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 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, October 8, 2019, 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

PUBLIC HEARINGS:

7:05 Plat Amendment for Taylor Ridge Subdivision located at approximately 637 North 100 East

NEW BUSINESS:

7:15 Modification to 175 South Street Cross-Section for Mountainside Subdivision

SUMMARY ACTION:
(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

7:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from September 17, 2019
2. Pick-up Contribution for Firefighters on State Retirement

OLD BUSINESS:

7:30 The Preserve at Farmington Creek Rezone and Preliminary (PUD) Master Plan – 90 West 675 North

GOVERNING BODY REPORTS:

7:40 City Manager Report

1. Fire Monthly Activity Report for August
2. Building Activity Report for August
3. Update on Potential Communications Tower at Shepard Park

7:45 Mayor Talbot & City Council Reports

1. Citizen Letter of Recommendation

ADJOURN

CLOSED SESSION

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

DATED this 3rd day of October, 2019.

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.

Posted 10/03/2019

CITY COUNCIL AGENDA

For Council Meeting:
October 08, 2019

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

It is request that City Councilmember Mayor Talbot give the invocation to the meeting and it is requested that City Manager Shane Pace 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:
October 08, 2019

PUBLIC HEARING: Plat Amendment for Taylor Ridge Subdivision (637 N 100 E)

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. See staff report for recommendations

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, City Planner.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

HISTORIC BEGINNINGS • 1847

City Council Staff Report

To: Honorable Mayor and City Council

From: Meagan Booth, City Planner

Date: October 8, 2019

Subject: **PLAT AMENDMENT (Application #S-1-18)**

Property Owner: James H. Taylor

Request: Applicant is requesting a recommendation for a plat amendment creating one additional lot in the Taylor Ridge Subdivision.

Recommendation

A. Hold Public Hearing

B. Move that the City Council approve a request to amend the Taylor Ridge Subdivision thereby subdividing Lot 2 thereof and creating two parcels which comprise Lot 101 and 102 subject to recordation of the plat with the county recorder.

Findings for Approval:

1. No public easement, right-of-way, or easement will be vacated or amended.
2. The plat amendment is allowing the owners full use of their property in a manner that is not contrary to the use of the surrounding neighborhood and is not contrary to the General Plan.
3. The lot sizes purposed are consistent with surrounding properties and meet the minimum requirements for the OTR Zone.

Background

The applicant submitted a petition to the City requesting approval to amend the Taylor Ridge Subdivision plat by dividing 0.56 acres property (Lot 2) and creating Lot 101 (.279 acres) and Lot 102 (.279 acres) in the subdivision. The plat is attached which provides details of the subdivision.

In consideration of the plat amendment, as per Section 10-9a-609 of the State Code, the City must determine if there is good cause for the amendment and if no public street, right-of-way, or easement has been vacated or amended.

If the petition does not include the signatures of all property owners within the plat (which is not uncommon for such petitions, and is the case with this request), State Law provides a way whereby

owners receive notification and are provided an opportunity to protest such actions. A mailer was sent to all property owners regarding protest and the outcome will be presented at the City Council meeting.

Supplemental Information

1. Vicinity map.
2. Petition and information from applicant.

Applicable Ordinances

1. Title 12, Chapter 7 – General Requirements for All Subdivisions
2. Title 11, Chapter 17 – Original Townsite Residential Zone

Respectfully Submitted

Meagan Booth

Meagan Booth
Associate City Planner

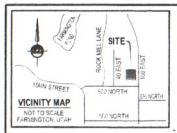
Concur

Shane Pace

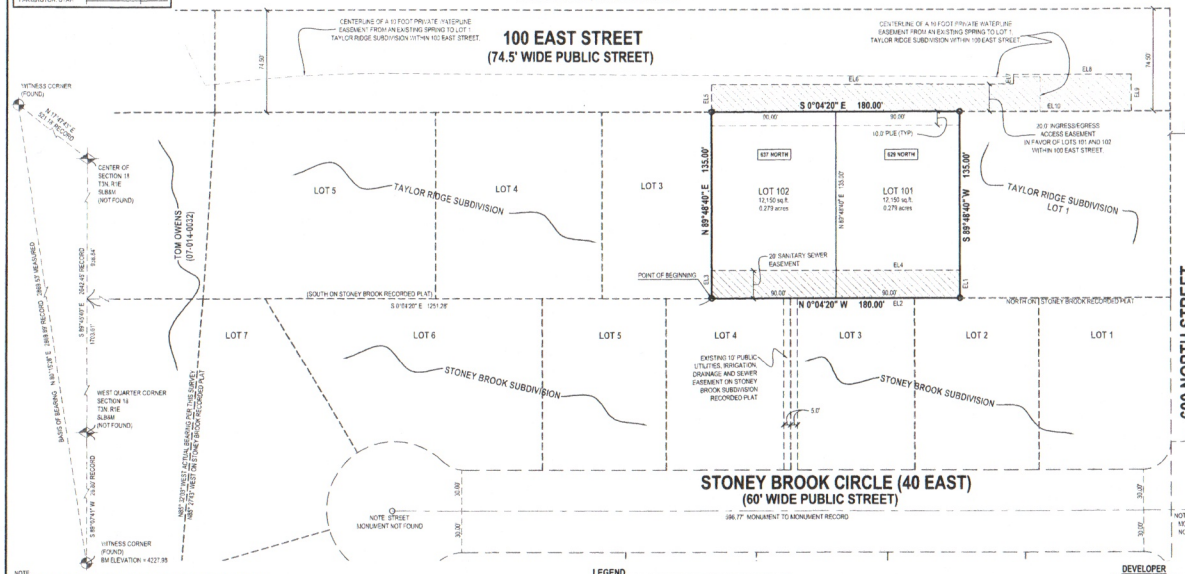
Shane Pace
City Manager

TAYLOR RIDGE SUBDIVISION FIRST AMENDED

AMENDING LOT 2 OF TAYLOR RIDGE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 18
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NOT TO SCALE
FARMINGTON, UTAH



NOTE
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

GENERAL NOTES:

1. THE EXISTING 1" PRIVATE WATERLINE FROM A SPRING NORTH OF THE SUBDIVISION IN 100 EAST STREET IS SHOWN ON THE PLAT AND RUNS FROM THE SPRING TO LOT 1 OF TAYLOR RIDGE SUBDIVISION FOR THE USE OF EACH LOT 1.
2. ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT AS SHOWN HEREON.
3. OBSERVATION BY A LICENSED GEOTECHNICAL ENGINEER, OF THE EXCAVATION OF THE FUTURE HOMES WILL BE REQUIRED FOR THE CONSTRUCTION OF NOTE LOCATED ON LOT 1 (LOT 1 LETTER WILL BE PROVIDED TO FARMINGTON CITY PRIOR TO PLACEMENT OF FOOTINGS.
4. SET REBAR WITH YELLOW PLASTIC CAP WILL BE SET IN THE FIELD AT ALL LOT CORNERS MARKING THE BOUNDARY LINES OF EACH LOT.

LEGEND

- SECTION CORNER
- WITNESS CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "ENSIGN ENG. & LAND SURV." AT THE BOUNDARY CORNERS OF THE SUBDIVISION
- PUE — PUBLIC UTILITY EASEMENT
- EASEMENTS
- CENTERLINE
- PROPERTY LINE
- LOT LINE
- EASEMENT HATCH
- SECTION TIE
- ADJACENT RIGHT-OF-WAY

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
1 INCH = 40 FT.
HORZ: 1 inch = 40 ft.

SANITARY SEWER EASEMENT TABLE

LINE	BEARING	LENGTH
EL1	S89°48'40"W	20.00'
EL2	N0°04'20"W	105.00'
EL3	N89°48'40"E	20.00'
EL4	S0°04'20"E	180.00'

INGRESS/EGRESS EASEMENT TABLE

LINE	BEARING	LENGTH
EL5	S0°04'20"E	47.00'
EL6	N89°48'40"E	20.00'
EL7	N89°48'40"E	7.00'
EL8	S0°04'20"E	65.00'
EL9	S89°48'40"W	77.00'
EL10	N0°04'20"W	304.00'

DEVELOPER
JAMES H. TAYLOR
83 EAST 600 NORTH STREET
FARMINGTON, UTAH 84025

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164366 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TAYLOR RIDGE SUBDIVISION FIRST AMENDED, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Lot 3 Taylor Subdivision at a point on the east line of Stoney Brook Subdivision, (North being recorded subdivisions in the office of the Davis County Recorder) and being South 89°45'40" East 1703.61 feet along the quarter section line and South 0°04'20" East 1251.28 feet to and along the west line of Taylor Ridge Subdivision and the east line of Stoney Brook Subdivision, said line being South on the Stoney Brook Subdivision recorded plat) from the West Quarter Corner of Section 18, Township 3 North, Range 1 East Salt Lake Base and Meridian, and running;

Thence North 89°48'40" East 135.00 feet along the south line of the Northeast Corner of Lot 3, Taylor Ridge Subdivision, also being the east line of Block 18, Plat BC, Farmington Townsite Survey, and the west line of Skyline Drive;
Thence South 0°04'20" East 180.00 feet along the east line of said Block 18 and the west line of Skyline Drive to the Northeast Corner of Lot 1, Taylor Ridge Subdivision;
Thence South 89°55'40" West 135.00 feet along the north line to the Northwest Corner of Lot 1, Taylor Ridge Subdivision, said point also being on the east line of the aforementioned Stoney Brook Subdivision;
Thence North 0°04'20" West 180.00 feet, (said line being North on the Stoney Brook Subdivision recorded plat) along the east line of the aforementioned Stoney Brook Subdivision to the point of beginning.

Contains 24,300 square feet, 0.558 acres, 2 lots.

9-7-18
Date

Keith R. Russell
License no. 164366

Note: This survey has as the Basis of Bearing the line between the Witness Corners based upon the record information shown on the Davis County Section Corner Information Maps of South 89°45'40" East 2642.45 feet from the West Quarter Corner to the Center of Section 18, Township 3 North, Range 1 East Salt Lake Base and Meridian. The Stoney Brook Subdivision has this bearing as South 89°41'20" East so I have rotated the subdivision and the deed to match the Davis County Section Corner bearing.

Also: a 20 Foot Access Easement Description outside of the plat described as follows:

Beginning at the Southeast Corner of Lot 3 Taylor Subdivision at a point on the west line of 100 East Street, and being South 89°45'40" East 1703.61 feet along the quarter section line and South 0°04'20" East 1251.28 feet to and along the west line to the Southeast Corner of Lot 3, Taylor Ridge Subdivision and the east line of Stoney Brook Subdivision, (said line being South on the Stoney Brook Subdivision recorded plat) and North 89°48'40" East 135.00 feet along the south line to the Southeast Corner of Lot 1 Taylor Subdivision from the West Quarter Corner of Section 18, Township 3 North, Range 1 East Salt Lake Base and Meridian, and running;

Thence North 89°48'40" East 20.00 feet;
Thence South 0°04'20" East 219.00 feet;
Thence North 89°48'40" East 7.00 feet;
Thence South 0°04'20" East 85.00 feet;
Thence South 89°48'40" West 27.00 feet to the east line of Lot 1, Taylor Ridge Subdivision, also being on the east line of Block 18, Plat BC, Farmington Townsite Survey and the west line of Skyline Drive;
Thence North 0°04'20" West 304.00 feet along the east line of Lot 1, Taylor Ridge Subdivision and beyond, (also being on the east line of Block 18 Plat BC Farmington Townsite Survey and the west line of Skyline Drive) to the point of beginning.

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

TAYLOR RIDGE SUBDIVISION FIRST AMENDED

do hereby dedicate for perpetual use of the public all easement shown on this plat as intended for Public use.
In witness whereof we hav e hereunto set our hands this _____ day of _____, A.D., 20____.

By: James H. Taylor

Farmington City Corporation
By:
Its:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis) S.S.

On the _____ day of _____, A.D., 20____ James H. Taylor personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, one in number, freely, and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY:
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis) S.S.

On the _____ day of _____, A.D., 20____ James Hibverson personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that He is the Mayor of Farmington City Corporation and signed the Owner's Dedication, one in number, freely and voluntarily for the purposes therein mentioned by authority for Farmington City Corporation.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY:
NOTARY PUBLIC

TAYLOR RIDGE SUBDIVISION FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
LAYTON
1245 W. Hillfield Rd. Ste 224
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.1315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

CENTRAL DAVIS SEWER DISTRICT	BENCHLAND WATER DISTRICT	CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	CITY ENGINEER'S APPROVAL	CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____ BY THE CENTRAL DAVIS SEWER DISTRICT	APPROVED THIS _____ DAY OF _____, 20____ BY THE BENCHLAND WATER DISTRICT	APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY ATTORNEY	APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY PLANNING COMMISSION	APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY ENGINEER	APPROVED THIS _____ DAY OF _____, 20____ BY THE FARMINGTON CITY COUNCIL
ENGINEER, CENTRAL DAVIS SEWER DISTRICT	DIRECTOR, BENCHLAND WATER DISTRICT	FARMINGTON CITY ATTORNEY	CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION	FARMINGTON CITY ENGINEER	CITY RECORDER / CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER: L71804
MANAGER: C.PRESTON
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
DATE: 9/7/18

CITY COUNCIL AGENDA

For Council Meeting:
October 08, 2019

S U B J E C T: Modification to 175 South Street Cross-Section for Mountainside Subdivision

ACTION TO BE CONSIDERED:

Move the City Council approve a request from the developer of the Mountainside Subdivision to modify the 175 South Street Cross Section, as recommended by the Planning Commission.

