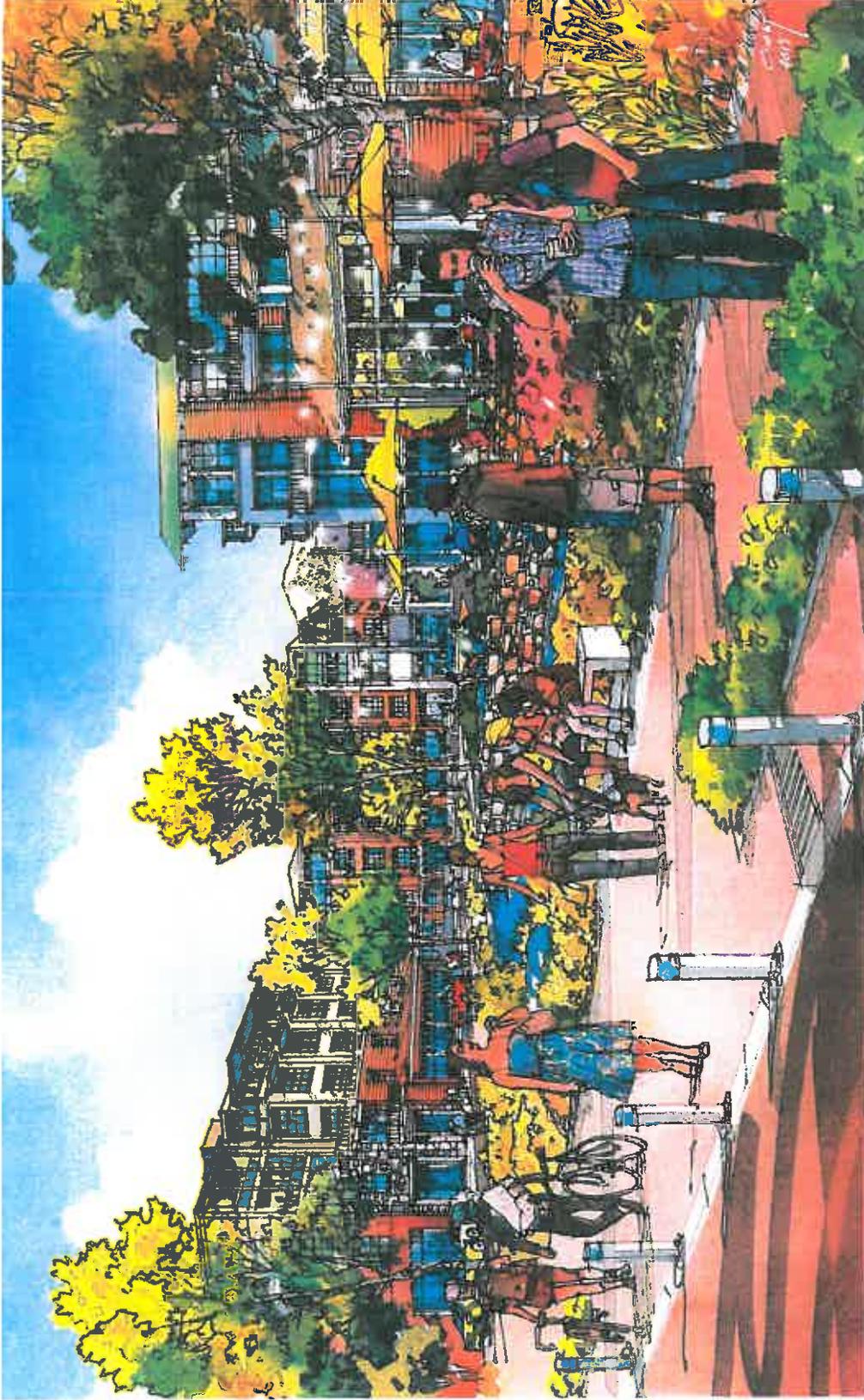


Land Development Analysis



Block	Area (SF)	Area (Ac)	Buildable (SF)	Park/OS (SF)	Dedicated Stormwater/Buffer (SF)	Total Parks/Open Space (SF)	Private Streets (SF)	Total Parks/Open Space Private Streets (SF)	OS % of Total	Public Streets % of Total
1.0	37,549	2.0	50,889	18,220	7,047	25,867	0	0.57	21.3%	2.5%
2.0	122,650	2.8	110,610	275,93	0	275,93	0	0.67	22.5%	2.5%
3.1	105,110	3.0	127,138	25,474	0	25,474	11,492	0.87	11.0%	11.0%
3.2	402,361	9.4	331,173	4,000	0	4,800	21,421	0.60	6.4%	6.4%
4.1	136,339	4.2	175,802	8,110	0	8,110	6,727	0.25	6.5%	6.5%
4.2	207,650	4.2	201,048	0	0	0	6,571	0.13	2.2%	2.2%
5.1	125,477	3.0	112,185	6,609	8,170	14,781	2,513	0.40	13.4%	13.4%
5.2	194,431	4.5	182,352	0	21,566	21,566	2,612	0.12	16.5%	16.5%
6.1	502,877	11.5	394,246	26,901	31,970	107,931	0	2.45	21.5%	21.5%
6.2	297,790	7.5	249,301	0	37,480	37,480	0	2.01	16.7%	16.7%
7.0	174,921	4.2	174,415	0	10,506	10,506	0	0.21	3.7%	3.7%
8.0	15,163	1.6	62,172	1,722	5,303	7,025	3,980	0.26	15.0%	15.0%
9.0	155,666	3.6	150,444	12,195	0	12,195	0.37	0.36	12.0%	12.0%
10.0	110,959	5.0	112,260	17,242	0	17,242	0	0.41	13.7%	13.7%
11.0	14,287	0.2	14,287	0	0	0	0	0.00	0.0%	0.0%
12.0	105,965	2.9	104,835	0	0	0	0	0.01	0.0%	0.0%
12.0	55,578	1.3	51,001	0	3,578	3,578	0	0.08	6.6%	6.6%
14.0	29,118	0.7	18,071	8,235	1,222	11,057	0	0.25	38.0%	38.0%
Public Streets	686,764	15.6								18%
Total	3,759,524	86.3	2,623,317	161,853	234,015	395,868	64,523	10.56	12.2%	12.2%

*does not include public streets



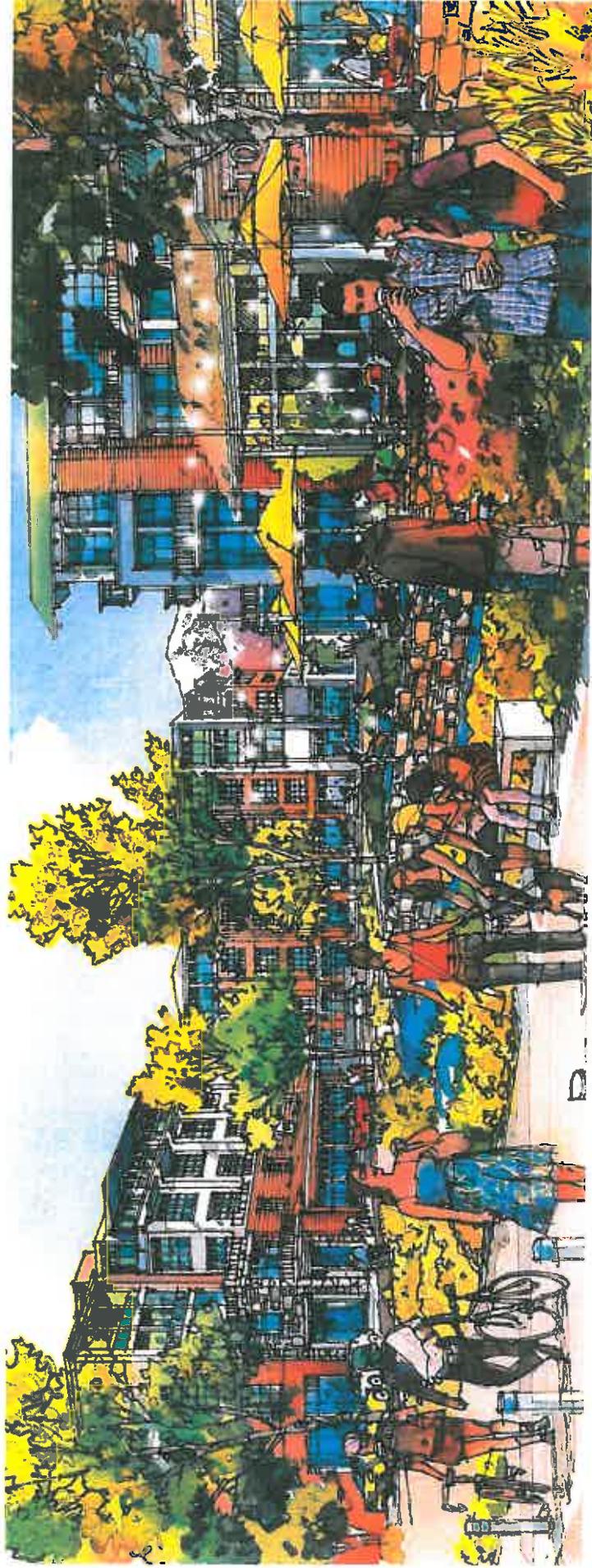
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NORTH STATION CONCEPT PLAN:

Farmington, Utah **U R B A N D E S I G N A S S O C I A T E S**

FEBRUARY 2015



North Station Concept Plan

PREPARED FOR
Chartwell Capital Partners

CONSULTANT TEAM
Urban Design Associates
A-Trans
Better Cities
Great Basin
MBG+A



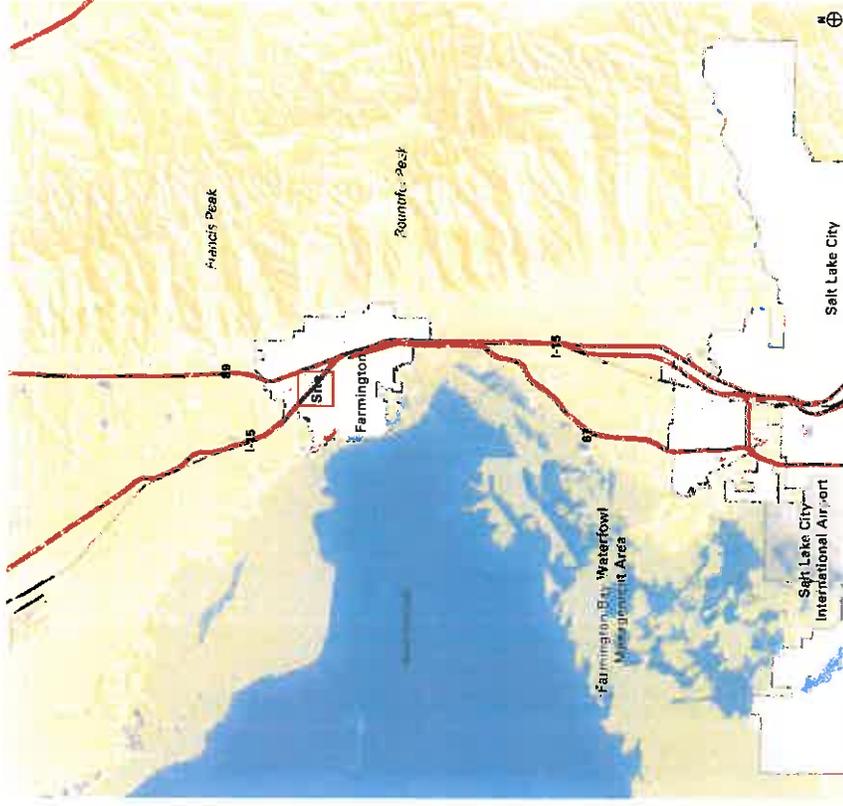
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Overview

NORTH STATION is located in Farmington, Utah, along the Interstate 15 and UTA FrontRunner corridor approximately seven-teen miles north of Salt Lake City.



The site is located along Interstate 15, between Cheyenne Lane and Park Lane in Farmington, Utah. Go to [Google Maps](#)

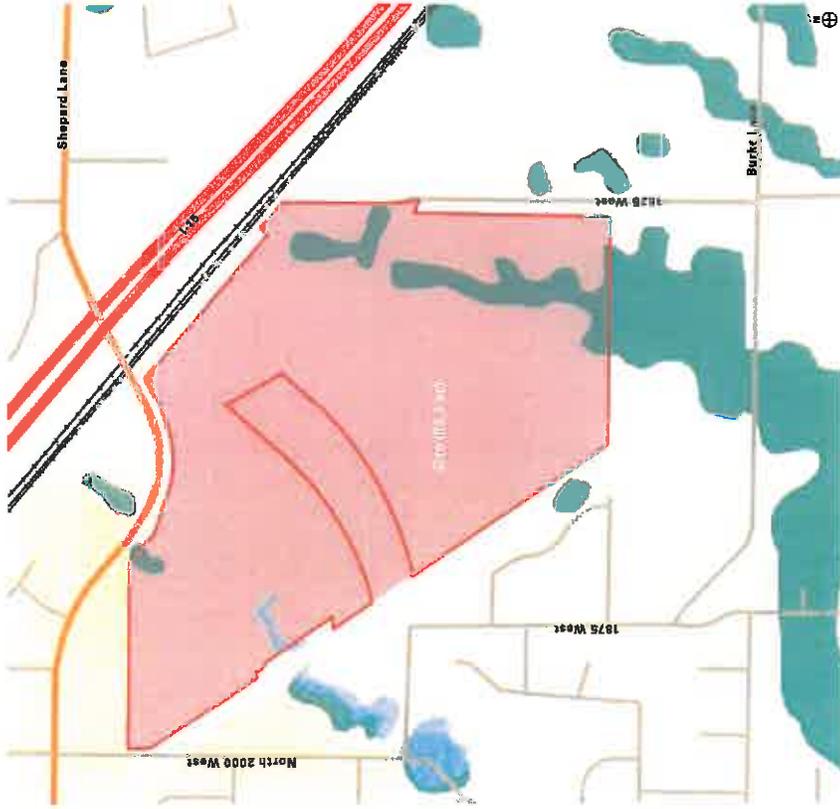
Site Analysis

The site is bounded by Shepard Lane to the north, Burke Lane to the south, Interstate 15 to the east and the Rail Trail to the west. It is accessed from North 2000 West and 1525 West.

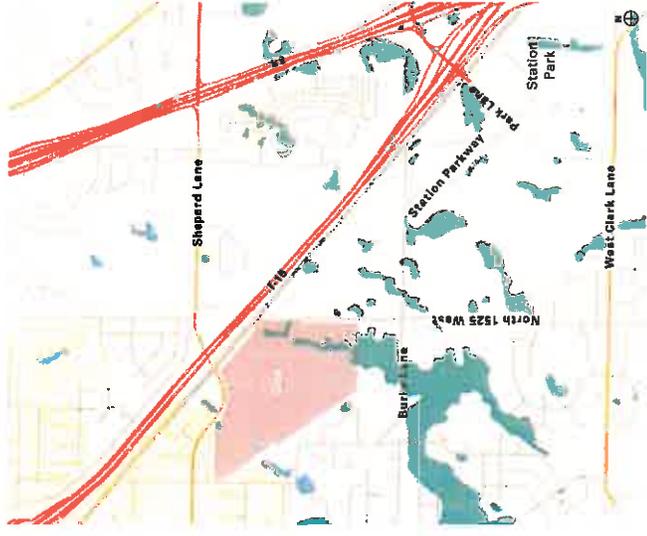


Aerial photograph of study area

Portrait of Existing Conditions



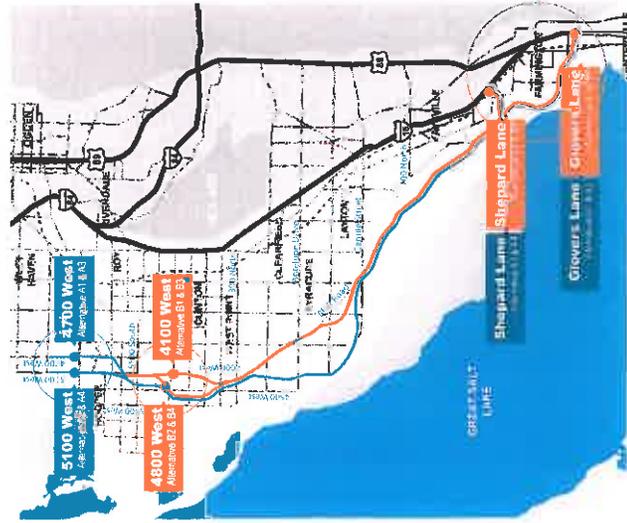
Portrait of Existing Conditions



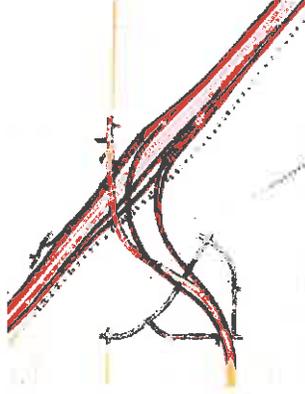
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Shepard Lane Interchange

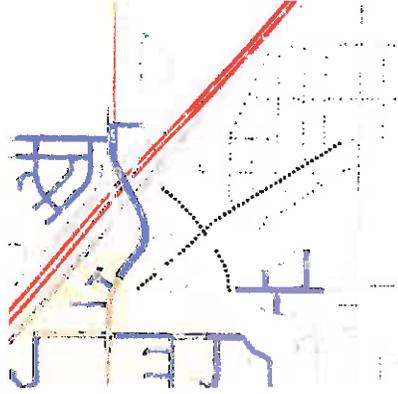
UDOT is in the process of determining the most viable alignments for the West Davis Corridor. The first alternative is a no-build option which would not build the West Davis Corridor and make capacity upgrades to the existing Interstate 15 corridor. A second option features a free-moving connection at Shepard Lane between Interstate 15 and the new corridor to the west. An alternative to this is a similar connection at Glovers Lane. The Shepard Lane alternative has significant land impacts to the North Station site and severs access from the north to the site.



The West Davis Corridor Plan (UDOT)



Current Shepard Lane interchange concept (UDOT).



Access streets and streets cut off by interchange concept. Blue segments are realigned portions of streets and purple segments are cut and right-of-way street.

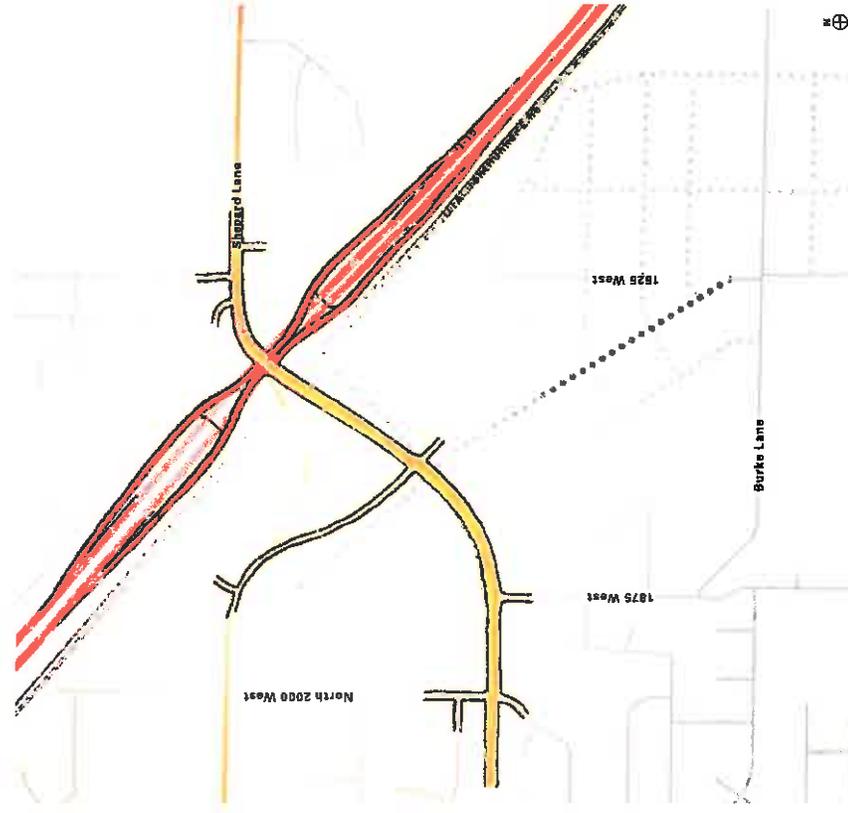


The interchange impact: 28 acres of the study area.