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

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: October 8, 2019

SUBJECT: **MODIFICATION TO 175 SOUTH STREET CROSS-SECTION**

RECOMMENDATION

Move the City Council approve a request from the developer of the Mountainside Subdivision to modify the 175 South Street Cross Section, as recommended by the Planning Commission (see background information below).

BACKGROUND

The finish grade of the sidewalk at the property line on the north side of 175 South Street is significantly higher than the grade of the adjacent property. Subsequently, the developer desires to modify the location of the park strip, and sidewalk and is reviewing five alternatives:

1. No sidewalk;
2. The standard side walk placed along the property line, but a retaining wall will be necessary;
3. Six foot sidewalk at the back of the curb;
4. A narrower park strip from 7.5 feet to 4 feet; and
5. A meandering sidewalk (note: the meander will be very subtle).

Planning Commission recommendation:
The City should implement any of the alternatives two through five, but option 5 is the preferred alternative (and under no circumstance is alternate one acceptable)

Supplementary Information:

1. Mountain View Subdivision Phase 1 Final Plat
2. Proposed 175 South Street Cross Section

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Shane Pace
City Manager

SHEET 1 OF 1

Mountain View at Farmington Phase 1

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
APRIL, 2018

DEVELOPER
RANDY RIGBY
245 S. COBBLECREEK RD.
FARMINGTON UT. 84025
801-580-2225

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION PLAT. ALL REAR LOT CORNERS AND BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°05'21"E

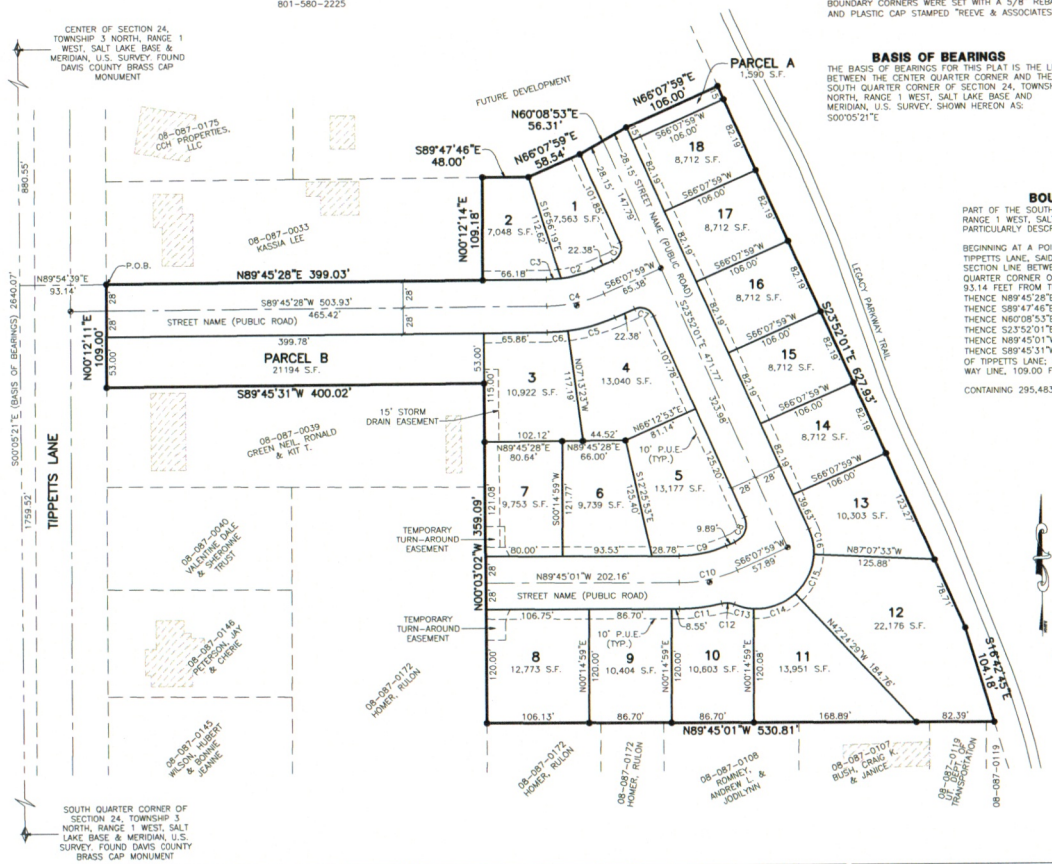


VICINITY MAP
SCALE: 1"=1000'

BOUNDARY DESCRIPTION
PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT FO WAY LINE OF TIPPETTS LANE, SAID POINT BEING S00°05'21"E ALONG THE QUARTER SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 24, 880.55 FEET AND N89°54'39"E 93.14 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 24; THENCE N89°45'28"E 399.03 FEET; THENCE N00°12'14"E 109.18 FEET; THENCE S89°47'46"E 48.00 FEET; THENCE N66°07'59"E 58.54 FEET; THENCE N60°08'53"E 56.31 FEET; THENCE N66°07'59"E 106.00 FEET; THENCE S23°52'01"E 627.93 FEET; THENCE S16°42'45"E 104.18 FEET; THENCE N89°45'01"W 530.81 FEET; THENCE N00°03'02"W 359.09 FEET; THENCE S89°45'31"W 400.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TIPPETTS LANE; THENCE N00°12'11"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 109.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 295,483 SQUARE FEET OR 6.783 ACRES MORE OR LESS



LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENTS
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

60 0 60 120 180
Scale: 1" = 60'

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF MOUNTAIN VIEW AT FARMINGTON PHASE 1 IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

9031945 — UTAH LICENSE NUMBER — TREVOR J. HATCH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND MOUNTAIN VIEW AT FARMINGTON PHASE 1, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO TO DEDICATE AN ACCESS AND UTILITY EASEMENT OVER PARCEL A FOR PUBLIC NON-VEHICULAR ACCESS TO LEGACY TRAIL TO BE OWNED AND MAINTAINED BY THE HOA AND ALSO TO DEDICATE PARCEL B TO BE USED FOR DETENTION BASINS AND TO BE OWNED & MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)sis.
ss OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

COPORATE ACKNOWLEDGMENT

STATE OF UTAH)sis.
ss OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	S21°07'59"W	90°00'00"
C2	122.00'	35.24'	35.12'	17.74'	S74°24'29"W	16°33'00"
C3	122.00'	15.06'	15.05'	7.54'	S86°13'14"W	7°04'29"
C4	150.00'	61.85'	61.41'	31.37'	S77°36'44"W	23°37'29"
C5	178.00'	51.71'	51.53'	26.04'	S74°27'18"W	16°38'38"
C6	178.00'	21.69'	21.67'	10.85'	S86°16'03"W	6°58'51"
C7	15.00'	23.56'	21.21'	15.00'	S68°52'01"E	90°00'00"
C8	20.00'	31.42'	28.28'	20.00'	S21°07'59"W	90°00'00"
C9	122.00'	51.35'	50.97'	26.06'	S78°11'29"W	24°07'00"
C10	150.00'	63.14'	62.67'	32.04'	S78°11'29"W	24°07'00"
C11	178.00'	45.32'	45.20'	22.78'	N82°57'20"E	14°35'19"
C12	20.00'	13.14'	12.90'	6.81'	S85°31'41"E	37°37'57"
C13	60.00'	21.09'	20.98'	10.66'	S76°46'32"E	20°08'27"
C14	60.00'	47.71'	46.46'	25.20'	N70°22'20"E	45°33'59"
C15	60.00'	46.83'	45.65'	24.68'	N25°13'59"E	44°43'04"
C16	60.00'	28.00'	27.75'	14.26'	N10°29'47"W	26°44'28"

WEBER BASIN WATER CONSERVANCY DISTRICT
APPROVED THIS THE _____ DAY OF _____, 20____ BY WEBER BASIN WATER CONSERVANCY DISTRICT.
WEBER BASIN WATER CONSERVANCY DISTRICT

CENTRAL DAVIS SEWER DISTRICT
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE _____ DAY OF _____, 20____.
SIGNATURE

FARMINGTON CITY PLANNING COMMISSION
APPROVED THIS THE _____ DAY OF _____, 20____ BY THE FARMINGTON CITY PLANNING COMMISSION.
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

FARMINGTON CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE _____ DAY OF _____, 20____.
FARMINGTON CITY ENGINEER

FARMINGTON CITY COUNCIL
PRESENTED TO THE FARMINGTON CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
FARMINGTON CITY MAYOR
ATTEST: _____
CITY RECORDER

FARMINGTON CITY ATTORNEY
APPROVED BY THE FARMINGTON CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.
FARMINGTON CITY ATTORNEY

PROJECT INFORMATION

Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	4-12-18
Project Name:	MOUNTAIN VIEW AT FARMINGTON PHASE 1
Number:	8761-01
Scale:	1"=60'
Sheet:	1 OF 1

Reeve & Associates, Inc.

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:
DAVIS COUNTY RECORDER
_____ DEPUTY.

CITY COUNCIL AGENDA

For Council Meeting:
October 08, 2019

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from September 17, 2019
2. Pick-up Contribution for Firefighters on State Retirement

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

FARMINGTON CITY – CITY COUNCIL MINUTES
SEPTEMBER 17, 2019

WORK SESSION

Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Cory Ritz, Rebecca Wayment, City Recorder Holly Gadd, Community Development Director Dave Petersen, Finance Director Greg Davis, Economic Development Director Brigham Mellor and City Planner Meagan Booth.

EASEMENTS/TRAIL

Mayor **Jim Talbot** asked **Brigham Mellor** to discuss Easements and Trails. He showed a drawing of the Red Barn and surrounding property. The Legacy Trail runs through this property and dead ends at Red Barn Lane. The Governor's Office of Economic Development contribute a large amount of funds towards trail improvements and outdoor recreation initiatives. This last year we already received the grant for the West Shepard Trail. **Shane**, **David** and **Brigham** have had conversations with developers that are big office users that are interested in having direct access on the Legacy Trail all the way to the train station. They want trails to mass transit. The Red Barn developer is planning to open a coffee shop and they will open their restrooms to people using the trail. They want to make this area a gateway to the office park. When we did the Site Plan for the Arbinger Building, they gave us the trail easement. The grant money will go towards to the construction of the trail and the Haws Company can use their money to do what they want to do along the trail. It has a trailhead component that ties in with the Legacy Trail. We want to get the twelve-foot trail easement that comes off the fence that goes between the Union Pacific and the Red Barn. It will extend the Legacy Parkway Trail. It will be expensive to install the trail over Shepard Creek. When we talk to developers, we will have the easement that they want. All we have to do is leverage the money we received from the Governor's office to do that. We received $50,000.00 from the Governor's office. **Shane** said what the Haw's are asking us for is to make their money go farther. What we are asking them is we help them we want the easement. **Mayor Talbot** asked that we get the easement now. **Brigham** said that the reason we wanted to do this during the work session is that we do not want to draft an agreement with the Haws Company and not have the Council's support on the basics. **Brigham** stated that if the Council is okay with our approach right now we will work out an agreement that when the Council okay participation in the trail improvements at the same time they will give the City the easement as part of the agreement. Trails are important. They are vital to the actual Economic Development of the Office Park. Trails to the mass transit are essential. **Brigham** asked the Mayor and Council if they are okay to proceed with an agreement and bring it back to the Council. They all agreed.

COOK PROPERTY

This property is on the bend in Station Parkway where it connects to Burke Lane. **Dave Petersen** showed the General Plan. It shows the Cook property being half-residential and half non-residential uses. Currently it is zoned Agriculture. They came to the Planning Commission with a 119-townhome concept. The Planning Commission voted 4 to 3 to approve the rezone to

GMU. Staff recommended against it. The developer came back with a couple of concepts. One concept had 1 hotel and 70+ townhomes. When the City obtained Station Parkway as part of getting the right-of-way that crosses the Cook property the City entered into an agreement where they got a credit of $276,000.00 in impact fees. Under the concept of 119 townhomes, we would not collect enough impact fees to pay back the right-of-way and we would owe them money. The concept of 1 hotel and 70+ townhomes we would still not break even. Under the concept where the majority of the property is under non-residential uses, they will finally use the credit and we will get more in impact fees. Staff is interested in pursuing this concept. The Planning Commission has not seen this plan yet. In **Dave's** opinion this needs to go back to the Planning Commission for Schematic Plan review and then brought back to the Council to consider both the Schematic Plan review and the possible rezone at the same time. **Dave** said that they have also explored the VRBO option with them regarding short-term rentals. They would not hit into our increment. **Brigham** stated you have 112 units in CRA2 that you can put in there before the School District deduct their amount of increment. If these are short term, rentals the School District does not count them against our 112 units. **Brigham** said that hotels are great from an Economic Development standpoint. **Dave** said that the developer is willing to enter into an agreement with us to lock the amount of townhomes and amount of commercial. There might be another way to lock them in without an agreement. **Mayor Talbot** said that the advantages of tabling this item is to investigate Airbnb and VRBO. **Dave** said that on the short-term rentals, there can be deed restrictions put on them and in five to ten years, they can become regular units. **Tod Jones** called **Dave** regarding access to his property. Phasing has not been discussed.

LT. GOVERNOR SPENCER COX – SERVICE PROJECT

Brett Anderson said that it has been advertised heavily that **Lieutenant Governor Spencer Cox** is going around to each city and trying to do a service project. **Brett** suggested that if we are getting resistance from UDOT about putting a crosswalk on Main Street. Maybe he can talk to UDOT about approving the crosswalk and then he could come help paint it. **Brett** asked if there were any other ideas for a service project. The response was positive regarding the crosswalk. **Shane** said that we have already submitted the application for the crosswalk. Maybe **Lt. Governor Cox** could follow up on the application. **Brigham** will send a copy of the application to **Brett.** A plan B could be that we take him to where we would like the pedestrian overpass and talk about how important it is for the safety of everybody to get them across and not let the Legislature forget that we need a pedestrian overpass.

CREEKSIDE MANOR

Shane Pace said that that **Jerry Preston** met with **Dave** and **Meagan** and he wants an agreement with the City. The agreement he wants has these things in it. They are:

1. We would not construct the trail until the whole corridor was acquired.

We cannot do that because we need access to the detention basin for maintenance.

2. The future lot owner of Lot 107 wants the City to install a fence along the corridor between their property and the trail. They also want a privacy fence between the trail and the creek.

Dave said that essentially be a 300-foot dog with fences on both sides. It would be a safety issue. We do not have any interest in having that as part of an agreement. **Rebecca** asked if the City normally supply the privacy fences when we do trails or trail easements. **Shane** said it depends on the negotiations. In this subdivision it was part of the negotiations. If they gave us an easement we would install a fence as part of the negotiations. **Rebecca** asked about the property owner of Lot 106 that wanted access to the creek for watering their livestock. **Shane** said they would have access to the creek. **Shane** said they are going to stay consistent with what **Dave** told them last Friday. The **Mayor** and **Council** agreed.

REGULAR SESSION

Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Cory Ritz, Rebecca Wayment, City Recorder Holly Gadd, Community Development Director Dave Petersen, Finance Director Greg Davis, Economic Development Director Brigham Mellor and City Planner Meagan Booth.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:00 p.m.

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

Cory Ritz offered the invocation and the Pledge of Allegiance was led by Scout **Beckett Jenkins.**

PUBLIC HEARINGS:

Plat Amendment for Rice Farms Estates Phase 7 PUD

Meagan Booth, City Planner introduced this item. The applicant is **Justin Atwater.** Applicant is requesting a recommendation for a plat amendment creating one additional lot in the Rice Farms Estates Phase 7 PUD. They are not going to go above the allotted number of lots for all of the phases. This will be lot number 111 of the 116 lots allotted.

Justin Atwater, 1170 East Goldspur Lane, Fruit Heights, Utah stated that originally, they contemplated platting all of the Rice property but the family was not prepared at that time to sell it all. When they began to install the improvements, **Glenn Rice** approached them and said that he wanted to plat another lot. The improvements were installed at that time after talking to **Chad Boshell,** City Engineer regarding the locations. This lot will front 140 East. **Justin** wanted to report that the Historic home has been sold to **Bob Aamodt. Bob** had family that lived in that home and he has plans to restore and repair it in some fashion. **Justin** also wanted to report that the trail is used frequently. **Justin** is the developer and is not associated with Symphony Homes. The homebuilder is **Guy Haskell.**

Mayor Jim Talbot opened the Public Hearing. Nobody signed up to address the Council on the issue. He immediately closed the Public Hearing.

Motion:

Doug Anderson moved that the City council approve the proposed major plat and amend the Rice Farms Estates Phase 7 PUD thereby subdividing Lot 710 thereof and creating on additional lot 711 as requested by the applicant subject to all applicable Farmington City standards and ordinances and the applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to final plat prior with findings 1 through 4.

Brett Anderson seconded the motion, which was unanimously approved.

Amendment to Title 11 Chapter 31 regarding Flood Damage Prevention

Dave Petersen, Community Development Director introduced this item. The ordinance that addresses requirements of the National Flood Insurance Program (NFIP) that protects houses which are located in the special flood hazard area (SFHA, also referred to as the 100 year flood plain) is in need of modification to increase the safety from flooding and to add definitions and clarify some information, including who is required to address changes in the flood plain due to development. It also needs to have some references to other ordinance updates.

Mayor Jim Talbot opened the Public Hearing. Nobody signed up to address the Council on the issue. He immediately closed the Public Hearing.

Motion:

Rebecca Wayment moved the City Council approve the enclosed enabling ordinance amending text of Chapter 31 of the Zoning Ordinance, Flood Damage Prevention, as set forth there in, with the following findings 1 through 3 as is listed in our staff report.

Alex Leeman seconded the motion, which was unanimously approved.

Zone Map Amendment for Cook Property (West of Station Parkway and South of Burke Lane)

Dave Petersen, Community Development Director introduced this item. This property sits on the bend of Station Parkway as it merges with Burke Lane. The General Plan for this area shows a healthy mix of uses, at least half non-residential uses with some residential. The property is zoned Agriculture. The Regulating Plan shows the street layout and calls for the GMU zone. The Planning Commission and Staff recommended that it was not consistent with the General Plan. There were two alternate motions. One to deny and one to approve. The Planning Commission asked if the GMU zone could implement the plan they saw and the answer was yes. The Planning Commission voted 4 to 3 to recommend the GMU zone. Planning met with the developer and told them that in order to get a good recommendation from staff they need more

mixed use and less residential. They have come up with a new concept. They are proposing fifty townhomes, two hotels and an office building. Staff feels that the City Council should table this plan to allow time for the Schematic Plan Application to be submitted to the Planning Commission. The City Council could then consider the Schematic Plan and the rezone as one package. Staff feels that after reviewing this plan there may be an option to implement this Master Plan, or concept relating to this Master Plan without having to do a Development Agreement as well.

City Council Review: Section 11-6-020 E states :Except as provided herein, the city council shall review the proposed amendment to this title or zoning map . . . after the public meeting, the city council may make any modifications to the proposed amendment to this title or zoning map that it considers appropriate and in accord with the city general plan and may thereafter adopt the amendment as proposed, modify the amendment and adopt or eject the modified amendment, or reject the proposed amendment.

Taylor Spendlove, Kaysville, Utah works for Brighton Development. He met **Darmesh** _____ at the Planning Commission meeting and he expressed an interest in partnering with Brighton Development on this project and building some hotels. Since that time, they have met with **Darmesh,** the property owners and City staff to come up with a project that would work. **Taylor** stated that they are fine with this item being tabled so they can work out a Development Agreement or whatever the City staff has in mind. He would like to get a read on whether or not this is in general concept something that the City Council would feel comfortable moving forward.

Mayor Jim Talbot opened the Public Hearing.

Tod Jones, 1267 W. Burke Lane, Farmington Utah
He is not opposed to the rezone or the development. His concern is that adequate and good access is provided to his property. Right now, the Regulatory Plan shows a road through the middle of his property, which would create two better sized parcels than the long narrow parcel he now has. His concerns are access, being kept informed, everyone cooperates with each other and infrastructure.

Jeff Cook, 582 N. 340 E., Centerville Utah
He represents the Cook family. The Cook family has owned this property for approximately 50 years. Years ago, the Cook family cooperated with the City when the City wanted to extend Station Parkway to Burke Lane. They hope they will receive the same consideration back.

John Hirst, 348 Park View Circle, Bountiful, Utah
His comments were covered by Jeff Cook.

Mayor Jim Talbot closed the Public Hearing.

Brett Anderson asked **Dave Petersen** if the question of access and utilities gets vetted out at Schematic. **Dave** said yes. **Brett** said he was glad it had been brought to their attention. **Brett** said that typically we do a zone change when we have an idea of what is going to happen. Often

times we conditionally tie the zone change to project that is presented to the Council. He would like more time to investigate the options presented and get more feedback from **Brigham** as to how this will affect our increment and whether or not we are jeopardizing our increment with the School District. Perhaps the easiest way to get there without a Development Agreement is to do the zone change and tie it to the plan.

Alex Leeman thinks that they are on the right track in comparison to what the Planning Commission saw but not all the way there yet. We have a limited number of rooftops and we are concerned about giving away a big chunk of residential rooftops right out of the gate. The City wants this area to be developed as a business park and the hotel use and office building are compatible with that plan.

Cory Ritz agrees with **Brett** and **Alex's** comments as far as it being on the right track. He does not support the previous concept. The new concept in general goes very much to the look, feel and plan that we are hoping to get. He likes the hotel concept. He echoes what has been said that they are on the right path.

Alex Leeman stated that this parcel really sits at the gateway of our envisioned business park area. He asked that they have that in mind as they think about how they want to present this parcel. They have a great opportunity to provide an entrance to the business park.

Rebecca Wayment thinks that the gateway aspect is big thing to consider. She likes the plan and asked that they to do what they can to beautify the street. She liked the idea of having hotels close to the Assisted Living Center and thinks that is a compatible use for the area. She would like to see it vetted out and make sure we are taking care of the office park needs first before we start giving away rooftops. She is in favor of tabling this and sending it back to the Planning Commission, staff and the developer to hash out some of our concerns.

Mayor Talbot stated that we have been working on this business park for many years. He wants to make sure it is something to be proud of. This is the development that will take Farmington City through whatever tough times are ahead. He would like to see a monument and he wants the same kind of quality as Station Park. This is what we are fighting for to save the residents from raising taxes. We need to be fair to other individuals that have come forward on other pieces of ground that have had an interest in being able to develop. The Council wants a business park first and foremost. The property owner and the developer sets the stage for what is happening. He feels that it is a good idea to table this to see what we can come up with working with everyone.

Motion:

Brett Anderson moved that the City Council table action to allow time for City staff (and the applicant and /or property owner) to draft an agreement for City Council consideration and present schematic plan to ensure, among other things, that the timing of the development will emphasize the non-residential uses and allow time for the developer to submit an application for schematic plan review to the Planning Commission, which schematic plan, if approved by the Council, can be an exhibit to the agreement and or prelude to the zone change.

Cory Ritz seconded the motion, which was unanimously approved.

OLD BUSINESS:

Possible Public Improvement Waivers and /or Extension Agreement – Glover Lane

There are power poles in this area that need to be moved. If the property owner has the power poles moved by Rocky Mountain Power and installs the sidewalk it will be a huge task. If it is a City project then due to the Franchise Agreement with Rocky Mountain Power they will move the poles at no cost. UDOT is considering having Glover Lane go over the West Davis Corridor instead of under it so we are not certain where the curb and gutter will be located. UDOT may be doing some of our utility improvements along Glover Lane in the next couple of years. A person is interested in the corner lot of Glover Lane and Shirley Rae Drive and we do not have enough information to know the radius can match up with the radius across the street. Public Works is wondering if the City Council would consider a cash bond in lieu of him doing these improvements. The Public Works are pretty confident the improvements would have to be pulled back out if they are done not at a cost to the City.

Mayor Talbot asked where the cash bond goes. **Shane** stated that it would be in an interest bearing account. The **Mayor's** concern is if we do not require enough to cover the cost of the improvements in the future, the City will be responsible for paying the difference. If UDOT installs the sidewalk as part of the improvements to Glover Lane the cash bond would be refunded. **Shane** stated that we are the ones that will set the amount of the cash bond. He will do a generous estimate. The **Mayor** asked what the time frame is. **Dave Petersen** said that when UDOT is done with the utilities and they get their design set we could pull the trigger. We want Rocky Mountain Power to move the poles first so it could be a year and a half or two years. UDOT will install curb and gutter. They will not install sidewalk. We can use the cash bond to install the sidewalk.

Motion:

Alex Leeman moved that the City Council will authorize staff to negotiate and accept a cash bond in lieu of sidewalk improvements for parcels on Shirley Rae Drive, specifically the Ace Athletic Academy, we will not waive the construction of public improvements requirement but accept a cash bond in lieu thereof to ensure the proper installation of these improvements in the future for the reasons set forth in the background information below---and in no event enter into an extension agreement for such improvements.

Rebecca Wayment seconded the motion, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

Approval of Minutes from August 20, 2019

Motion:

Rebecca Wayment moved that we approve the Summary Action list items number one as noted in our staff report.

Doug Anderson seconded the motion, which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager Report

Shane Pace stated that the Fire Reports are included in the packet. He commented how impressed he was with the fire response yesterday. He was very impressed how all the Fire entities across the County worked together. **Mayor Talbot** suggested that we focus on the Fire Department in one of our next newsletters.

Mayor Talbot and City Council Reports

Alex Leeman commented that he attended the convention and felt that it was worthwhile.

Cory Ritz stated that until it cools down this is a really bad month for mosquitos. West Nile has been diagnosed in Davis County.

Doug Anderson noted that it has been a couple of City Council meetings without any Youth City Council members attending. He will call **Emily Pace, Youth City Council Director.**

Rebecca Wayment stated that the Trails Committee meeting is tomorrow. **Mayor Talbot** asked **Rebecca** to let the Trails Committee know about a cleanup project scheduled in Somerset on September 28, 2019. Another critical cleanup project along the trail in Somerset will happen during Spring Cleanup.
Rebecca asked a follow up about UTOPIA fiber. She asked if we were going to have other companies come to make presentations. **Shane** will be attending a meeting next week with other cities regarding fiber. Spanish Fork will be doing a presentation about the process they went through to create a system within their community. **Shane** has been reading about 5G services. His biggest concern about building a system in our community right now is that in five to ten years is it going to be used because of 5G and then the follow up of 6G and then the follow up of 7G. **Rebecca** will attend the Kaysville City Council meeting tomorrow and give an update at the next council meeting.

CLOSED SESSION:

Motion:

Cory Ritz made the motion to go into a closed meeting for the purpose of **property acquisition.** **Doug Anderson s**econded the motion, which was unanimously approved.

Sworn Statement

I, **Jim Talbot,** Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the council was so convened in a closed meeting.