The length of realigned to accommodate the interchange.

Alternate Shepard Lane Interchange

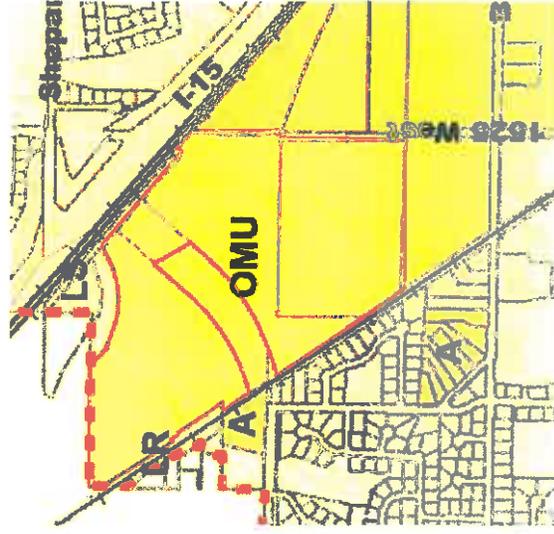
In either the no build option or the Glovers Lane alternative, a simpler approach to the Shepard Lane interchange is worth exploring that minimizes the land implications and improves access to the neighborhoods and to North Station. This approach would be include a standard intersection at Interstate 15 (either a single point or diamond design).



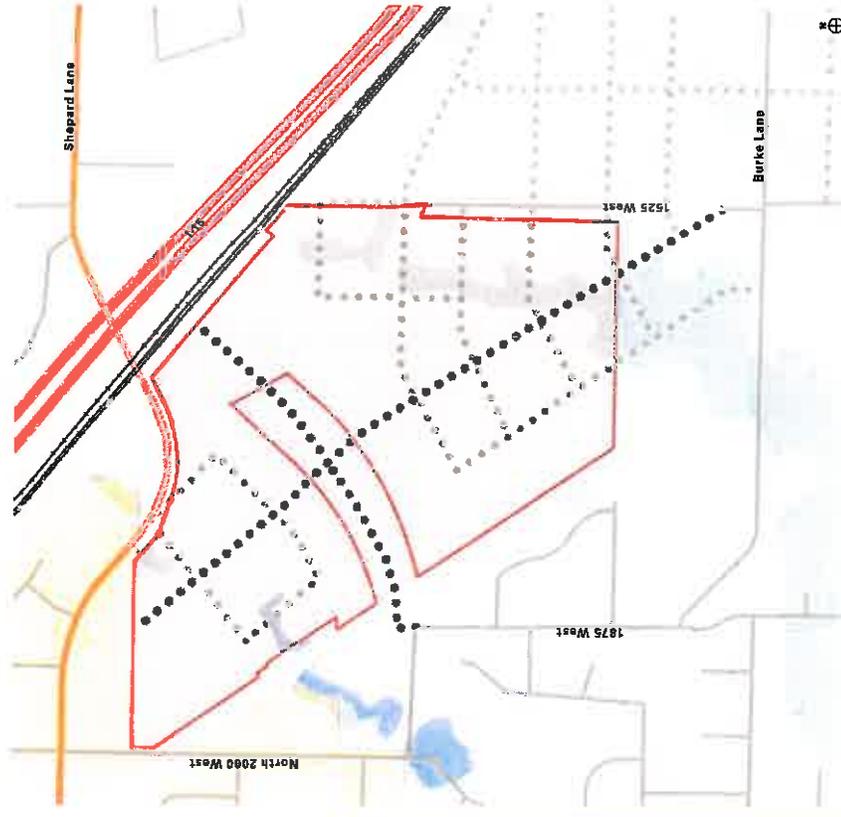
An alternate concept for the Shepard Lane at Interstate 15.

City of Farmington Regulating Plan

The City of Farmington has adopted a form-based code and regulating plan for this part of the city. The site is currently zoned Office Mixed-Use (OMU) which favors office and light industrial uses supported by service uses. The street network realigns 1525 West to be the main thoroughfare through the site complemented by a secondary street network.

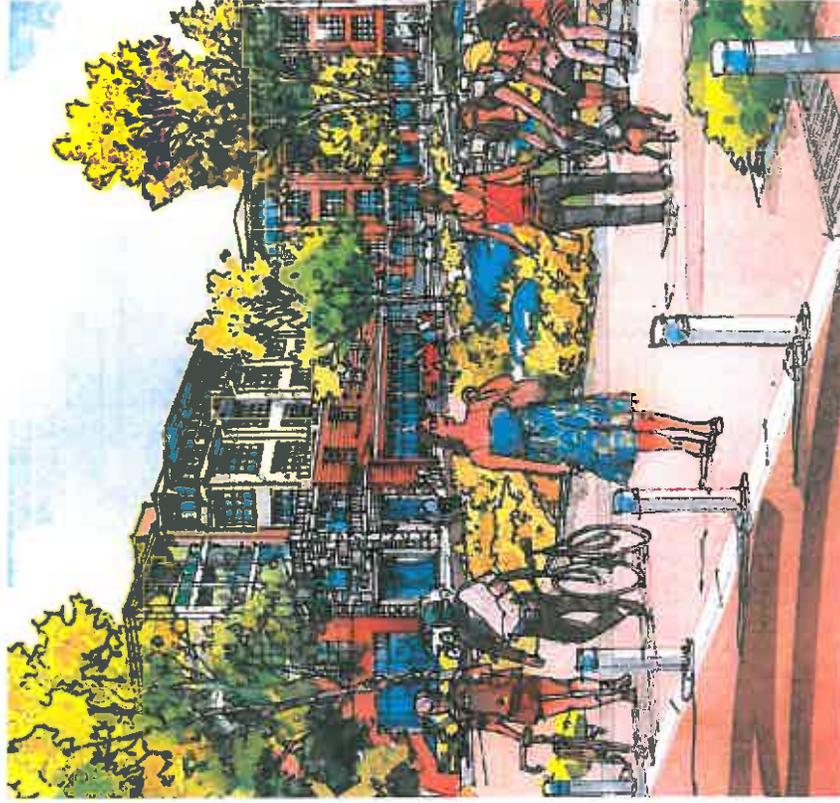


The site is zoned Office Mixed-Use (OMU)



The City of Farmington's Regulating Plan (inspired by, UDA).

Building a 21st Century Employment Destination



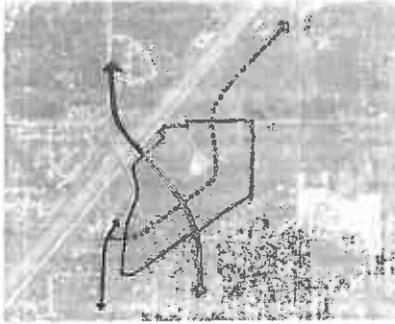
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DRAFT
24 FEB 2015

Image and Character



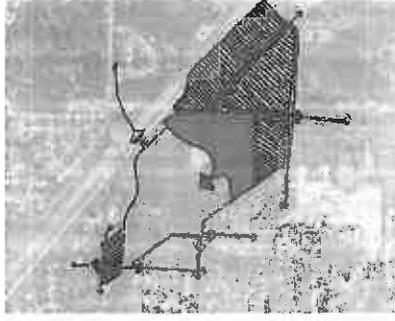
Design Principles and Approach



1. Connect Shepard Lane to Parli Lane with a new street



2. Leverage regional trail and expand to create active public space



3. Grow a pliable pattern of development with surrounding parcels



4. Create a flexible, interconnected block framework



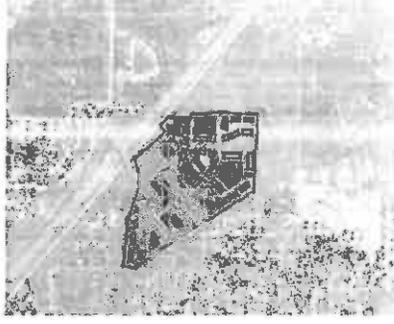
5. Transition down in scale from east to west



6. Build dynamic, diverse, programmed, and walkable places

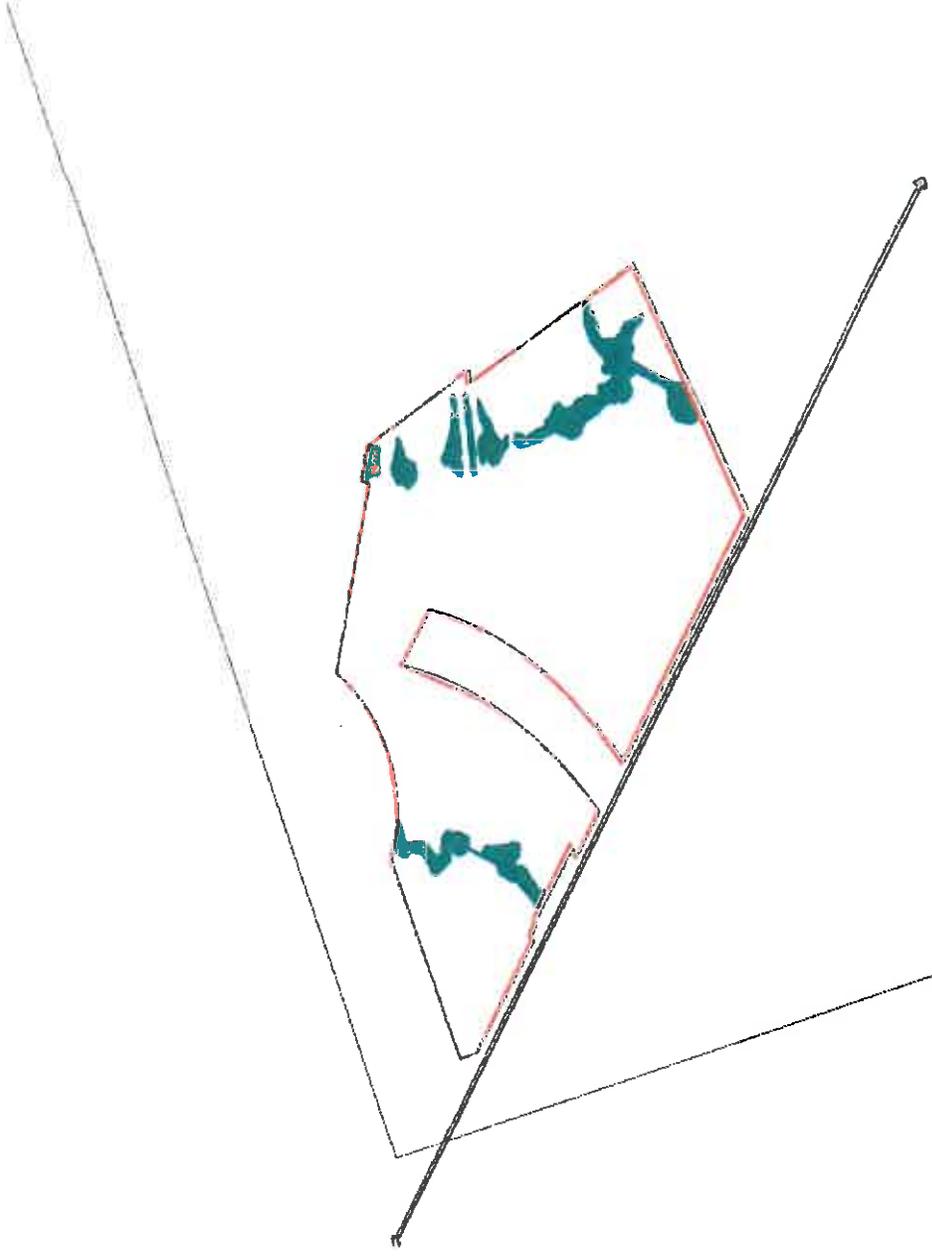


7. Facilitate and diversify a series of streets to attract and diversify development over time

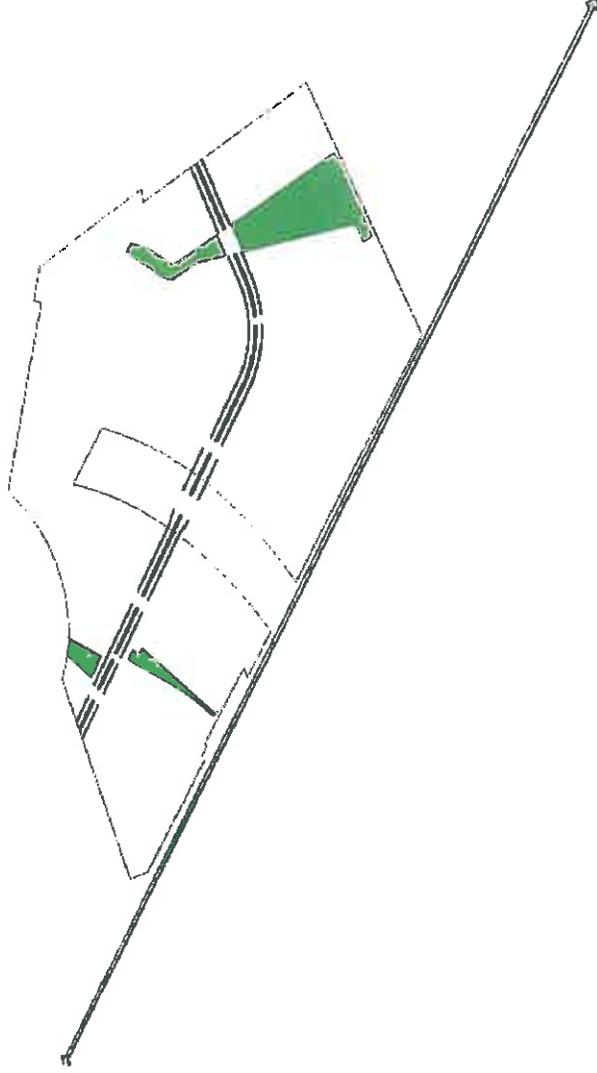


8. Allow diversification and diversification to happen over time