_____

Jim Talbot, Mayor

Motion:
Doug Anderson made a motion to reconvene to an open meeting. The motion was seconded by **Alex Leeman** which was unanimously approved.

ADJOURNMENT

Motion:

Alex Leeman made a motion to adjourn the meeting**. Cory Ritz** seconded the motion, which was unanimously approved.

_____

Holly Gadd, Recorder

DRAFT

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Holly Gadd

Date: October 8, 2019

SUBJECT: **PICK-UP CONTRIBUTION FOR FIREFIGHTERS ON STATE RETIREMENT**

RECOMMENDATION

Approve the enclosed resolution to pick-up the state retirement portion for firefighters.

BACKGROUND

Each year the City has to pass a resolution stating that we will pick-up a part of the state retirement for firefighters. The City has 9 full time firefighters on State Retirement. The percentage rate that the City will pick up for this next year is 15.05% for Tier 1, 11.38% for Tier 2 Hybrid and 12% for Tier 2 401k option.

Respectfully Submitted

Holly Gadd
City Recorder

Review & Concur

Shane Pace
City Manager

160 S MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

RESOLUTION NO. 2019-____

A RESOLUTION PROVIDING FOR THE "PICK-UP" OF REQUIRED MEMBER CONTRIBUTIONS FOR ALL ELIGIBLE EMPLOYEES REQUIRED TO CONTRIBUTE TO THE UTAH STATE RETIREMENT SYSTEMS BY FARMINGTON CITY, UTAH

WHEREAS, the Utah Retirement Systems are established by State statutes and are intended to provide a meaningful retirement benefit to employees who have chosen a career in public service; and

WHEREAS, the Utah Retirement Systems operates governmental tax-qualified defined benefit plans described in Section 401(a) of the Internal Revenue Code of 1986; and

WHEREAS, in Revenue Ruling 2006-43, the IRS clarified its rules governing member contributions paid by employers ("pick-up") to require formal action by the employer to effect its "pick-up" election; and

WHEREAS, Farmington City is a participating member of the Utah Retirement Systems and elects to "pick-up" member contributions paid to the Utah Retirement Systems on behalf of all its eligible employees.

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

Section 1. Election Pick up. Farmington City hereby formally agrees to pick up 100% of the required member contribution for all eligible Farmington City employees required to contribute to the Utah Retirement Systems Contributory Retirement Plan for periods on or after July 1, 2019.

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

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 8TH DAY OF OCTOBER, 2019.

FARMINGTON CITY

ATTEST:

_____
Holly Gadd
City Recorder

By:_____
H. James Talbot
Mayor

CITY COUNCIL AGENDA

For Council Meeting:
October 08, 2019

S U B J E C T: The Preserve at Farmington Creek Rezone and Preliminary (PUD) Master Plan – 90 West 675 North

ACTION TO BE CONSIDERED:

See enclosed staff report for recommendations.

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, City Planner.

HISTORIC BEGINNINGS • 1847

City Council Staff Report

To: Honorable Mayor and City Council

From: Meagan Booth, City Planner

Date: October 8, 2019

SUBJECT: **THE PRESERVE AT FARMINGTON CREEK REZONE AND PRELIMINARY (PUD) MASTER PLAN**

Applicant: **Andrew Hiller**

RECOMMENDATION REZONE:

Move that the City Council approve the enclosed ordinance rezoning 5.18 acres of property located at 90 West 675 North from A-F(Agriculture) to LR-F (Large Residential)

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the surrounding properties.

RECOMMENDATION PRELIMINARY (PUD) MASTER PLAN:

Move that the City Council approve the schematic plan and the Preliminary PUD Master Plan for The Preserve at Farmington Creek Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
3. The applicant shall provide a maintenance plan acceptable to the city for the common areas, internal private streets. the wood bridge etc.
4. Davis County must dedicate 90 west as a public right of way.
5. The applicant must obtain a Davis County Flood Control Permit which shall accommodate, among other things, long term maintenance of the dam and access.
6. Issues related to the FEMA flood plain shall be resolved prior to consideration of the final plat, which includes but is not limited to CLOMR (Conditional Letter of Map Revision) by FEMA, which must be submitted prior to an application for preliminary plat.
7. Any outstanding issues raised by the DRC shall be addressed by Preliminary Plat..

Findings:

1. The proposed subdivision is consistent with the General Plan.
2. The PUD preserves the unique and beautiful environmentally sensitive area next to Farmington Creek, and an existing historic building found on site.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements as found in the City's Subdivision Ordinance.
4. Access will be Improved at this location
5. Schematic Plan approval enables Davis County to take the necessary steps as they consider the flood control permit for this application. Safety for Farmington Citizens, and the protection of personal property is a top priority for the city.

BACKGROUND

The City Council considered this application on August 6, 2019 and approved the schematic plan, but tabled action on the zone change and Preliminary PUD Master Plan to allow time for input from Davis County Flood Control regarding Farmington pond and dam. Staff is okay with the Council moving forward based thus far on the feedback from the County.

The following background information was included in the August 6th staff report, ex excluded references to the schematic plan.

Andrew Hiller desires to develop the former Bradshaw property (5.45 acres) near and below the Farmington Pond, east of Main Street, with access from 90 West at approximately 675 North. The applicant is requesting a recommendation to rezone the property from an A (Agriculture) to LR-F PUD (Large Residential Foothill) zone. Additionally, the applicant is also requesting Preliminary PUD master plan approval to develop 11 lots on the property. The applicant is requesting the LR (Large Residential) zone which is consistent with adjacent neighborhoods including homes on Compton Bench, north of the project and Rock Mill Estates, east of the development.

At the Planning Commission meeting on July 18, 2019 the Commission held a public hearing and the Planning Commission recommended the City Council approve the rezone to LR (Large Residential) and Preliminary PUD Master Plan for The Preserve at Farmington Creek Subdivision. There were some questions regarding the water table and topography of the site including existing and new trail connections to adjacent neighborhoods. There were also questions about utility connections, and how those would work. Many if not all of the questions were answered by the developer and engineer during the Planning Commission meeting. Neighbors who attended the meeting were able to address their questions directly with the developer. Staff also agreed to connect residents with members of DRC for specific questions including engineering, storm water, etc.

The applicant is requesting a PUD overlay in order to allow for flexibility in lot size and setbacks as well as to preserve natural trees and vegetation on the site. Likewise, a standard city street will compromise the existing vegetation. Therefore, the applicant is proposing a private street with a

cross section different than the city standard, with the specific dimension to be determined at Preliminary Plat.

Existing access to the site is via 90 west across an old wood bridge over Farmington Creek. 90 west, owned by Davis County is not a dedicated right of way or an improved street, as well as does not meet the city width standards. The developer is proposing a new concreate bridge which meets city and county standards for a typical municipal street while keeping the old wood bridge for pedestrian access.

A portion of the property is located within the FEMA flood plain and floodway. The proposed development lies in the foothill overlay zone and the applicant must complete some additional steps including a drainage and erosion control plan, a grading plan, a geology report, a fire protection plan, etc. but are not necessary for schematic plan approval.

As a PUD the development will also include 1-2 story custom built homes to complement the existing vegetation.

Supplemental Information

1. Enabling Ordinance/Vicinity Map
2. General Plan Map
3. Zoning Map
4. Preliminary PUD Master Plan
5. 90 West Street View

Applicable Ordinances

1. Title 12, Chapter 6 – Major Subdivisions
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 11 – Single Family Residential Zones
4. Title 11, Chapter 27 – Planned Unit Developments
5. Title 11, Chapter 30 – Foothill Overlay Zone

Respectfully Submitted

Meagan Booth
City Planner

Concur

Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2019 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT APPROXIMATELY 90 WEST 675 NORTH FROM A-F TO LR-F.

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-6-19, filed by Andrew Hiller, located at approximately 90 West and 675 North, identified by parcel number: 070140028 is hereby reclassified from zones A-F to LR-F, said property being more particularly illustrated 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 final passage by the City Council.

DATED this 8th day of October, 2019

FARMINGTON CITY

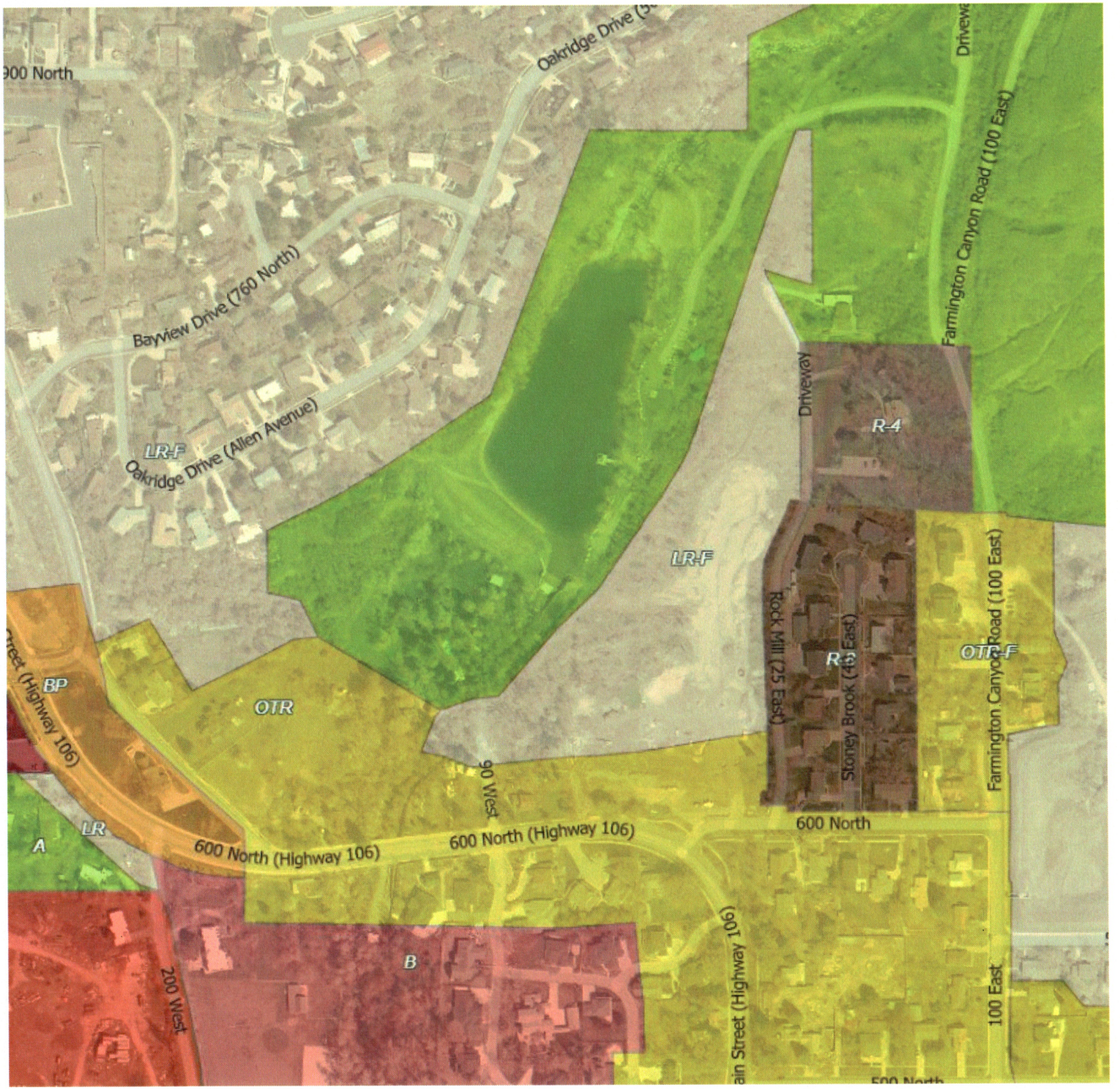
_____

H. James Talbot
Mayor

ATTEST:

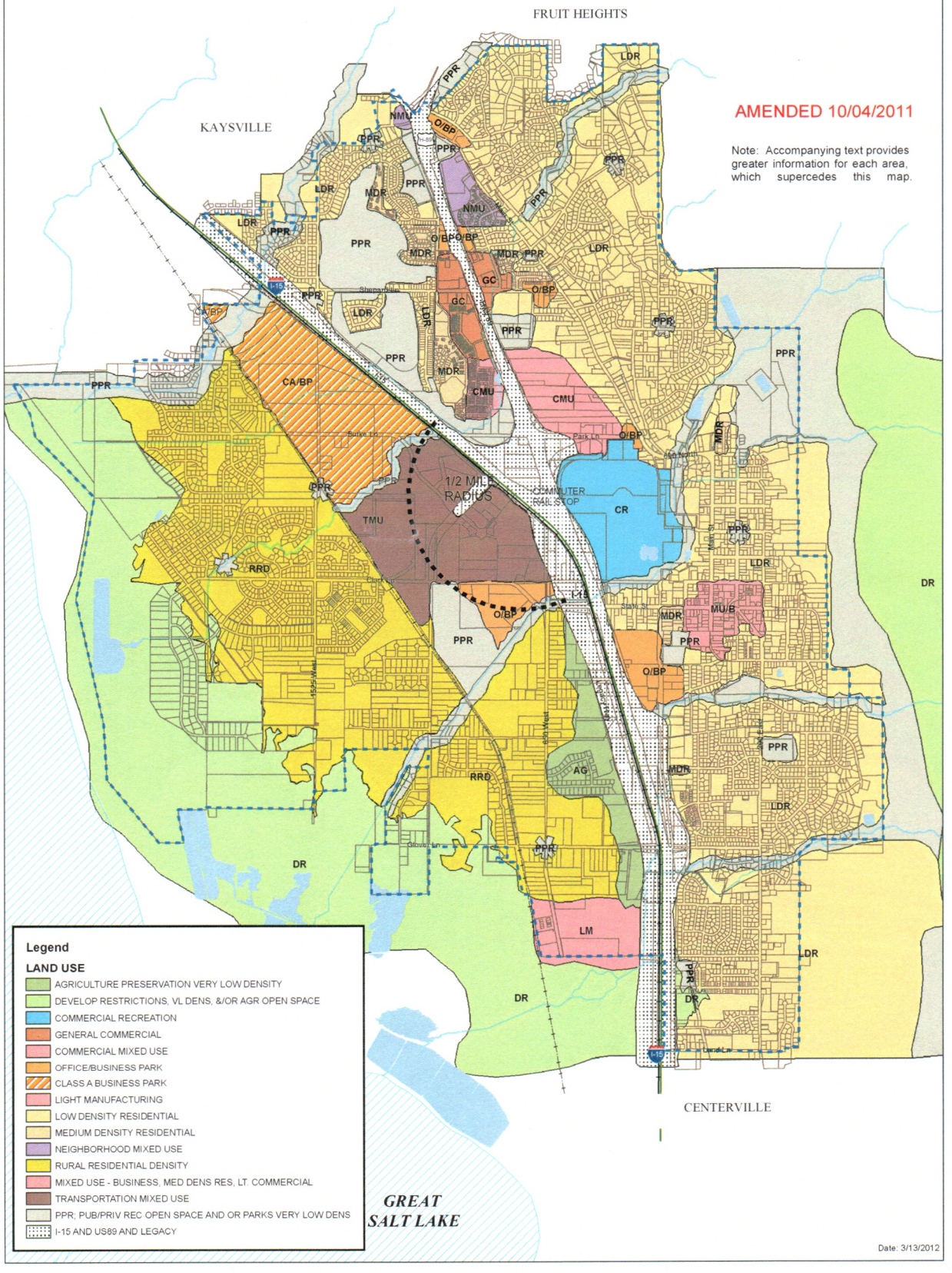
Holly Gadd
City Recorder

Driveway
Rock Mill (25 East)
600 North (Highway 106)
90 West
Oakridge Drive (Allen Avenue)


900 North
Oakridge Drive (5
Bayview Drive (760 North)
Oakridge Drive (Allen Avenue)
LR-F
LR-F
Driveway
R-4
Farmington Canyon Road (100 East)
Driveway
Rock Mill (25 East)
Stoney Brook (45 East)
R-3
OTR-F
Farmington Canyon Road (100 East)
BP
OTR
600 West
600 North
600 North (Highway 106)
600 North (Highway 106)
LR
A
B
200 West
Main Street (Highway 106)
100 East
500 North

GENERAL LAND USE PLAN

FARMINGTON CITY

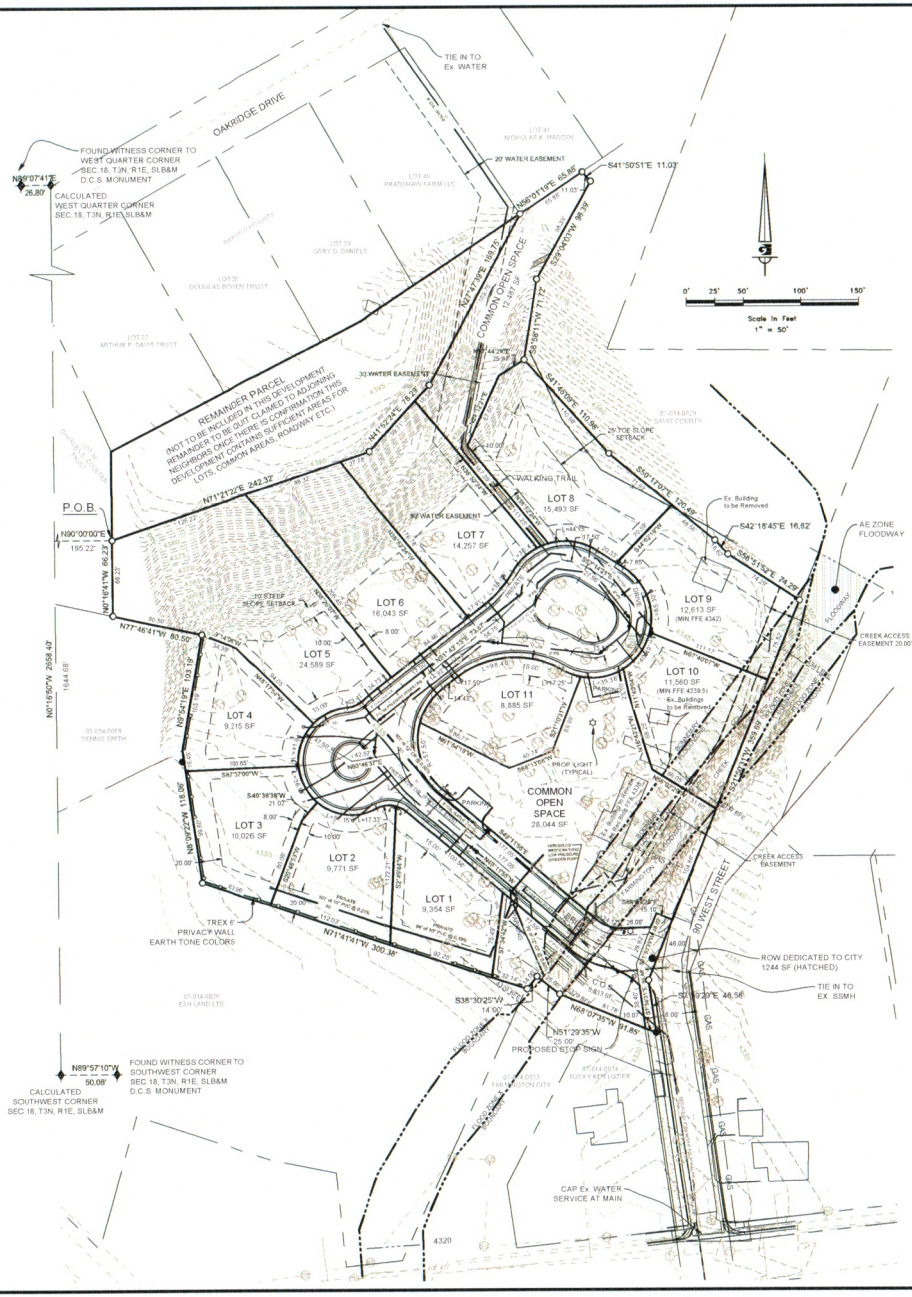


PRELIMINARY P.U.D. MASTER PLAN

THE PRESERVE AT FARMINGTON CREEK P.U.D.

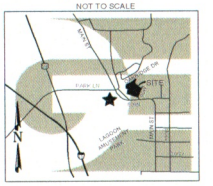
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH

JULY 2019



VICINITY MAP

NOT TO SCALE



LEGEND



NOTES

1. CURRENT ZONING A-F AGRICULTURAL
   a.ZONE CHANGE TO LR-F LARGE RESIDENTIAL
   a.11 LOT SUBDIVISION
2. PORTIONS OF THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AND DESIGNATED FLOODWAY "AE". PER FEMA MAP NO. 49011C0382E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
3. DAVIS COUNTY BEARING SYSTEM - NGS 84 DATUM
4. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOA
5. STORM DRAIN DETENTION WILL DETAIN THE 25 YEAR STORM EVENT (AS REQUIRED BY DAVIS COUNTY FLOOD CONTROL). WATER WILL BE RELEASED AT AN EFFECTIVE RATE OF 0.2 CFS FOR THE IMPROVED AREA.

TOTAL PARKING AREA 1,724 SF 0.75%
TOTAL PRIVATE ROAD AREA 34,790 SF 15.4%
TOTAL DEDICATE ROAD 1,244 SF 0.55%
TOTAL OPEN AREA 46,364 SF 20.5%
TOTAL LOT AREA 141,815 SF 62.8%
TOTAL SUBDIVISION AREA 225,553 SF 100%
REMAINDER PARCEL AREA 32,217 SF

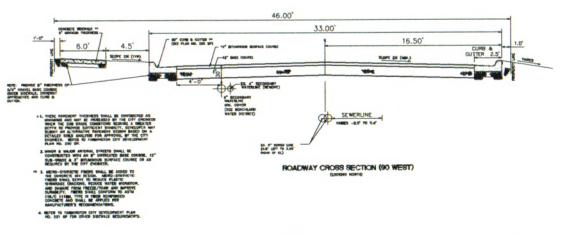
DWELLING UNIT DENSITY:
GROSS DENSITY = 2.1 UNITS/ACRE
NET DENSITY = 3.4 UNITS ACRE

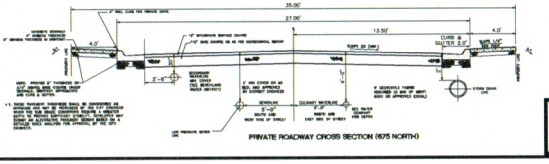
PROPOSED LOT COVERAGE:
LOT COVERAGE = 39.5%
(BASED ON BUILDABLE AREA)

(11) PROPOSED DWELLING UNITS (1) DWELLING UNIT PER LOT

APPROXIMATE DEVELOPMENT SCHEDULE
AUGUST 1ST THROUGH NOVEMBER 1ST 2019

THE HOMES WILL BE 1-2 STORY CUSTOM BUILT HOMES WITH AN ESTIMATED POPULATION OF 3.14 PERSONS PER HOUSEHOLD (TOTALING 35 PERSONS FOR 11 LOTS). THE BUILDABLE AREA WILL NOT EXCEED WHAT IS ALLOWED FOR EACH LOT WITH A MAXIMUM RATIO OF BUILDINGS AND STRUCTURES AT 0.395. THE REMAINDER PARCEL IS NOT TO BE INCLUDED IN THIS MASTER PLAN. THE REMAINDER PARCEL IS SHOWN IN THE TABLE FOR REFERENCE ONLY.





90 West 675 South
Farmington City Utah

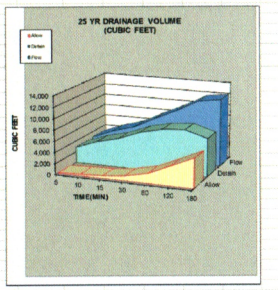
Gardner Engineering

Areas	Total Site Sq. Ft.	Acre	C
Hard Surface	31,848	0.73	0.90
Houses & Drive Way	42,000	0.96	0.85
Landscape Area	150,471	3.45	0.15
Gravel Trail	1,234	0.03	0.50
Total/Weighted	224,319	5.18	0.39
Undetained Area	61,051	1.40	0.39

Allow Release Rate .2 (cfs/acre)	0.200 cfs
Q Allowable (cfs)	1.04 cfs
Undetained Release	-0.54 cfs
Total Allowed Release	0.49 cfs
Effective Release Rate per Acre	0.09 cfs/Acre

25 Year 24 Hour Storm — Davis County Flood Data

MIN	Runoff Vol (cf) Allowable	Inch / Hr .25	Total Vol (cf) 25 YEAR	Retain Vol (cf) Difference
5	147	5	3,015	2,867
10	295	3.81	4,595	4,300
15	442	3.15	5,698	5,256
30	885	2.12	7,670	6,785
60	1,770	1.31	9,479	7,709
120	3,539	0.798	11,548	8,009
180	5,309	0.555	12,134	6,825
360	10,618	0.321	13,936	3,318
720	17,452	0.200	17,452	0
1440	21,359	0.125	21,359	0



Inlet Box Capacity =	129 CF
239 LF 12" Pipe Capacity =	188 CF
Detention Pond Capacity =	8412 CF
Total Available Storage	8,729 CF

Overall Site Orifice Calculation

H =	6.48	Maximum water height (ft)
Q =	0.49	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.040	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	2.70	Orifice Diameter (in)
d =	2 2/3	Orifice

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST BOUNDARY OF LOT 36 BAYVIEW HEIGHTS, PLAT C, BEING LOCATED NORTH 0°16'50" WEST 1644.68 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 195.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH 71°21'2" EAST 242.32 FEET; THENCE NORTH 41°52'54" EAST 78.29 FEET; THENCE NORTH 27°47'36" EAST 169.75 FEET TO THE SOUTHERLY MOST CORNER OF LOT 41, BAYVIEW HEIGHTS PLAT E; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 41 NORTH 56°01'19" EAST (N56°07'E B.R.) 65.89 FEET; THENCE SOUTH 41°50'51" EAST 11.03 FEET; THENCE SOUTH 29°04'03" WEST 98.39 FEET; THENCE SOUTH 8°58'11" WEST 71.72 FEET; THENCE SOUTH 41°48'09" EAST 110.98 FEET; THENCE SOUTH 50°17'07" EAST 129.49 FEET; THENCE SOUTH 42°19'45" EAST 16.82 FEET; THENCE SOUTH 56°51'52" EAST 74.29 FEET; THENCE SOUTH 21°50'31" WEST 356.69 FEET; THENCE SOUTH 7°58'26" EAST 44.58 FEET; THENCE NORTH 68°07'35" WEST 91.85 FEET; THENCE NORTH 51°29'35" WEST 25.00 FEET; THENCE SOUTH 38°30'25" WEST 14.00 FEET; THENCE NORTH 71°41'41" WEST 300.36 FEET; THENCE NORTH 8°09'22" WEST 118.06 FEET; THENCE NORTH 9°54'19" EAST 183.19 FEET; THENCE NORTH 77°46'4" WEST 80.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE ALONG THE EAST LINE OF SAID LOT NORTH 0°16'51" WEST (NO°11'W B.R.) 66.23 FEET TO THE POINT OF BEGINNING. CONTAINING 5.18 AC. MORE OR LESS.