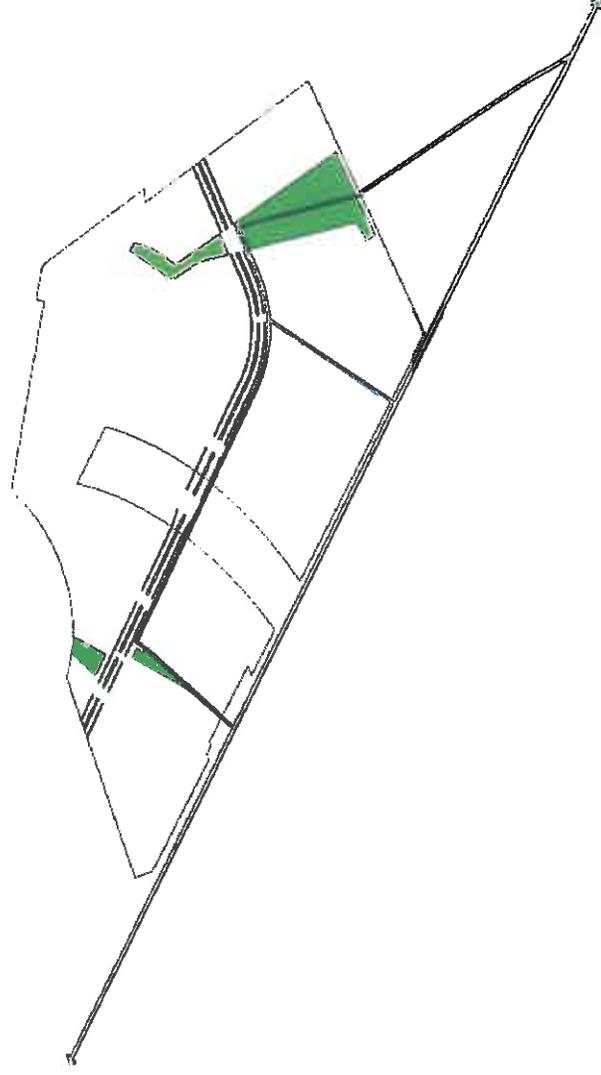
Wetland Structure



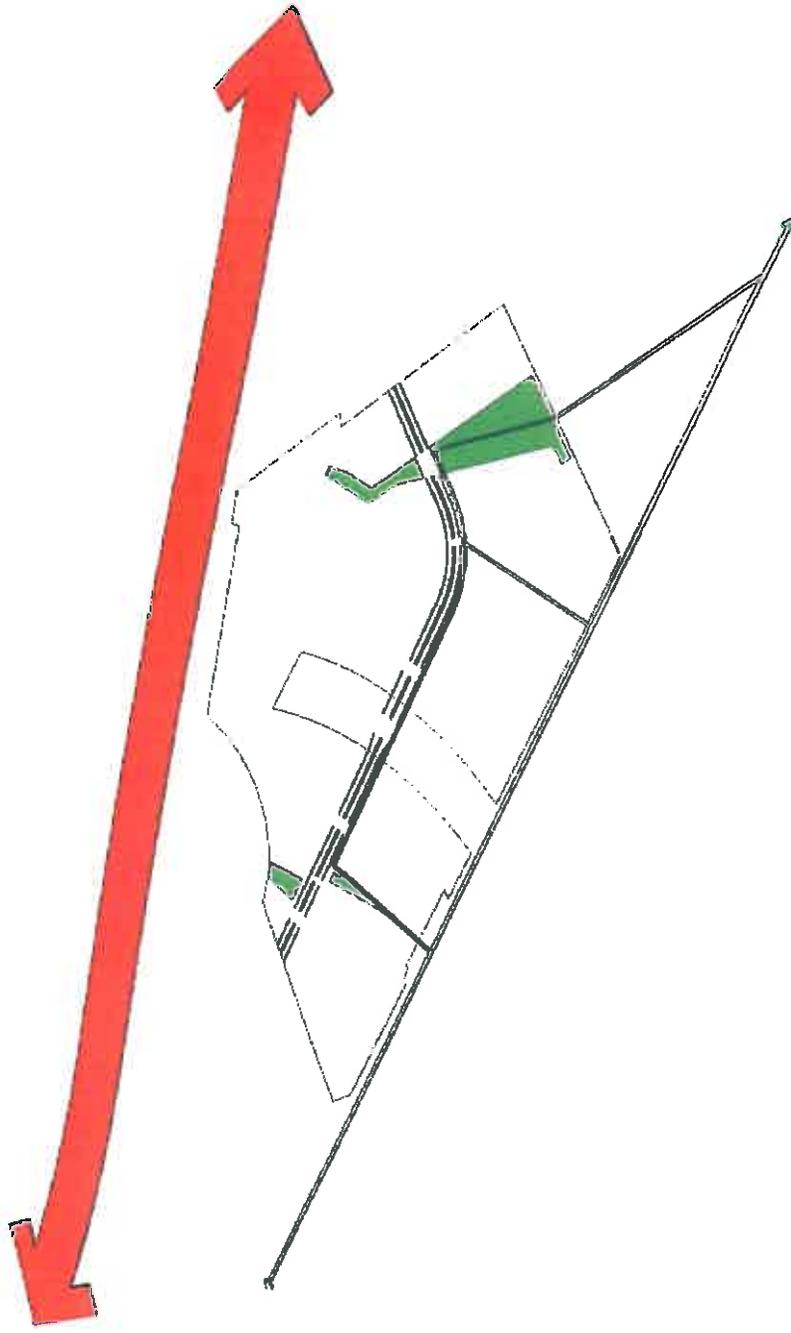
Constructed Open Space



Trail Extension

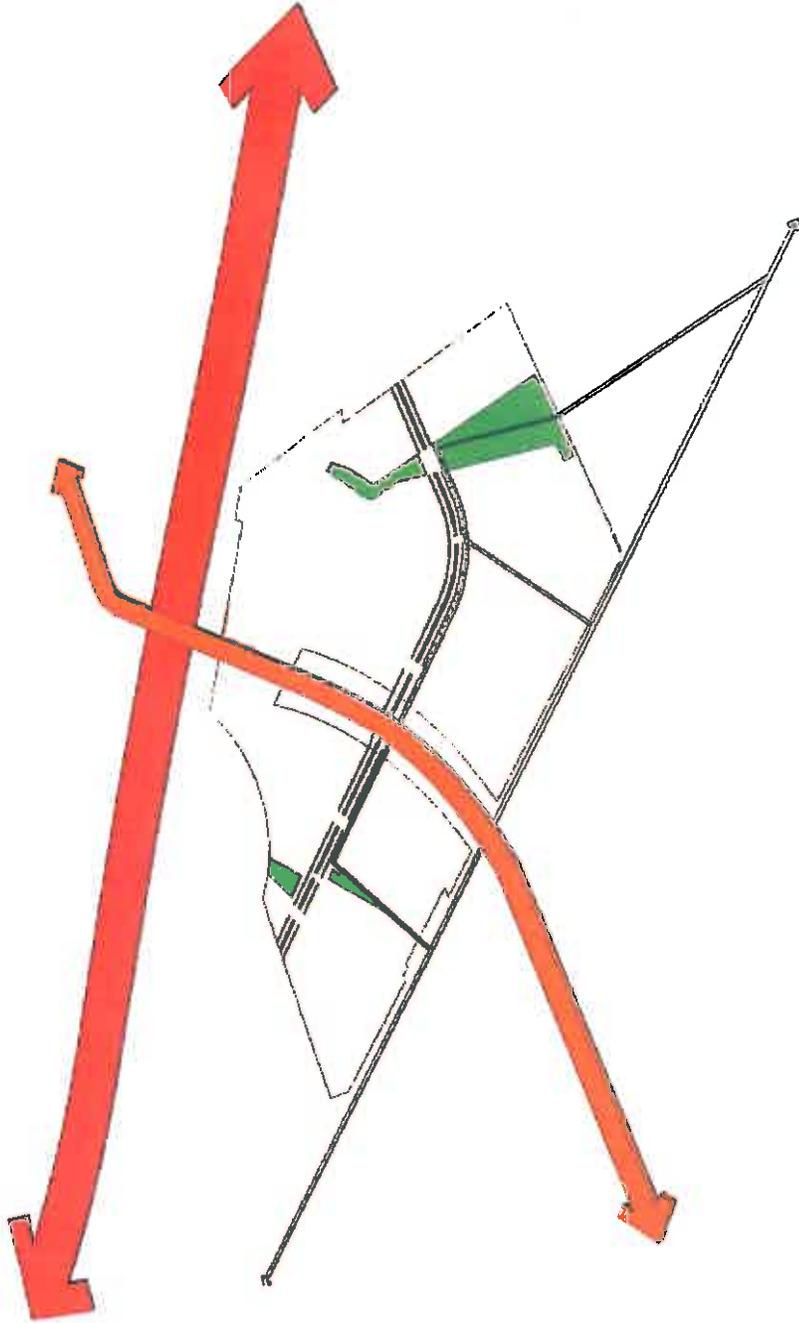


Interstate 15

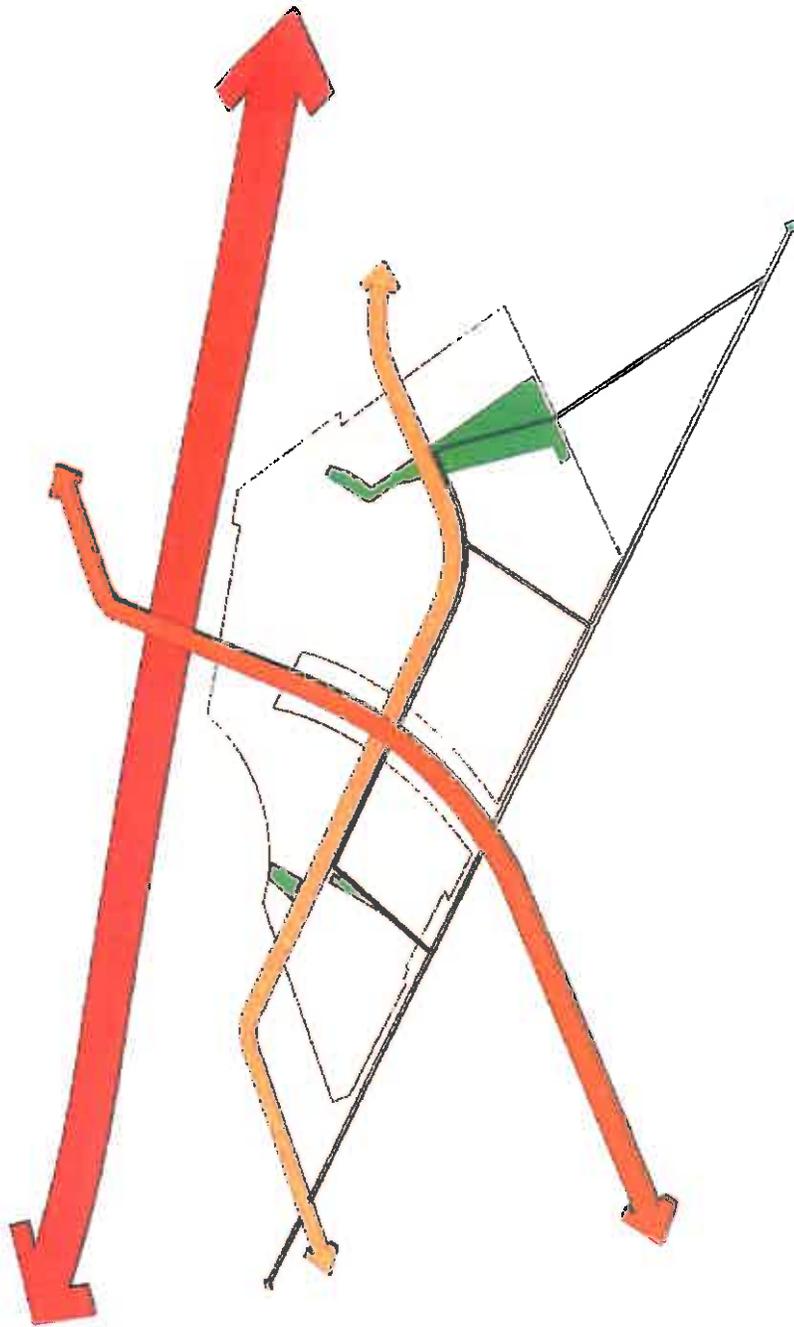


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Shepard Lane Interchange and Realignment

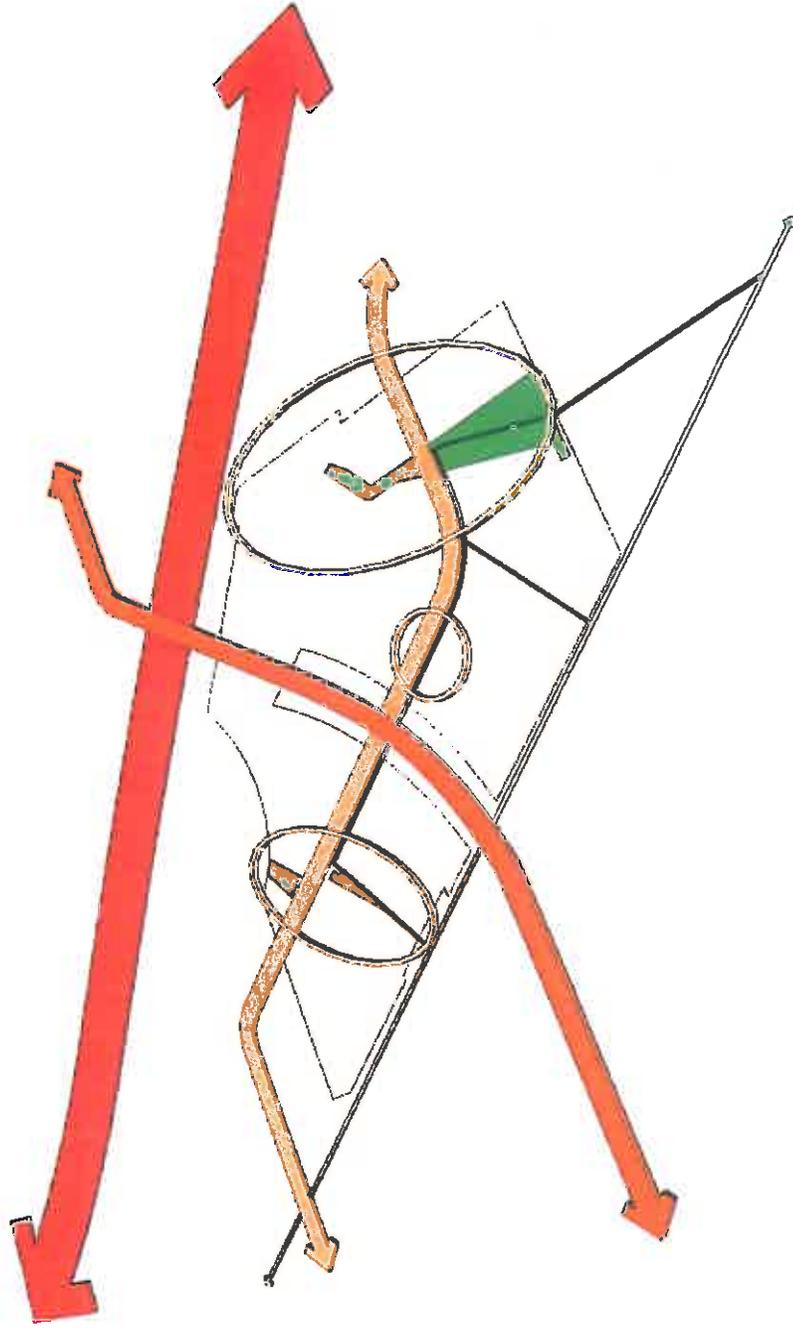


Station Parkway Extension

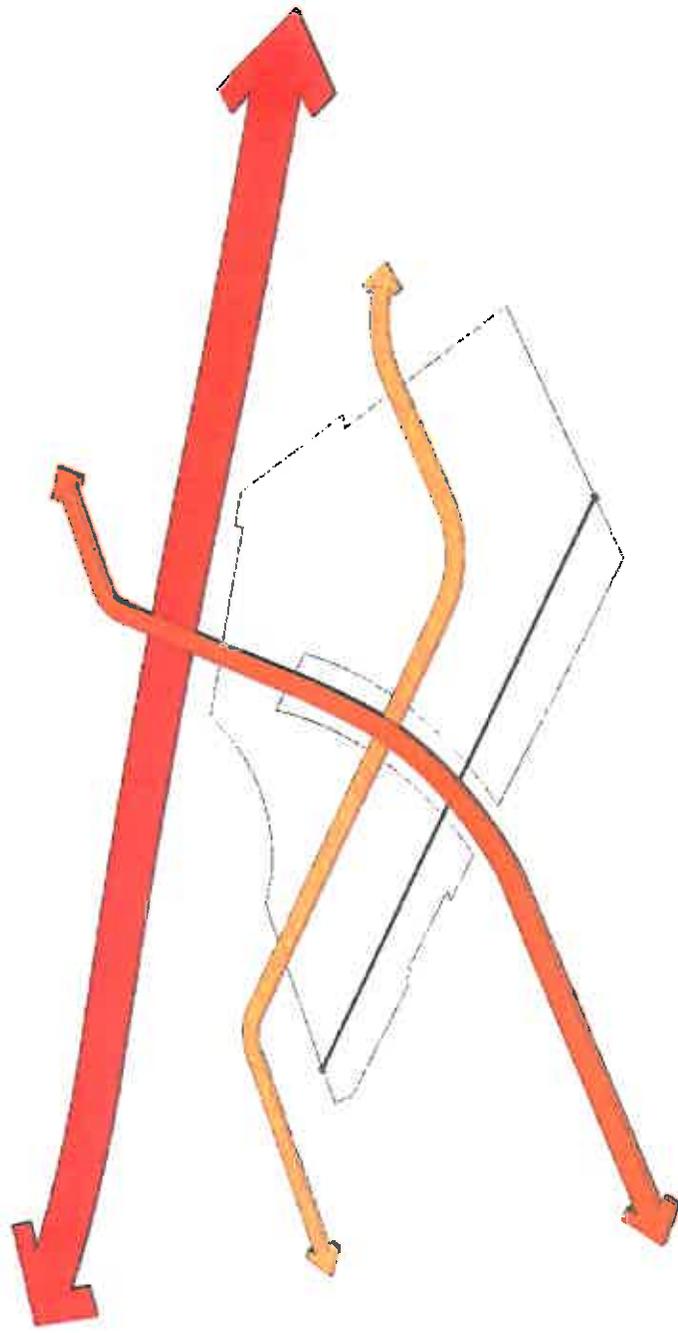


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Create Distinct and Complete Places