DEVELOPER:

ANDREW HILLER
1268 WEST ATRIUM COURT
FARMINGTON, UT, 84025
801-725-2474

S1 / 1

GARDNER ENGINEERING
CIVIL • LAND DEVELOPMENT • MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT.
OFFICE 801.476.9767 FAX 801.476.9980

K:\DED-HILLER ANDREW\SURVEY\DWG\ANDREW HILLER SUBDIVISION.DWG

CITY COUNCIL AGENDA

For Council Meeting:
October 08, 2019

S U B J E C T: City Manager Report

1. Fire Monthly Activity Report for August
2. Building Activity Report for August
3. Update on Potential Communications Tower at Shepard Park

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

Farmington City Fire Department

Monthly Activity Report

August 2019







Emergency Services

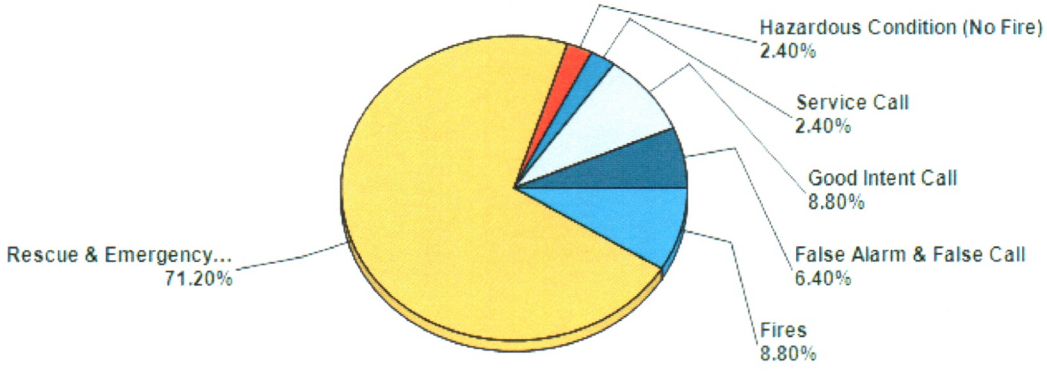
Fire / Rescue Related Calls: **36**

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

Ambulance / EMS Related Calls: **89 / Transported 48 (54%)**

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

Calls Missed / Unable to Adequately Staff:	**4 (3.2%)**	**27 YTD (3.0%)**
Overlapping Calls:	**22 (17.6 %)**	**149 YTD (15.1%)**



On-Duty Crew / Shift Dynamic Data / August

Emergent Incident / On-Scene Hours / Month Total: **72 Hrs.** (Approximate 288 Man Hours)

EMS Transport / Turn-Around Hours / Month Total: **96 Hrs.** (Approximate 192 Man Hours)

Urgent EMS Related Response Times (average):	**6:39 Min/Sec**	**GOAL 5 minutes or less (+ 1.39)**
Urgent Fire Related Response Times (average):	**7:27 Min/Sec**	**GOAL 5 minutes or less (+ 2.27)**

Part-Time Man-Hours *(based on the following 42-day pay periods) Aug. 2nd, 16th, and 30th*

Part-Time Shift Coverage / Staffing:	**2,016**	**Budgeted 2,016** *(FT FF Transition)*	**Variance + 0**
Training & Drill Hours:	**153**	**1262 (FY20)**	
Emergency Calls/ Station Staffing:	**65.5**	**FIRE 47 Hrs. / EMS 18.5 Hrs. (FY20)**	
Special Event Hours:	**12**	**12 (FY20)**	
Part-Time Fire Marshal:	**106.5**	**Budgeted 180**	**Variance – 73.5**
Part-Time Fire Inspector	**38.5**	**Budgeted 135**	**Variance – 96.5**
Career Fire Chief:	*N/A*	*Salary Exempt*	*Overtime N/A*
Career Administrative Asst. x 1	*N/A*	*60 Hour Reg.*	*Overtime + 4*
Career Captains, Engineers & FF's x 6	*N/A*	*48/96 Hour Rotation*	*Overtime + 96**
Total PT Staffing Hours:	**2,391.5**	**3,931.5 (FY20)**	

**Additional shift coverage during Bountiful incident and new hire in-service training*

Monthly Revenues & Grant Activity YTD:

Ambulance Revenue Report / July 2019:

	Month	Calendar Year	FY 2020
Ambulance Services Billed	$87,547.59	$505,646.41	$87,547.59
Ambulance Billing Collected	**$45,484.63**	**$228,069.00**	**$45,484.63**
Variances:	*$42,062.96*	*$277,577.41*	*$42,062.96*
Collection Percentages	52%	45%	52%

Requested Grants / Assistance / Donations:
NONE — *$0* — ***$14,944 YTD***

Awarded Grants / Funds Received / Donations:
NONE — *$0* — ***$14,544 YTD***

Department Training & Man Hours

Monthly Staff Meeting & Leadership Training	15
Shift Drill #1 – EMS – Bomb Blast Injuries	24
Shift Drill #2 – FIRE – Respiratory Protection	24
Shift Drill #3 – EMS – Crush Injuries	24
Shift Drill #4 – FIRE – Forcible Entry	24
Shift Drill #5 – EMS – Pregnancy & Trauma	24
New Hire In-Service Training (Multiple Hours)	
Actual Training Hours:	**135** **4,465 HRS YTD**

Fire Prevention & Inspection Activities	QTY	
New & Existing Business Inspections:	23	
Re-Inspections:	8	
Fire Plan Reviews & Related:	9	
Consultations & Construction Meetings:	20	
Station Tours & Public Education Sessions:	12	97 **YTD**

Health, Wellness & Safety Activities	QTY	
Reportable Injuries:	0	**0 YTD**
Physical Fitness / Gym Membership Participation %:	100%	
Chaplaincy Events:	1	9 **YTD**

Process Improvement Activities:	QTY	
Process Improvement Program (PIP) Submittals:	**0**	**4 YTD**

Monthly Activity Narrative:

Emergent response times averaged just over 6.5 minutes for EMS responses and just under 7.5 minutes for fire responses. These extended average times account for emergent auto-aid services provided throughout the county during large fire incidents (longer travel distances). Emergent incidents included medical responses, vehicle rescue, mountain rescue, CO emergencies and fire related emergencies to include large-scale regional support. Three percent of 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 lack of availability*). This percentage was attributed (in part) by crews attending to the twenty-two (15%) of overlapping calls which overwhelms our existing staffing model. Fifty-four percent of all Ambulance calls resulted in transporting patients to local hospitals. Transport revenues continue with little predictability due to collection & mandated billing variables. Overtime hours applied toward staffing during the Bountiful fire and the training of new full-time firefighters. Monthly training encompassed Bomb Blast Injuries, Respiratory Protection, Crushing Injuries, Forcible Entry, and Pregnancy w/ Trauma.*

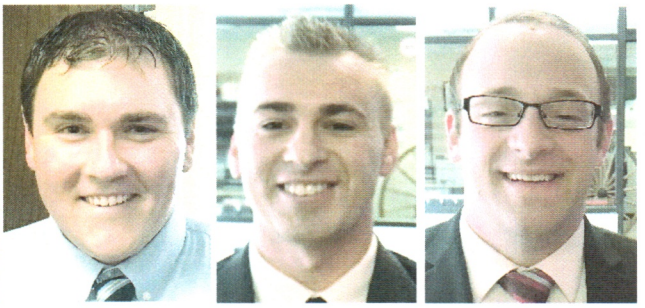
FFD provided contracted services for the Davis County Fair and assisted with annual flag retirement ceremony with the local American Legion. NOTE: FFD continues to work with event coordinators promoting formal venue command practices to include evacuation planning. FFD also participated in the regional response efforts to Bountiful that observed the loss of several residential structures. FFD provided apparatuses and crews as follows: 1 Structure Engine, 1 Tactical Tender, 1 Brush Truck, 1 Ambulance, and Command Support. Multiple hours of overtime applied to the calling-back of career personnel for staffing during these hours. FFD also assisted with coverage for Kaysville FD and South Weber FD for several hours. North Davis FD and Layton FD also provided coverage for neighboring communities who fell short on backfill staffing. Our Heavy Rescue (HR-71) that received a new A/C compressor, encountered additional problems with the system and returned to SLC for additional work. FFD completed the testing process of the three new firefighter positions and provided job offers accordingly. Two existing part-time personnel (Mr. Nathan Judson and Mr. Tyson Hatch) accepted career positions, with one position offered to Mr. William Fenton (Syracuse Firefighter). Congratulations Nathan, Tyson and William!

Please feel free to visit or contact myself at your convenience with questions, comments or concerns: Office (801) 939-9260 or email gsmith@farmington.utah.gov

Guido Smith
Fire Chief

August 2019 Photos: New Career Firefighters: Nate Judson, Tyson Hatch and Will Fenton. County Fair Rodeo EMS, Council Oath Ceremony James Weston, Bariatric Transport, Rescue Near Towers, Hopper Fire at Lagoon, Flag Retirement Ceremony Legacy Fairgrounds, I-15 Vehicle & Brush Fire, Multi-Agency Wildland Response - Bountiful.

Congratulations to our new FFD Career Firefighters!























Farmington City Fire Department

Proud Protectors of Your Life and Property - Since 1907

Month of August 2019	BUILDING ACTIVITY REPORT - JULY 2019 THRU JUNE 2020				
RESIDENTIAL	**PERMITS THIS MONTH**	**DWELLING UNITS THIS MONTH**	**VALUATION**	**PERMITS YEAR TO DATE**	**DWELLING UNITS YEAR TO DATE**
NEW CONSTRUCTION **********					
SINGLE FAMILY	13	13	$3,157,585.76	22	22
DUPLEX	0	0	$0.00	0	0
MULTIPLE DWELLING	0	0	$0.00	0	0
CARPORT/GARAGE	1		$5,676.00	1	
OTHER RESIDENTIAL	1	0	$30,000.00	1	0
SUB-TOTAL	15	0	$3,193,261.76	24	22
REMODELS / ALTERATION / ADDITIONS **********					
BASEMENT FINISH	2		$45,000.00	2	
ADDITIONS/REMODELS	3		$206,093.19	5	
SWIMMING POOLS/SPAS	2		$74,608.80	2	
OTHER	29		$391,987.00	69	
SUB-TOTAL	36		$717,688.99	78	
NON-RESIDENTIAL - NEW CONSTRUCTION **********					
COMMERCIAL	1		$1,100,905.76	1	
PUBLIC/INSTITUTIONAL	0		$0.00	0	
CHURCHES	0		$0.00	0	
OTHER	0		$0.00	0	
SUB-TOTAL	1		$1,100,905.76	1	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL **********					
COMMERCIAL/INDUSTRIAL	2		$291,145.00	2	
OFFICE	0		$0.00	0	
PUBLIC/INSTITUTIONAL	0		$0.00	0	
CHURCHES	0		$0.00	0	
OTHER	0		$0.00	0	
SUB-TOTAL	2		$ 291,145.00	2	
MISCELLANEOUS - NON-RESIDENTIAL **********					
MISC.	0		$0.00	2	
SUB-TOTAL	2		$0.00	2	
TOTALS	54	13	$5,303,001.51	107	22

verizon

SAL - CREEKVIEW

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
1175 NORTH 700 WEST
FARMINGTON, UTAH 84025

LATITUDE AND LONGITUDE:
N 40°59'51.89", W 111°54'12.67"

ZONING JURISDICTION:
FARMINGTON CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE (REPLACING EXISTING LIGHT POLE) WITH OUTDOOR EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CONTACT: TROY BENSON
PHONE: 801-608-7042

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 NORTH FOR 28 MILES TO EXIT #324 FOR HWY 89 IN FARMINGTON. CONTINUE NORTH ON HWY 89 FOR 0.75 MILES TO EXIT #396 FOR SHEPARD LANE. TURN RIGHT AND GO EAST ON SHEPARD LANE FOR 0.25 MILES TO 700 WEST STREET. TURN RIGHT AND GO SOUTH FOR 0.2 MILES TO THE END OF THE ROAD AND THE PARKING LOT ON THE RIGHT (WEST) SIDE OF THE ROAD. THE VZW FACILITY WILL BE LOCATED AT THE SOUTHWEST CORNER OF THE TENNIS COURTS.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:	
VERIZON WIRELESS RF ENGINEER:	
TAEC SITE ACQUISITION:	
TAEC CONSTRUCTION MANAGER:	
SITE OWNER:	

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates
UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