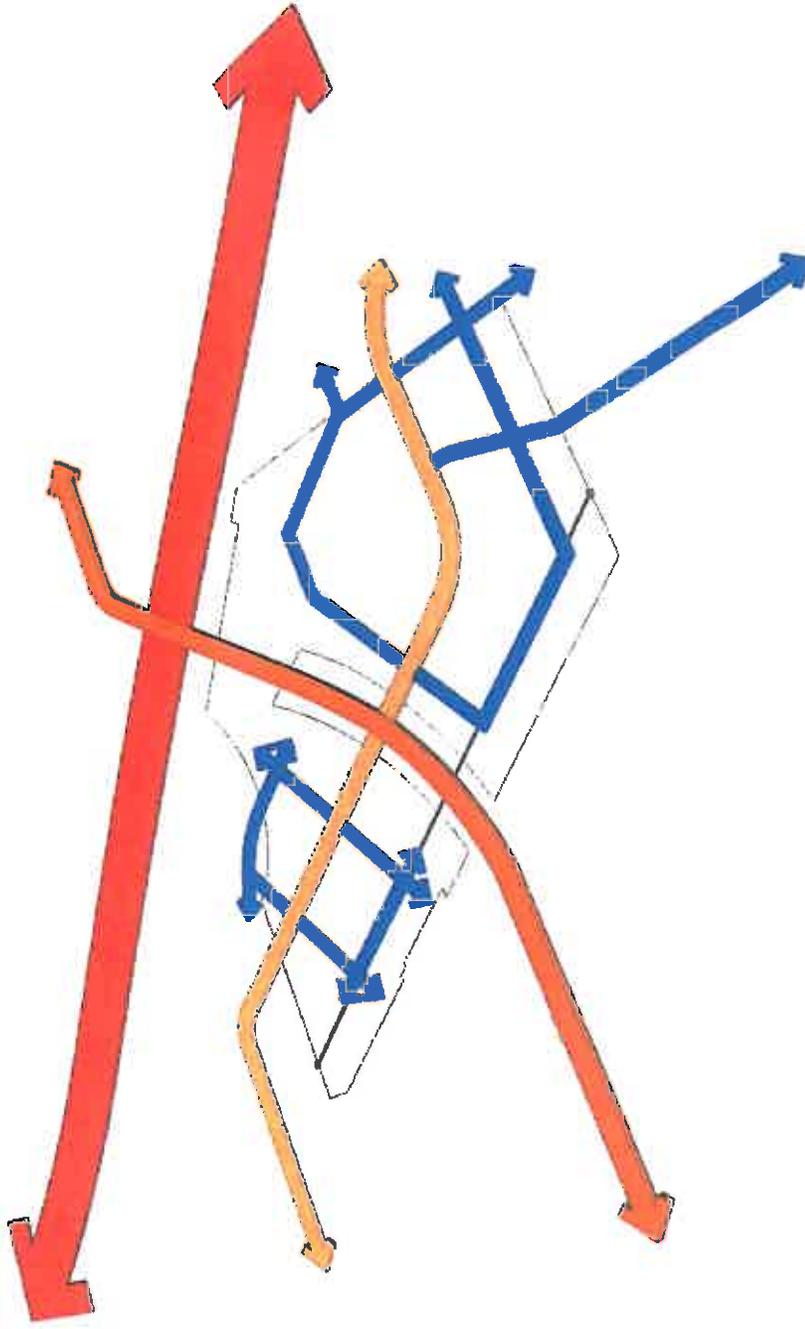


Gas Line

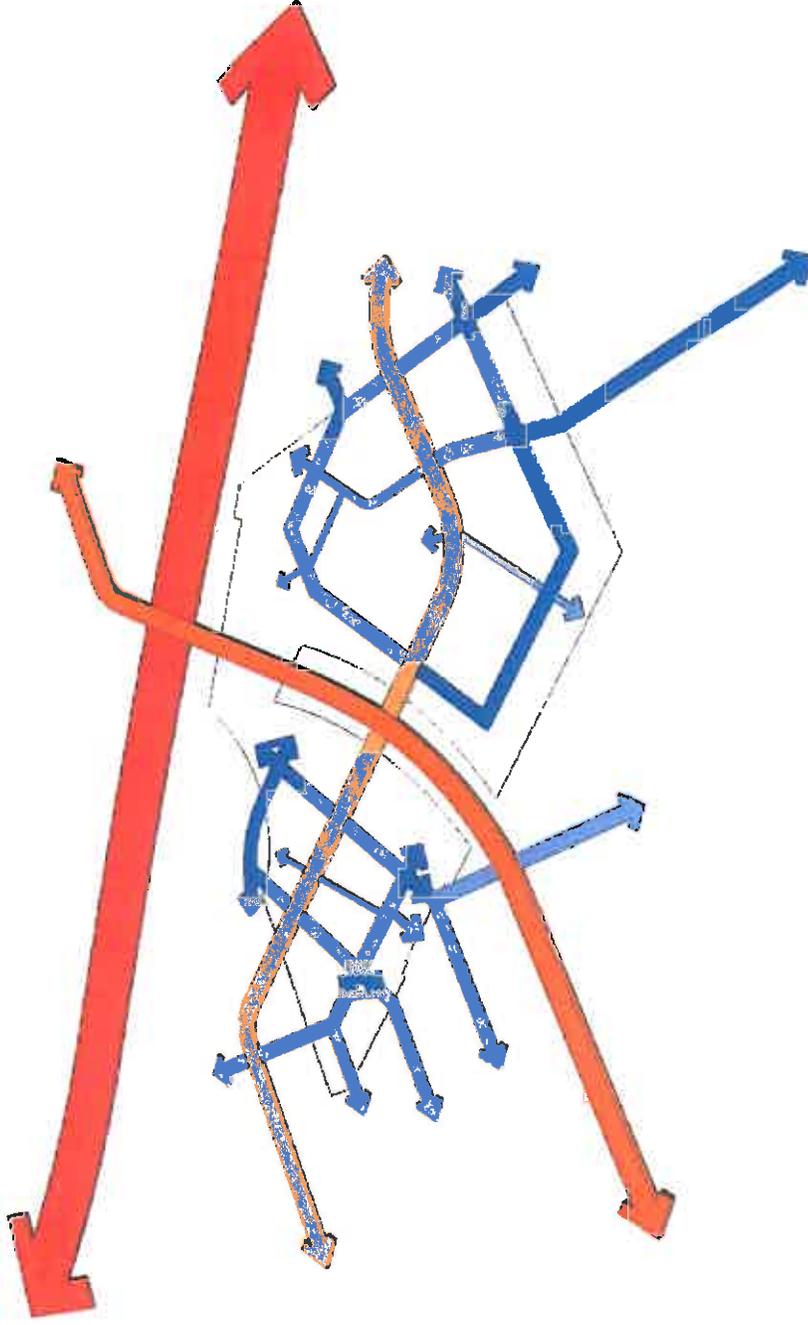


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Secondary Street Network



Tertiary Street Network



Development Kit of Parts

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 <p>Parking</p>	 <p>Parking</p>	 <p>Parking</p>	 <p>Parking</p>	 <p>Parking</p>	 <p>Parking</p>	 <p>Parking</p>	 <p>Parking</p>
<p>PRIMARY BUILDING TYPES</p> <p>CLASS A OFFICE 3 to 6 stories 25,000 to 30,000 SF floorplates 1 level of basement parking</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>	<p>CLASS A OFFICE 2 to 4 stories 12,000 to 18,000 SF floorplates</p>
<p>PRIMARY PUBLIC SPACE TYPES</p> <p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>	<p>TRAILS AND BIKE LANES On-street bike lanes Off-street multi-use trails</p>
<p>PRIMARY PUBLIC SPACE TYPES</p> <p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>	<p>SQUARES AND PARKS Programmed open space for events and passive recreation</p>
<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>	<p>WETLAND CORRIDORS Reconstructed wetlands Filtered roof and street run-off Active patios and overlooks</p>
<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>	<p>COURTYARDS Semi-private spaces for office users</p>
<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>	<p>TERRACES AND PATIOS Active pieces for building lobbies and ground floor retail uses</p>
<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>	<p>LIVE/WORK UNITS Ground-floor office/incubator space Upper floor flats or townhouse Tuck-under parking</p>
<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>	<p>HOTEL 3 to 5 stories 80 to 120 rooms Limited service and small conference support</p>
<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>	<p>FLEX/LIGHT INDUSTRIAL 1 to 2 stories 30,000 SF floorplate Retail, food/beverage, office, and light manufacturing uses</p>

Development Kit of Parts: Street Types

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LOCAL STREET

62' ROW

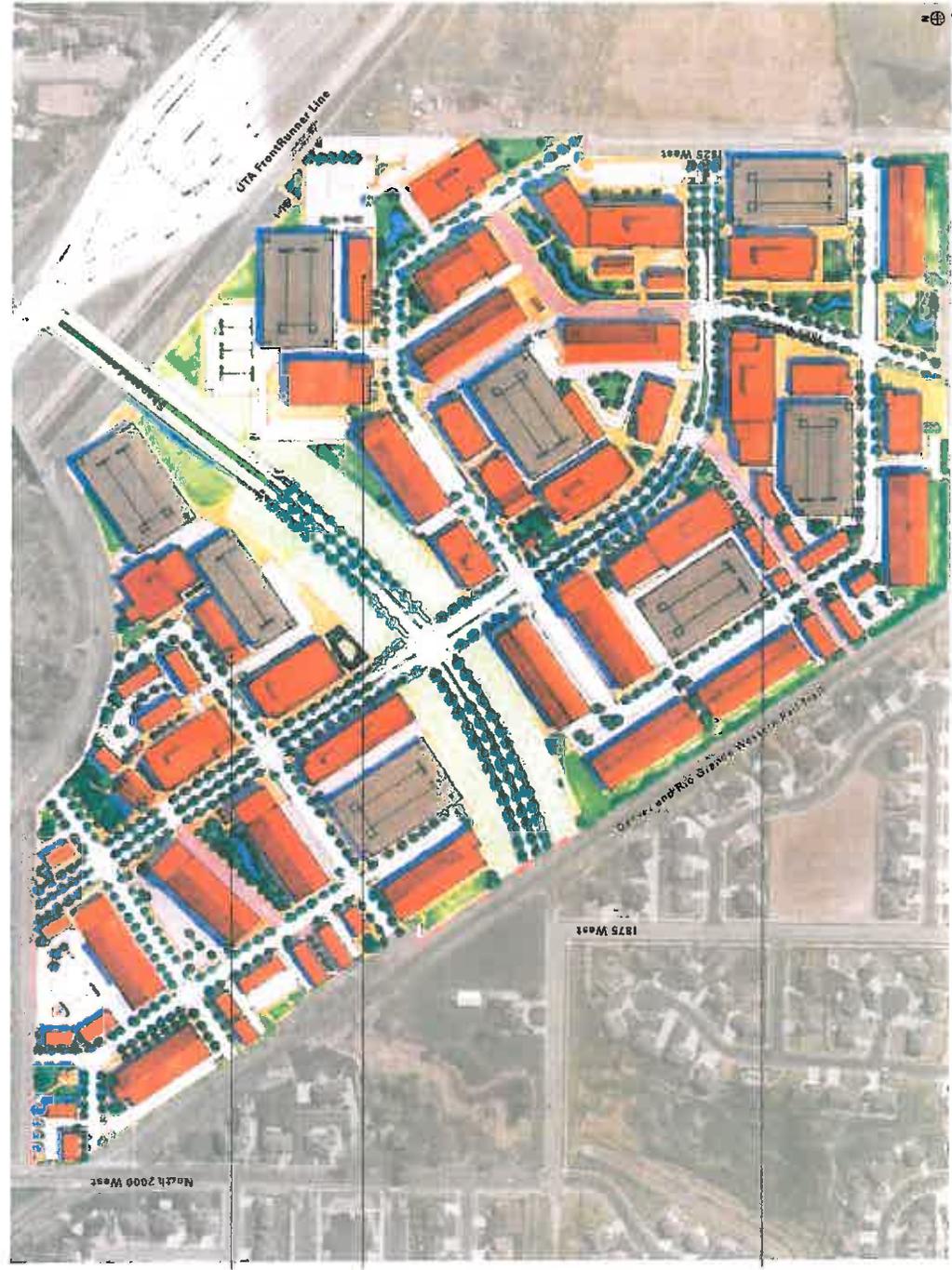


PRIMARY STREET

84' ROW



Concept Plan: Full Build-out



Hotel

Hotel

Startup Lane



CITY COUNCIL AGENDA

For Council Meeting:
March 3, 2015

SUBJECT: 2015 Municipal Elections

ACTION TO BE CONSIDERED:

Direct staff to consider a 2015 vote-by-mail election.

GENERAL INFORMATION:

See enclosed staff report prepared by Holly Gadd, City Recorder.

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: Holly Gadd, City Recorder
Date: February 26, 2015
Subject: **2015 MUNICIPAL ELECTIONS**

RECOMMENDATION

Direct staff to consider a 2015 vote-by-mail election.

BACKGROUND

Davis County held a vote-by-mail election for the 2014 Primary and General Elections. In addition, they provided seven vote centers. The purpose of the vote centers was to accommodate voters who were unable to vote independently on a paper ballot, voters who lost or didn't receive a by-mail ballot, or voters who would rather vote on a voting machine.

The current voting equipment will most likely need to be replaced within the next 5-10 years, at which time we would need to purchase new equipment or go to a vote-by-mail option. I believe the vote-by-mail option may assist in improving voter engagement and overall turnout in elections.

The estimated cost for the 2015 Election expenses are:

Traditional: \$9,124.02
Less District Expense: \$5,368.19
Amount Due From City: \$3,755.82

By-Mail: \$14,494.95
Less District Expense: \$8,552.02
Amount Due From City: \$5,942.93

Respectfully Submitted



Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
March 3, 2015

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held on February 19, 2015
2. UTA Improvements – Bus Stop Pads

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson, Associate Planner
Date: February 20, 2015
SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION HELD ON
February 19, 2015

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on February 20, 2015 [note: six commissioners attended the meeting—Chair Rebecca Wayment, Val Halford, Kent Hinckley, Alex Leeman, Brett Gallacher, Heather Barnum, and Brett Anderson.

3. Scott Harwood/The Haws Companies - Applicant is requesting approval of preliminary plat for the Cabela's Subdivision (Park Lane Commons Phase II) consisting of 2 lots on 11.185 acres located at approximately Grand Avenue and Station Parkway in a GMU (General Mixed Use) zone. (S-3-15)

Voted to recommend the preliminary plat as written in the staff report with the added conditions 1) The City Council and Cabela's shall enter into an extension agreement, and 2) The City Council shall approve any necessary easements prior to or concurrent with final plat approval.

Vote: 7-0

4. Jared Darger/Clearwater Homes – Applicant is requesting preliminary plat approval for the Meadow View Phase II Conservation Subdivision consisting of 19 lots on 8.89 acres located at approximately 1725 West Spring Meadow Lane in an AE (Agriculture Estates) zone. (S-10-14)

Voted to approve the preliminary plat as written in the staff report with a change to condition 3 to read: The 20' access road shall be paved and serve as an easement for a trail connecting the subdivision to 1525 West street..

Vote: 7-0

5. Justin Atwater/Pembridge Heathrow Holdings -Applicant is requesting a recommendation and approval of preliminary and final plat for the proposed Parkwalk Downs Subdivision consisting of 4 lots on 2 acres located at approximately 520 South 650 West in an AE Zone. (S-17-14)

Voted to approve the preliminary plat and recommend the final plat for approval as written in the staff report with a change to Condition 3 striking “..the 2 TDR lots, and...”

Vote: 7-0

6. Phil Holland/Wright Development – Applicant is requesting a recommendation for final plat approval for the proposed Tuscany Grove Subdivision consisting of 9 lots on 3.55 acres on property located at approximately 1470 South and 200 East in an LR Zone. (S-14-14)

Voted to recommend the final plat for approval as written in the staff report.

Vote: 7-0

7. Nick Mingo/Ivory Development – Applicant is requesting a recommendation for final plat approval for the Brentwood Estates Subdivision consisting of 24 lots on 13.816 acres located at approximately 437 West 1400 North in an LR-F zone. (S-20-13)

Voted to recommend the final plat for approval as written in the staff report.

Vote: 6-1 with Brett Anderson being the dissenting vote.

8. Lew Swain/Shepard Ridge Enterprises – Applicant is requesting a recommendation for final plat approval for the Oakwood Estates Phase VII Subdivision consisting of 1 lot on .8 acres located at approximately 517 West Oak Wood Circle in an LR-F zone. (S-4-15)

Voted to recommend the final plat for approval as written in the staff report.

Vote: 7-0

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

Voted to continue the Public Hearing to give staff time to look at ADA compliance questions and those implications and meet with the Historic Preservation Committee.

Vote: 7-0

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Eric Anderson", with a long horizontal flourish extending to the right.

Eric Anderson
Associate Planner

Review & Concur

A handwritten signature in black ink, appearing to read "Dave Millheim", with a long horizontal flourish extending to the right.

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: Mayor and City Council
From: Holly Gadd
Date: February 20, 2015
SUBJECT: **UTA IMPROVEMENTS – BUS STOP PADS**

RECOMMENDATION

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

BACKGROUND

This issue was brought before the City Council on March 19, 2014, at which time the City Council decided to postpone the improvements until 2015. It is now being brought back for your consideration.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Dave Millheim
City Manager

SUMMARY ACTION:

Summary Action List

1. Arbor Day Proclamation
2. Ratification of Park Property Purchase Agreements
3. 2014 Board of Adjustment Appointments

Motion:

Jim Young made a motion to approve the Summary Action List and noted that item 2 includes the purchase of a home on 650 W owned by **Julie Beynon** and the **Holbrook/Tingey** property. **Cory Ritz** seconded the motion which was unanimously approved.

NEW BUSINESS:

Improvements to the UTA Bus Stop Pads/Benches

Motion:

Brigham Mellor made a motion to postpone the improvements to the UTA Bus Stop pads/benches until 2015. **Cory Ritz** seconded the motion which was unanimously approved.

Election for the GO Bonding and RAP Tax for the Construction of the Regional Park and Gym in November 2014

Dave Millheim explained that the City has obtained 50 acres of property for a regional park and gym. Staff is asking for authorization to formulate plans for a general obligation (G.O.) bond and a recreation, arts and parks (RAP) tax election in November 2014 and to ask the Council to earmark future park impact fees to help pay for the Park/Gym. The City will collect 1/10th of 1% from the sales tax, and because 40-60% of the sales tax spent in Farmington is from people who do not live in the City it will be a very beneficial way to raise money. **Brigham Mellor** said a committee will be formed by Parks & Recreation Director **Neil Miller** which will include two City Council members, and he suggested using a master plan of the park to inform residents.

Motion:

John Bilton made a motion to approve the G.O. bond and RAP tax elections for November 2014. **Cory Ritz** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The February Reports for the Police and Fire Departments were in the staff report.



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

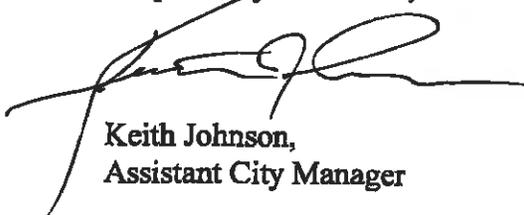
Decide not to build or pay for the bus stop cement pads at various locations at this time.

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

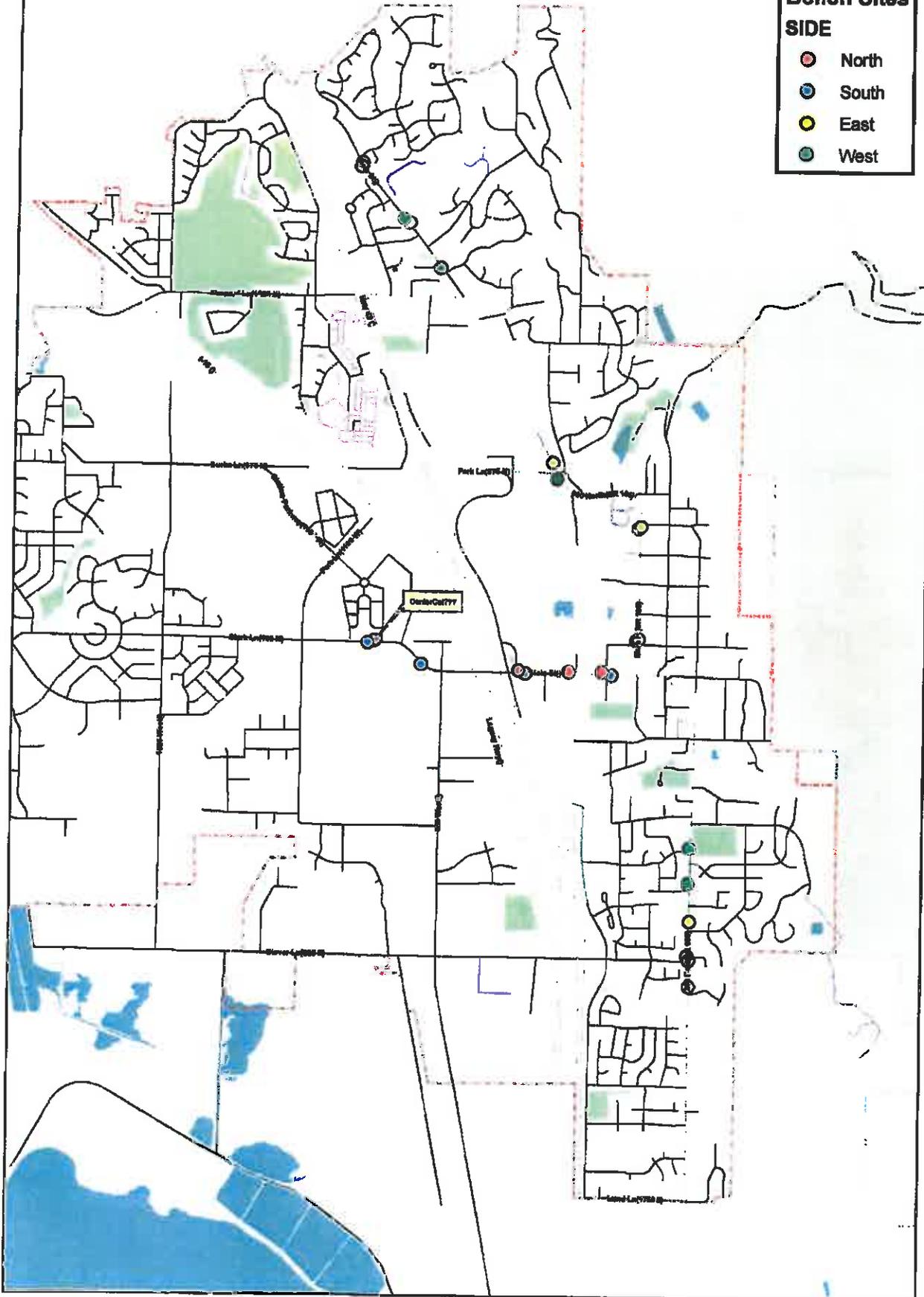


Farmington City Bus Stops

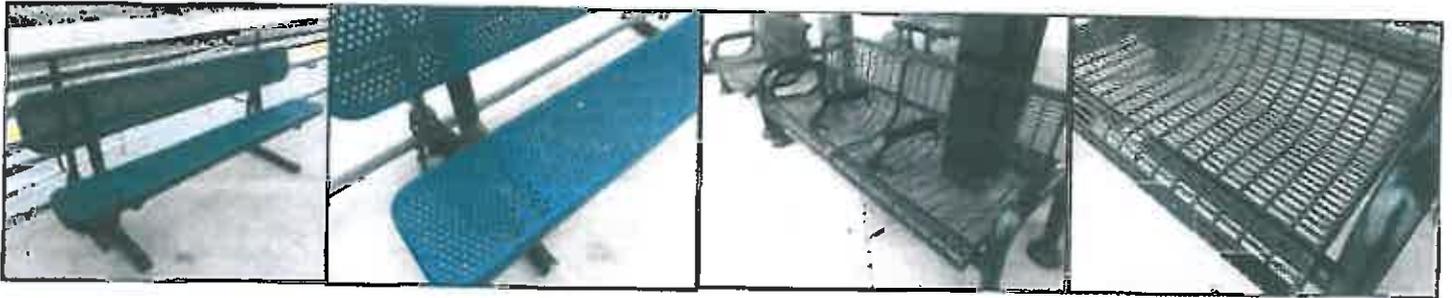


Legend Bench Sites SIDE

-  North
-  South
-  East
-  West



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

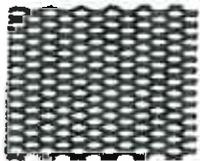


Plate Covers = \$100



Garbage Can = \$600

Available Patterns



Diamond



Perforated

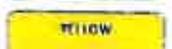
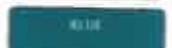
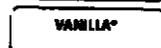
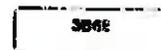


Rib Pattern



Slat

Available Colors



*White, Vanilla & Orange only in frame colors.

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

CITY COUNCIL AGENDA

For Council Meeting:
March 3, 2015

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.