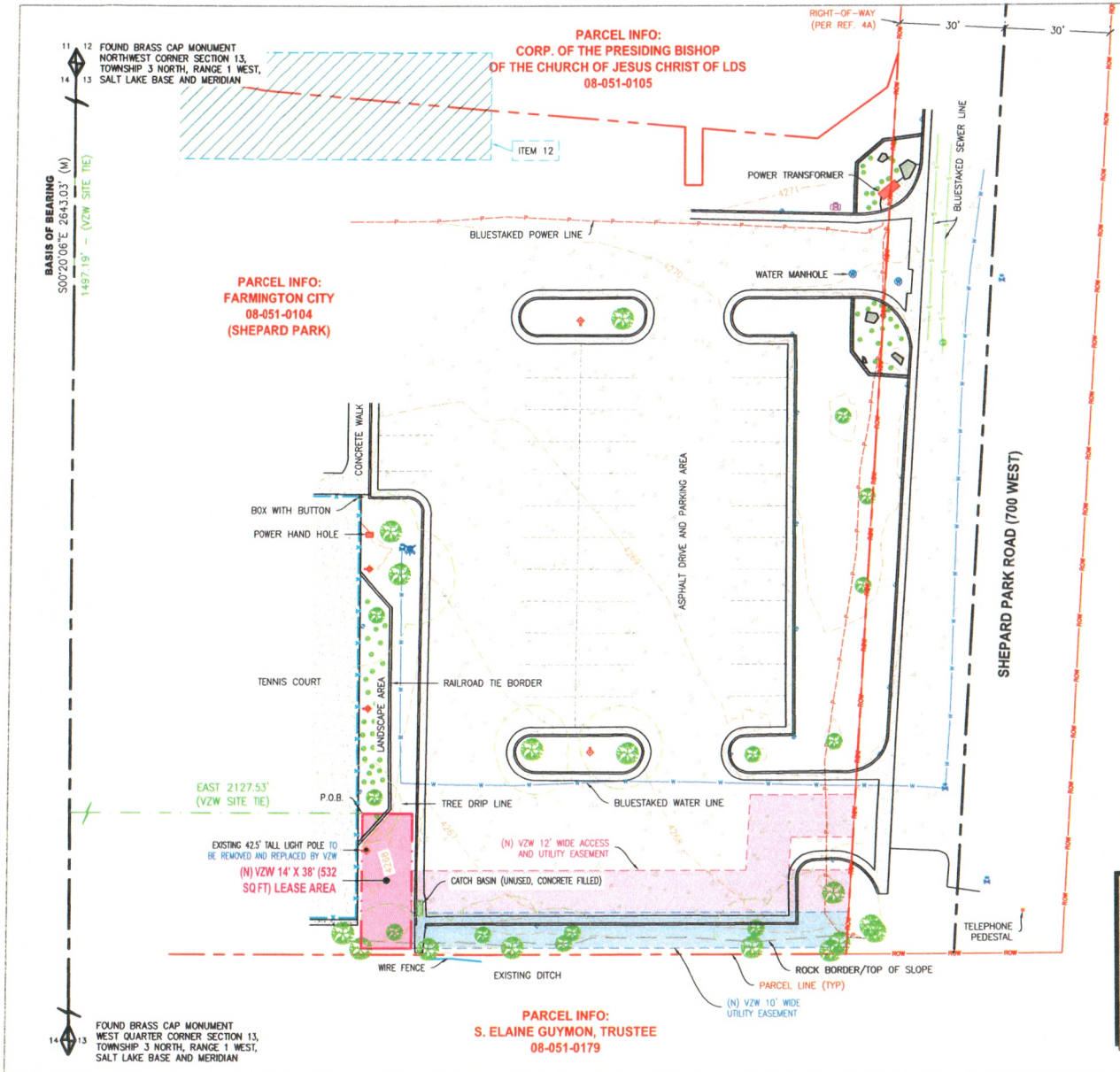
DRAWN BY:	JAY C
CHECKED BY:	TROY B

REV	DATE	DESCRIPTION
0	09.11.2019	ZONING DRAWINGS

SAL - CREEKVIEW
NW SEC 13, T3N, R1W
1175 NORTH 700 WEST
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°20'06" EAST 1497.19 FEET ALONG SECTION LINE AND EAST 2127.53 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 14.00 FEET; THENCE SOUTH 38.00 FEET; THENCE WEST 14.00 FEET; THENCE NORTH 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 532 SQ. FT. OR 0.012 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 00°20'06" EAST 1519.19 FEET ALONG SECTION LINE AND EAST 2141.40 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 99.19 FEET; THENCE EAST 23.35 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SHEPARD PARK ROAD (700 WEST); THENCE RETRACING PREVIOUS COURSE, WEST 23.35 FEET; THENCE NORTH 03°06'46" EAST 21.23 FEET; THENCE EAST 23.35 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SHEPARD PARK ROAD (700 WEST) AND TERMINATING.

CONTAINS: 0.044 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:
A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 00°20'06" EAST 1530.18 FEET ALONG SECTION LINE AND EAST 2141.34 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 121.95 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SHEPARD PARK ROAD (700 WEST) AND TERMINATING.

CONTAINS: 0.028 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.

(4) REFERENCE PLATS:
(A) 700 WEST STREET DEDICATION PLAT, IN ENTRY NO. 1026692 ON APRIL 5, 1993.

(5) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 434834, DATED MAY 21, 2019:
(A) ITEM 1,3,4,5,6,10,11,13,14,16, & 17 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 2,7,8,9, & 15 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) ITEM 12 – 30 FOOT ACCESS RIGHT OF WAY IN ENTRY NO. 803343, LOCATED NORTHWEST OF SITE AREA. (SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

INFORMATION FOR THE CENTER OF THE VZW LEASE AREA

STATE PLANE COORDINATES – NAD 83 (FT)
NORTHING=3523159.75, EASTING=1529031.74

GEODETIC COORDINATES – NAD 83
LATITUDE = N 40°59'51.89"
LONGITUDE = W 111°54'12.67"

GROUND ELEVATION – NAVD88
4268' A.M.S.L.

STATE OF UTAH, NORTH ZONE

NORTH

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates
UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY:	JERRY F
CHECKED BY:	JERRY F

REV	DATE	DESCRIPTION
0	08.14.2019	SITE SURVEY

PROFESSIONAL LAND SURVEYOR
08-14-19
No. 6436064
JERRY FLETCHER
STATE OF UTAH

SAL - CREEKVIEW
NW SEC 13, T3N, R1W
1175 NORTH 700 WEST
FARMINGTON, UTAH 84025
– RAWLAND SITE –

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

SITE SURVEY | SCALE: 1" = 30'-0" | 1

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

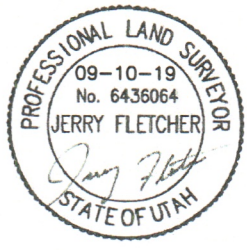
ACCURACY CODES:

HORIZONTAL		VERTICAL	
Code	Tolerance	Code	Tolerance
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: SEPTEMBER 10, 2019

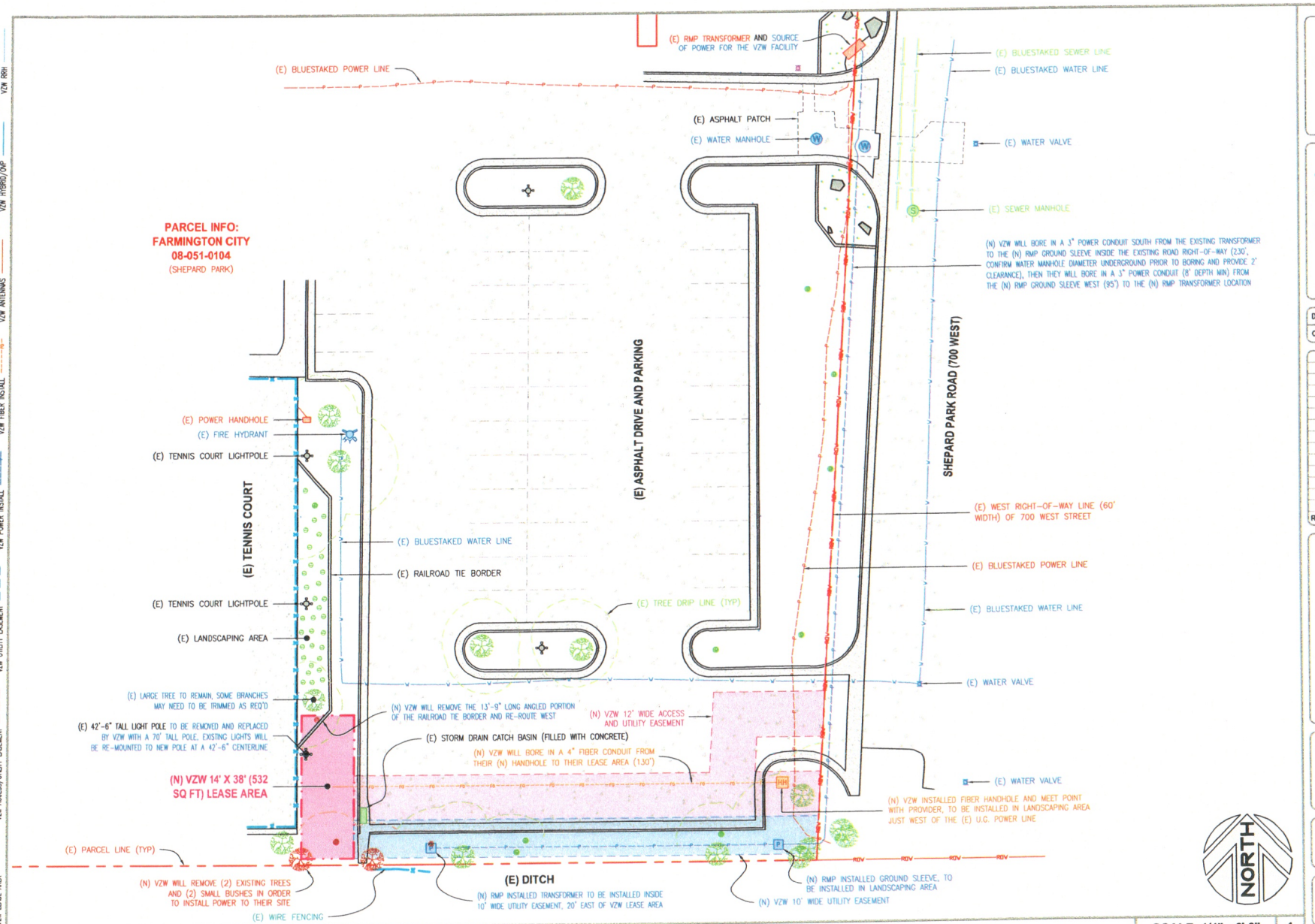
Re: SAL - CREEKVIEW
NW 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°59'51.89", and the longitude of W 111°54'12.67", are accurate to within 15 feet horizontally and the site elevation of 4268 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



OVERALL SITE PLAN — SCALE: 1/4" = 6'-0" — 1

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

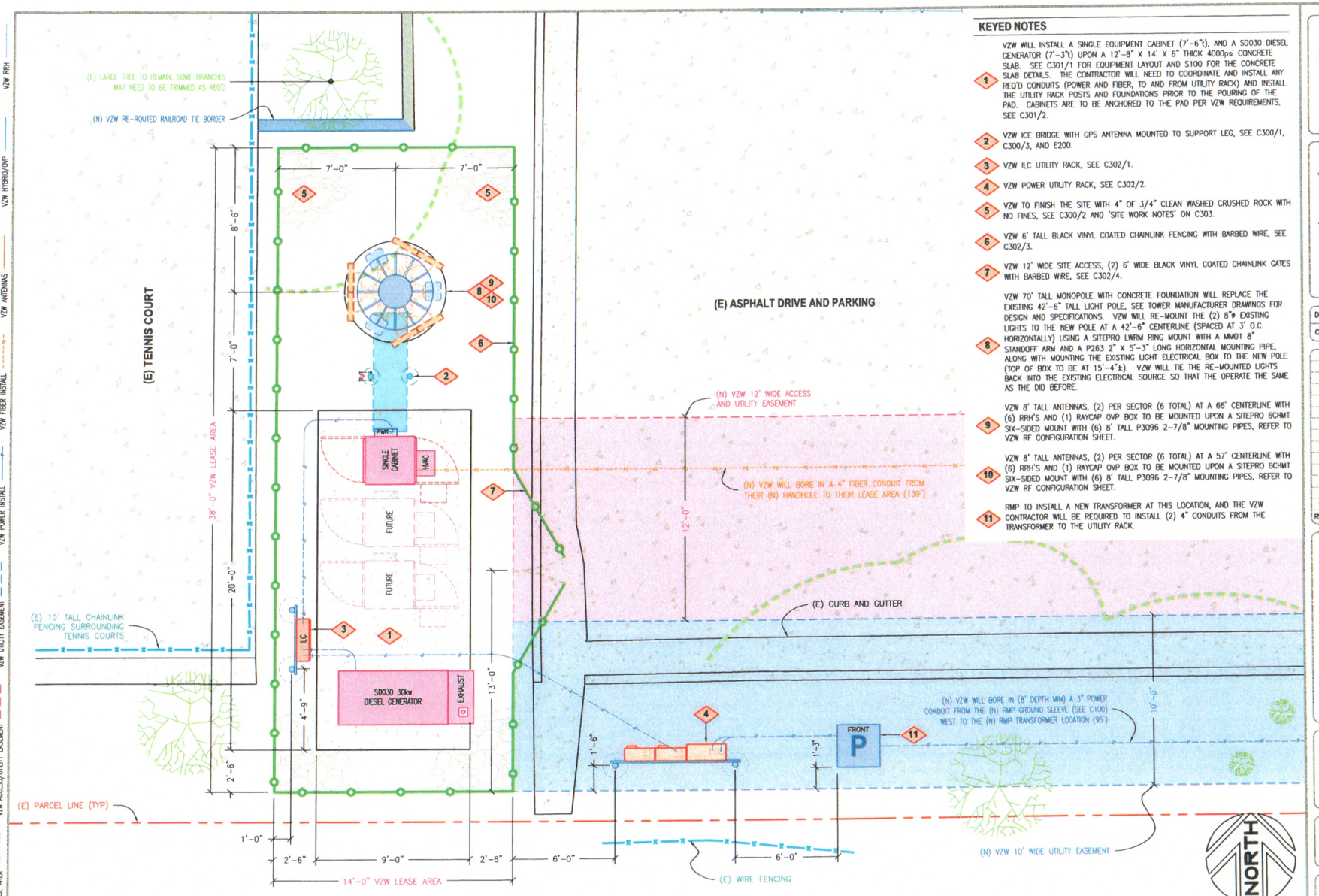
DRAWN BY:	JAY C
CHECKED BY:	TROY B

REV	DATE	DESCRIPTION
0	09.11.2019	ZONING DRAWINGS

SAL - CREEKVIEW
NW SEC 13, T3N, R1W
1175 NORTH 700 WEST
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

1. VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"t), AND A SDG30 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100 FOR THE CONCRETE SLAB DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PAD PER VZW REQUIREMENTS, SEE C301/2.
2. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
3. VZW ILC UTILITY RACK, SEE C302/1.
4. VZW POWER UTILITY RACK, SEE C302/2.
5. VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
6. VZW 6' TALL BLACK VINYL COATED CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
7. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE BLACK VINYL COATED CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
8. VZW 70' TALL MONOPOLE WITH CONCRETE FOUNDATION WILL REPLACE THE EXISTING 42'-6" TALL LIGHT POLE, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS. VZW WILL RE-MOUNT THE (2) 8"ø EXISTING LIGHTS TO THE NEW POLE AT A 42'-6" CENTERLINE (SPACED AT 3' O.C. HORIZONTALLY) USING A SITEPRO LWRM RING MOUNT WITH A MM01 8" STANDOFF ARM AND A P263 2" X 5'-3" LONG HORIZONTAL MOUNTING PIPE, ALONG WITH MOUNTING THE EXISTING LIGHT ELECTRICAL BOX TO THE NEW POLE (TOP OF BOX TO BE AT 15'-4"±). VZW WILL TIE THE RE-MOUNTED LIGHTS BACK INTO THE EXISTING ELECTRICAL SOURCE SO THAT THE OPERATE THE SAME AS THE DID BEFORE.
9. VZW 8' TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) AT A 66' CENTERLINE WITH (6) RRH'S AND (1) RAYCAP OVP BOX TO BE MOUNTED UPON A SITEPRO 6CHMT SIX-SIDED MOUNT WITH (6) 8' TALL P3096 2-7/8" MOUNTING PIPES, REFER TO VZW RF CONFIGURATION SHEET.
10. VZW 8' TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) AT A 57' CENTERLINE WITH (6) RRH'S AND (1) RAYCAP OVP BOX TO BE MOUNTED UPON A SITEPRO 6CHMT SIX-SIDED MOUNT WITH (6) 8' TALL P3096 2-7/8" MOUNTING PIPES, REFER TO VZW RF CONFIGURATION SHEET.
11. RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

EXISTING WATER — VZW RRH
EXISTING STORM DRAIN — VZW HYBRID/DVP
EXISTING SEWER — VZW ANTENNAS
EXISTING TELCO/FIBER — VZW FIBER INSTALL
EXISTING POWER — VZW POWER INSTALL
EXISTING FENCING — VZW UTILITY EASEMENT
EXISTING RIGHT-OF-WAY LINE — VZW ACCESS/UTILITY EASEMENT
EXISTING PARCEL LINE — VZW LEASE AREA

ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0" | 1

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates
UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	JAY C
CHECKED BY:	TROY B

REV	DATE	DESCRIPTION
0	09.11.2019	ZONING DRAWINGS

SAL - CREEKVIEW
NW SEC 13, T3N, R1W
1175 NORTH 700 WEST
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

EXISTING WATER VZW RRH

EXISTING STORM DRAIN VZW HYBRID/OVP

EXISTING SEWER VZW ANTENNAS

EXISTING TELCO/FIBER VZW FIBER INSTALL

EXISTING POWER VZW POWER INSTALL

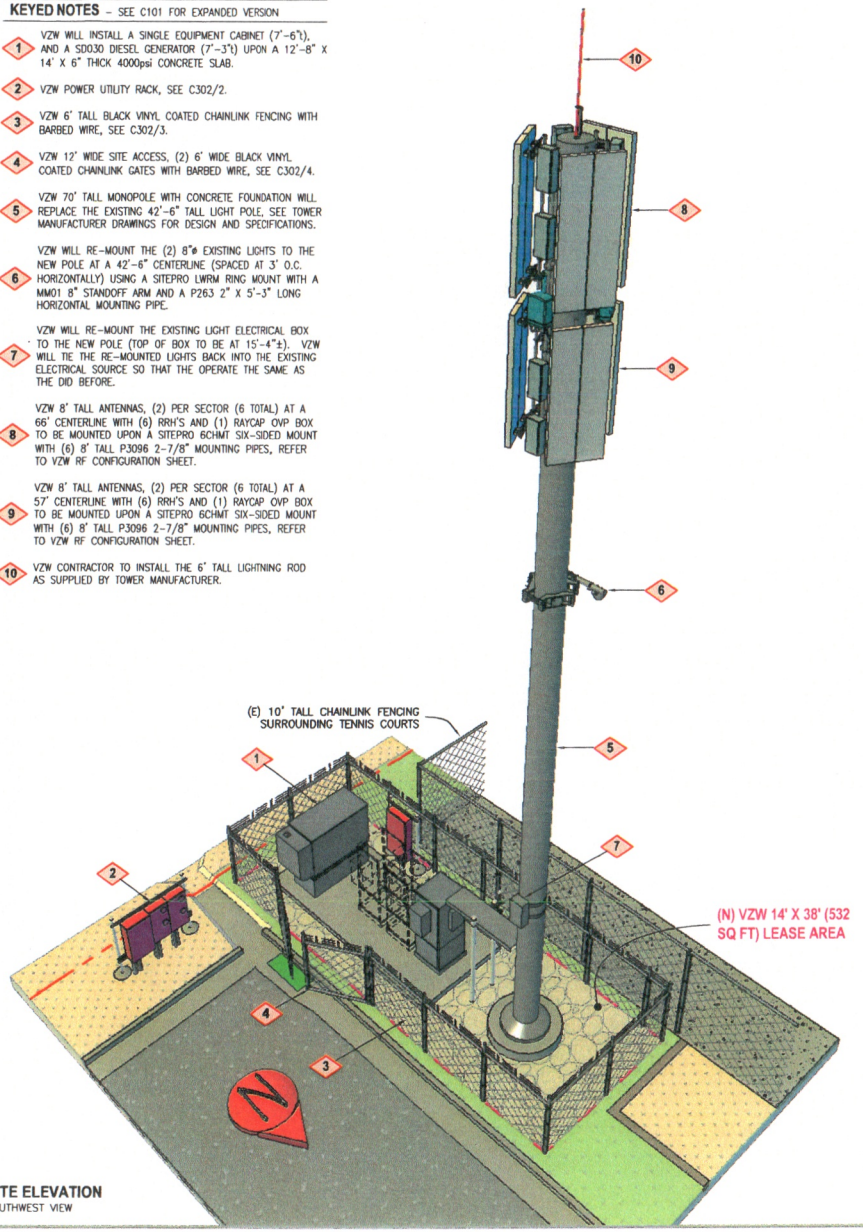
EXISTING FENCING VZW UTILITY EASEMENT

EXISTING RIGHT-OF-WAY LINE VZW ACCESS/UTILITY EASEMENT

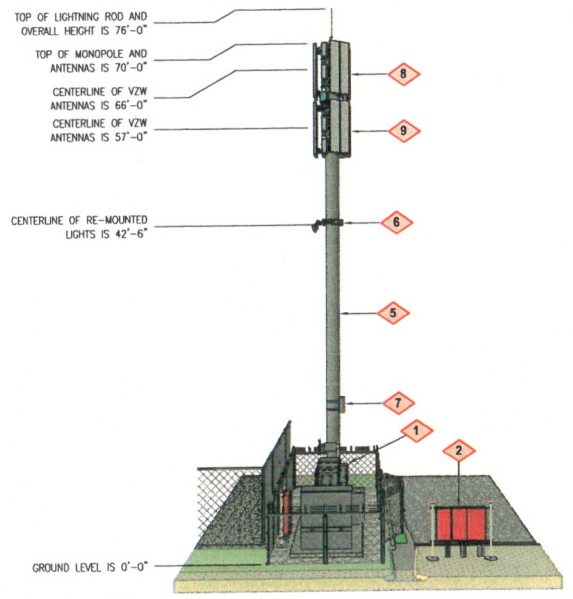
EXISTING PARCEL LINE VZW LEASE AREA

KEYED NOTES – SEE C101 FOR EXPANDED VERSION

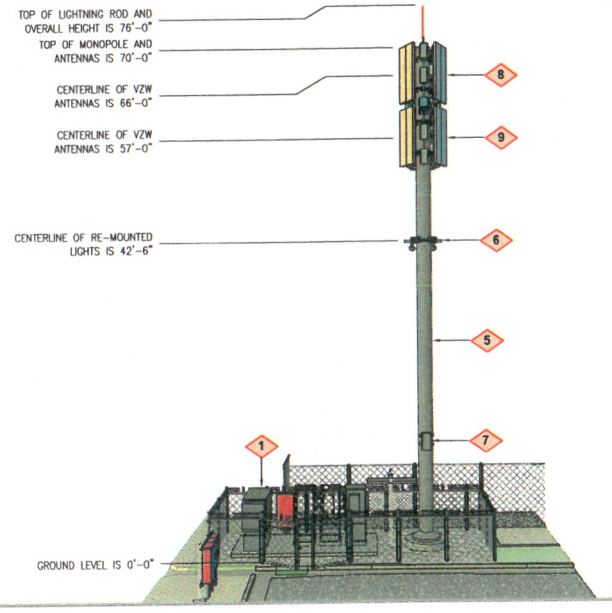
1. VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"t), AND A SD030 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB.
2. VZW POWER UTILITY RACK, SEE C302/2.
3. VZW 6' TALL BLACK VINYL COATED CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
4. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE BLACK VINYL COATED CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
5. VZW 70' TALL MONOPOLE WITH CONCRETE FOUNDATION WILL REPLACE THE EXISTING 42'-6" TALL LIGHT POLE, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
6. VZW WILL RE-MOUNT THE (2) 8"ø EXISTING LIGHTS TO THE NEW POLE AT A 42'-6" CENTERLINE (SPACED AT 3' O.C. HORIZONTALLY) USING A SITEPRO LWRM RING MOUNT WITH A MM01 8" STANDOFF ARM AND A P263 2" X 5'-3" LONG HORIZONTAL MOUNTING PIPE.
7. VZW WILL RE-MOUNT THE EXISTING LIGHT ELECTRICAL BOX TO THE NEW POLE (TOP OF BOX TO BE AT 15'-4"±). VZW WILL TIE THE RE-MOUNTED LIGHTS BACK INTO THE EXISTING ELECTRICAL SOURCE SO THAT THE OPERATE THE SAME AS THE DID BEFORE.
8. VZW 8' TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) AT A 66' CENTERLINE WITH (6) RRH'S AND (1) RAYCAP OVP BOX TO BE MOUNTED UPON A SITEPRO 6CHMT SIX-SIDED MOUNT WITH (6) 8' TALL P3096 2-7/8" MOUNTING PIPES, REFER TO VZW RF CONFIGURATION SHEET.
9. VZW 8' TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) AT A 57' CENTERLINE WITH (6) RRH'S AND (1) RAYCAP OVP BOX TO BE MOUNTED UPON A SITEPRO 6CHMT SIX-SIDED MOUNT WITH (6) 8' TALL P3096 2-7/8" MOUNTING PIPES, REFER TO VZW RF CONFIGURATION SHEET.
10. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHWEST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING WEST

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates
UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	JAY C
CHECKED BY:	TROY B

REV	DATE	DESCRIPTION
0	09.11.2019	ZONING DRAWINGS

SAL - CREEKVIEW
NW SEC 13, T3N, R1W
1175 NORTH 700 WEST
FARMINGTON, UTAH 84025
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

CITY COUNCIL AGENDA

For Council Meeting:
October 08, 2019

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

1. Citizen Letter of Recommendation

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

Dear Mayor & Councilmen:

Could Kaysville & Farmington & Fruit Heights join together to build a local Recreation Center.

The cities around Bountiful joined together & created a special Recreation tax to build & maintain the building.

Why do I ask?

Bountiful is preparing to tear down the existing building or add to it. They want to accommodate Kaysville & Farmington schools. The Davis School district has made a request to use the swimming facilities.

Generated income from Davis School District will help pay for it. It will encourage Farmington, Kaysville & Fruit Height families to buy passes from them thus providing additional revenues.

It would be nice to have the same facilities locally.

We could have year round walking circle for all ages (seniors love it).

Basketball courts for citizen leagues, racket ball & open exercise machines.

Ours could do many of the same things - - rent out to family & business parties

.

State Swim meets. Triathlons.

Hold seminars for the public. So much could be available.

The distance to drive there is long from our Cities Their center is crowded now & will only get worse.

Please look into a possible combining of Fruit Heights, Farmington & Kaysville into a special district like Bountiful did. Put the competition between the cities aside & join together for this.

Before Davis School district signs a Contract or makes a commitment with them.

Thank you for taking the time to read my letter.

Laurie

Laurie Gallagher
Park Lane Village
Farmington Ut